

Appendix E

Phase I Environmental Site Assessment

Phase I Environmental Site Assessment: AES Distributed Energy Solutions Mountain View Wind Repower Project Whitewater, California 92282

Tt Project No. 194-7160



TETRA TECH

PRESENTED TO

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) consisting of parcels identified by 44 Assessor’s Parcel Numbers, as identified by the Riverside County Assessor’s Office. The Site is located in the rural community of Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located approximately 6 miles northwest of the city of Palm Springs. The Site is approximately 1,300 acres of mostly undeveloped land and consists of approximately 100 wind turbines that run laterally (in rows) throughout (Figure 2). Graded land surrounds the locations of the wind turbines. Multiple access roads and control stations are in areas adjacent to the wind turbines throughout the Site. The northern portion of the Site is bounded by Garnet Road and further north is Interstate 10. Railroad tracks traverse the area immediately south of the Site and run through approximately 1 mile of the Site south of El Dorado Road. Further south and immediately west of the Site are the Whitewater River and wash areas. The land east of the Site is occupied by wind turbines and access roads.

SITE HISTORY

Based on a review of historical documentation (i.e. topographic maps and historical aerial photos), the Site appears to be mostly undeveloped at least as far back as 1939 with a dirt access road truncating the middle of the Site going from north to south and Interstate 10 further to the north (Appendix A). Along the dirt access road seen in 1939 appears a small structure near the northern border of the Site. The Whitewater River was shown to have run through the western portion of the Site until it was diverted further to the west around 1980. Documentation of surrounding areas show some land improvements of a dirt access running east to west through the Site leading to a pipeline control located in the center of the Site as far back as 1955. In 1967, multiple dirt access roads with small structures can be seen throughout the Site and an improved Interstate 10 is further to the north. Adjacent to the Site a residential community has also appeared. By 1996, the Site contains wind turbines along the western portion of the Site and the Whitewater River is now only crossing the Property in the southwestern corner of the Site. More wind turbines can be seen to the north and northeast of the Site on adjacent properties across from Interstate 10. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history until 2002 when wind generation turbines were installed. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Tetra Tech conducted a site reconnaissance on December 16, 2020 and observed wind turbines with associated graded land and dirt access roads, laydown yards, and transformers throughout the Site. Three significant RECs were noted during the site reconnaissance including a historic dump site, cement/concrete foundation pads and footings, and vacant concrete block structures as outlined below.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in general conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 Code of Federal Regulations Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed one RECs in connection with the Site. Tetra Tech's conclusions are set forth, as follows:

This Phase I ESA investigation has revealed three RECs in connection with the Site as defined by ASTM E2247-16:

Historic Dump Site – A historic dump site was observed during the December 16, 2020 site reconnaissance in the southern portion of the Site within APN: 522-070-027. Within this historic dump area, various construction materials including scrap wood, scrap metal, concrete blocks, rubber tires, bricks, and metal canisters of unknown contents were observed. The presence of historic dumping with no record of clean ups and with the potential of hazardous substances to have been released to the environment constitutes this Site as a REC.

Adjacent Automobile Junk Yard – An automobile junk yard containing concrete debris and with evidence of a previous fire was observed on the adjacent property, between the eastern and western portions of the Site. Due to the potential for petroleum or other hazardous material releases related to automobiles and fires (oil fires can spread contaminants around such as dioxins or polyaromatic hydrocarbons), and its proximity to the AES North American Development, LLC Site, this offsite area is considered a REC for the Site.

Greenridge Services LLC Substation – Located at 62252 Garnet Avenue on the northeastern-most portion of the Site was listed on the Emergency Response Notification System database with a spill of approximately 218 gallons of non-polychlorinated biphenyl transformer fluid on January 11, 2005 due to a pad mounted transformer being involved in a flash flood causing a release into the soil and the Whitewater River. The database reported this listing as "cleanup underway". As no other records of cleanup were found, this incident is considered a REC for the Site.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified two business environmental risks associated with the Site:

Concrete Foundation Pads/Slabs – Thirteen concrete foundation pads were observed during the December 16, 2020 site reconnaissance throughout the Site. These pads ranged from approximately 12 feet by 16 feet to 20 feet by 24.5 feet in the area. Two of the pads had piping sticking out of them which may or may not be suggestive of an underlying structure (i.e., underground storage tank, though no staining or odors were observed in the vicinity of the pads or the piping). Due to the unknown origins of these pipes, they are considered a business environmental risk.

Vacant Concrete Structures – Three vacant concrete structures were observed during the December 16, 2020 site reconnaissance. Two of the structures were single room 17 feet by 13 feet concrete tilt-up structures on skids and according to Mr. Jesse Lopez, Operations Manager, once contained communication equipment used for the wind turbines. Within the two single room structures, insulation material was observed however, no asbestos-containing material survey was conducted to evaluate the presence of such materials. The third vacant structure appeared to be approximately five rooms, was constructed out of concrete block with footings, and was possibly used as a residence. Although some walls were still standing, no roof was observed on the structure. Within the multiroom structure appeared to be construction debris. Various piping was observed in and around the multiroom structure however no clear evidence of an underground storage tank was observed (other than some pipes sticking up). No staining or odors were observed in relation to any of the vacant concrete structures or associated piping however due to the unknown origins of the piping, they are considered a business environmental risk.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	2
1.3 Significant Assumptions	3
1.4 Limitations and Exceptions	3
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	5
2.3.2 Environmental Liens	5
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	10
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 Hazardous Waste Manifest Data.....	10
3.1.14 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.15 Orphaned / Unmappable Properties.....	10
3.1.16 California Integrated Water Quality System	11
3.1.17 California Environmental Reporting System.....	11
3.1.18 Other Historical or Regulatory Findings	11
3.2 Vapor Encroachment Screen	12
3.3 Agency Records.....	12
3.4 Previous Environmental Reports	14
3.5 Additional Environmental Record Sources	14
3.5.1 Prior Uses of the Site and Surrounding Properties	14
3.6 Property History Summary	16
4.0 SITE RECONNAISSANCE	17
4.1 Methodology and Limitations	17
4.2 Current Property Use	17

4.3 Past Property Use	17
4.4 Observations	17
4.4.1 Interior and Exterior Observations	17
4.4.2 Chemical Usage/Waste Storage	17
4.4.3 Abandoned or Unidentified Containers	17
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains	18
4.4.5 Dry Wells	18
4.4.6 Soil Staining	18
4.4.7 Vegetative Stress	18
4.4.8 Sheens	18
4.4.9 Soil Disturbance	18
4.4.10 Odors	18
4.4.11 Underground Storage Tanks	18
4.4.12 Aboveground Storage Tanks	18
4.4.13 Oil and Gas Wells/Activities	18
4.4.14 Polychlorinated Biphenyl-Containing Materials	18
4.4.15 Monitoring Wells and Soil Borings	19
4.4.16 Spills/Releases	19
4.4.17 Surface Debris	19
4.4.18 Hydraulic Equipment	19
4.4.19 Air Compressor Usage	19
4.4.20 Asbestos-Containing Materials	19
4.4.21 Lead-Based Paint and Other Lead-Containing Materials	19
4.4.22 Lead in Drinking Water	19
4.4.23 Microbial Growth and Moisture Intrusion	19
4.4.24 Waste Disposal	19
4.4.25 Wastewater Discharges	20
4.4.26 Storm Water Discharges	20
4.4.27 Utilities	20
4.5 Current Use of Adjoining Properties	20
4.6 Past Use of Adjoining Properties	20
5.0 INTERVIEWS	21
5.1 Past and/or Present Owners and/or Occupants	21
5.2 State and Local Government Officials	21
6.0 FINDINGS AND CONCLUSIONS	22
6.1 Characteristics of the Site and Vicinity	22
6.2 Summary of Findings	22
6.3 RECs	22
6.4 HRECs	23
6.5 CRECs	23
6.6 Business Environmental Risks	23
6.7 Non-ASTM Environmental Issues	24
6.8 Limitations and Exceptions of Assessments	24
6.8.1 Data Failures, Data Gaps, and Other Opinions	24
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	25
8.0 REFERENCES	26

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	12
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	14

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas
Figure 3. Site Map with Concrete Feature Locations

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Previous Environmental Reports
Appendix E – Site Photographs
Appendix F – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) consisting of parcels identified by 44 Assessor’s Parcel Numbers, as identified by the Riverside County Assessor’s Office. The Site is located in the rural community of Whitewater, California (Figure 1). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312. The following is a list of the parcels that make up the Site:

- | | | | |
|---------------|---------------|---------------|---------------|
| • 522-070-027 | • 668-300-013 | • 668-310-027 | • 668-310-040 |
| • 668-290-003 | • 668-300-014 | • 668-310-028 | • 668-310-043 |
| • 668-290-008 | • 668-300-015 | • 668-310-029 | • 668-310-045 |
| • 668-300-001 | • 668-310-014 | • 668-310-030 | • 668-310-046 |
| • 668-300-003 | • 668-310-015 | • 668-310-032 | • 668-310-047 |
| • 668-300-005 | • 668-310-017 | • 668-310-033 | • 668-412-001 |
| • 668-300-008 | • 668-310-019 | • 668-310-034 | • 669-020-007 |
| • 668-300-009 | • 668-310-023 | • 668-310-036 | • 669-020-008 |
| • 668-300-010 | • 668-310-024 | • 668-310-037 | • 669-040-006 |
| • 668-300-011 | • 668-310-025 | • 668-310-038 | • 669-040-017 |
| • 668-300-012 | • 668-310-026 | • 668-310-039 | • 669-040-018 |

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, “recognized environmental conditions” means “the presence or likely presence of any hazardous substances or petroleum products on 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.” A “hazardous substance or petroleum product” is not intended to include *de minimis* conditions

that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference; subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM Standard E2247-16 governing Phase I ESAs and U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area consisting of parcels identified by 44 Assessor's Parcel Numbers (Figures 1 and 2). The Site is located south of Interstate 10 and is approximately 6 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of 44 parcels totaling approximately 1,300 acres of mostly vacant land, with the exception of wind turbines, control stations, dirt lots, and access road that are located throughout. There are approximately 100 wind turbines that run laterally through the Site. The land surrounding the wind turbines is graded and consists of dirt access roads. A natural gas pipeline control station owned by Southern California Edison is located in the center of the western portion of the Site and the eastern portion of the Site contains an electricity substation owned by Green Ridge Service LLC. Both the pipeline control station and the substation are not considered a part of the Site. Two small shack-like structures are located at the bottom of two of the wind turbine rows. The Whitewater River runs through the southwestern corner of the Site and the land further south appears to be impacted by erosion from the waterway. Railroad tracks traverse the area immediately south and run approximately 1 mile parallel of the Site south of El Dorado Road. The northern portion of the Site is bounded by Garnet Road and further north is Interstate 10. East and west of the Site is mostly undeveloped land, consisting of wind turbines and dirt access roads. The area in between the Site boundaries is approximately 400 acres and consists of multiple structures and paved roads. In this unbounded area, north of the railroad appears to be a lot of discarded automobiles.

Section 8.2.4 of the ASTM Standard E2247-16 states "a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained." A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial ESAs in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is mostly located in Zone X with the southwestern portion of the Site in Zone A. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood) and Zone A include areas inundated by the 0.1 percent annual chance flood (100-year flood). Mandatory flood insurance purchase requirements and floodplain management standards apply for Zone A areas.

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner representative, Mr. Michael Hughes, of AES North America Development, LLC, for completion. Information from the questionnaire, as well as other

documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM E2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Mr. Michael Hughes of AES North America Development, LLC and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is mostly undeveloped with approximately 100 wind turbines and multiple dirt access roads. The large wind generation turbines are surrounded by soil that has been graded with a gravel-like top layer, and next to each wind turbine is an electric transformer. The dirt lots in the western portion of the Site include small structures and maintenance equipment for the wind turbines. A fenced-in natural gas pipeline control station owned by Southern California Edison is located in the center of the Site. This pipeline control station is not considered part of the Site. Railroad tracks run parallel to the southern portion of the Site for approximately 1 mile.

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) are presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
<i>Facility Response Plan (FRP)</i>	0.25	0	0
<i>National Priority List (NPL)</i>	1.0	0	0
<i>National Priority List – Proposed</i>	1.0	0	0
<i>Deleted NPL</i>	1.0	0	0
<i>SEMS List 8R Active Site Inventory (SEMS)</i>	0.5	0	0
<i>Inventory of Open Dumps (ODI)</i>	0.5	0	0
<i>SEMS List 8R Archive Sites</i>	0.5	0	0
<i>Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)</i>	0.5	0	0
<i>Open Dumps on Indian Lands</i>	0.5	0	0
<i>CERCLIS – No Further Remedial Action Planned</i>	0.5	0	0
<i>CERCLIS Liens</i>	TP	0	NR
<i>RCRA CORRACTS-Corrective Action (RCRA CORRACTS)</i>	1.0	0	0
<i>RCRA non-CORRACTS TSD Facilities (RCRA TDS)</i>	0.5	0	0
<i>RCRA Generator List (RCRA LQG)</i>	0.25	0	0
<i>RCRA Small Quantity Generators List (RCRA SQG)</i>	0.25	0	0
<i>RCRA Conditionally Exempt and Very Small Quantity Generators List</i>	0.25	0	0
<i>RCRA Non-Generators (RCRA Non-Gen)</i>	0.25	0	0
<i>Federal Engineering Controls (FED ENG)</i>	0.5	0	0
<i>Federal Institutional Controls (FED INST)</i>	0.5	0	0
<i>Emergency Response Notification System 1982-1986</i>	TP	0	NR
<i>Emergency Response Notification System 1987-1989</i>	TP	0	NR
<i>Emergency Response Notification System (ERNS)</i>	TP	1	NR
<i>The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database</i>	0.5	0	0
<i>FEMA Underground Storage Tank Listing (FEMA UST)</i>	0.25	0	0
<i>Petroleum Refineries (REFN)</i>	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
Hazardous Materials Information Reporting System (HMIRS)	0.125	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUST)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
County			
<i>Riverside County – Local Oversight Program List (RIVERSIDE LOP)</i>	0.5	0	0
<i>Riverside County – Underground Storage Tanks List (UST RIVERSIDE)</i>	0.25	0	0
State			
<i>Dry Cleaning Facilities (DRYCLEANERS)</i>	0.25	0	0
<i>Delisted Drycleaners</i>	0.25	0	0
<i>Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)</i>	0.25	0	0
<i>Per- and Polyfluoroalkyl Substances (PFAS)</i>	0.5	0	0
<i>PFOA/PFOS Groundwater</i>	0.5	0	0
<i>Hazardous Waste and Substances Site List – Site Cleanup (HWSS CLEANUP)</i>	0.5	0	0
<i>List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)</i>	0.5	0	0
<i>EnviroStor Inspection, Compliance, and Enforcement</i>	1.0	0	0
<i>School Property Evaluation Program Sites (SCH)</i>	1.0	0	0
<i>California Hazardous Material Incident Report System (CHMIRS)</i>	TP	1	NR
<i>Hazardous Waste Manifest Data (HAZNET)</i>	TP	1	NR
<i>Historical California Hazardous Material Incident Report System (HIST CHMIRS)</i>	TP	0	NR
<i>Historical Hazardous Waste Manifest Data (HIST MANIFEST)</i>	TP	0	NR
<i>Historical Cortese List (HIST CORTESE)</i>	0.5	0	0
<i>Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)</i>	0.5	0	0
<i>California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)</i>	0.125	0	0
<i>Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)</i>	0.5	0	0
<i>Sites in GeoTracker (GEOTRACKER)</i>	0.125	0	0
<i>Waste Discharge Requirements (WDR)</i>	0.25	0	0
<i>Toxic Pollutant Emissions Facilities (EMISSIONS)</i>	0.25	0	0
<i>Clandestine Drug Lab Sites (CDL)</i>	0.125	0	0

TP- target property, NR – not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. The ASTM

Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal (TSD) facilities lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by U.S. Environmental Protection Agency, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSD facilities within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSD facilities within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site.

Greenridge Services LLC located at 62252 Garnet Avenue on the northeastern-most portion of the Site was listed on the ERNS database with a spill of approximately 218 gallons of non-polychlorinated biphenyl (PCB) transformer fluid on January 11, 2005 due to a pad mounted transformer being involved in a flash flood causing a release into the soil and the Whitewater River. The database reported this listing as “cleanup underway”. As no other records of cleanup were found, this incident is considered a REC for the Site.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) list records and stores information on reported releases of U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS properties be identified within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Site (LUST) database is a listing of confirmed or suspected releases to soil or groundwater from underground storage tanks (USTs) that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs that are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated December 18, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services.

Greenridge Services LLC located at 62252 Garnet Avenue on the northeastern-most portion of the Site was listed on the CHMIRS database with a spill of approximately 218 gallons of non-PCB transformer fluid on January 11, 2005 due to a pad mounted transformer being involved in a flash flood causing a release into the soil and the Whitewater River. The database reported this listing as having cleanup by the responsible party. As no other records of cleanup were found, this incident is considered a REC for the Site.

3.1.13 Hazardous Waste Manifest Data

The Hazardous Waste Manifest Data (HAZNET) is a list of hazardous waste manifests received by the Department of Toxic Substances Control.

Windpower Partners LLC located at 62252 Garnet Avenue on the northeastern-most portion of the Site was listed on the HAZNET database with having oxygenated solvents, waste oil/mixed oil, latex waste, organic solids, and empty containers less than 30 gallons. The nature of this listing does not qualify as a REC for the Site.

3.1.14 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.15 Orphaned / Unmappable Properties

Twenty unmappable properties were listed on the ERIS database. Not all listings are included below based on the nature of their hazardous waste operations, and releases, a complete listing of databases searched are included in Appendix A.

- CDL – An abandoned drug lab waste location was found on Mission Creek Road between Highway 62 and Worsley Road on January 28, 2001. This listing is not a REC for the Site.
- CHMIRS – Twenty-four 5-gallon buckets of paint were released on Interstate 10 East due to a vehicle fire on November 22, 1995. This listing is not a REC for the Site.
- CHMIRS – A call from Union Pacific Railroad (UPRR) of an unknown clear liquid shooting up into the air approximately 40 feet near North Gene Autry Trail and Interstate 10 was made to the Riverside County Environmental Health Division. Kinder Morgan immediately shut down the pipeline in the area. A responder and second call from UPRR were received and advised that the clear liquid was actually a contractor power spraying power poles in the area. This listing is not a REC for the Site.

- CHMIRS – Approximately 50–75 gallons of diesel were released on east bound Interstate 10 at Whitewater on January 25, 2011 when the saddle tank was damaged due to road debris. Cleanup was performed by CalTrans and no waterways were affected. This listing is not a REC for the Site.
- CHMIRS – Approximately 20 gallons of gasoline were released on west bound Interstate 10 at Whitewater on May 4, 2012 due to debris damaging the fuel tank. Cleanup was performed by CalTrans and no waterways were affected. This listing is not considered a REC for the Site.
- CHMIRS – Approximately 50 gallons of diesel were released at the east bound Interstate 10 Whitewater rest area on October 4, 2014 due to a semi-truck catching fire. The release was contained, cleanup performed, and no waterways were affected. This listing is not considered a REC for the Site.
- HIST CHMIRS – A release of diesel fuel was reported due to a collision/overturn by L.E. Trucker & Sons Inc. on east bound Interstate 10 on December 11, 1993. No significant release was recorded. This listing is not considered a REC for the Site.
- HIST CHMIRS – A release of diesel fuel was reported due to a collision/overturn by Keystone Lines on east bound Interstate 10 on February 3, 1992. No significant release was recorded. This listing is not considered a REC for the Site.
- HMIRS – Approximately 1,000 gallons of jet fuel were released along highway 62 north of the Site on August 31, 1994 due to a tanker rolling over. The fire department, Cal West Environmental, CalTrans, and Riverside Haz Mat helped with the cleanup of the release by pumping the product into empty trucks and conducting remediation. This listing is not considered a REC for the Site.

3.1.16 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.17 California Environmental Reporting System

The California Environmental Reporting System (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.18 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses

associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSD Facilities	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside County Department of Environmental Health
- Department of Toxic Substances Control (DTSC)
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment

- Riverside County Fire Department
- GeoTracker
- EnviroStor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On December 15, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), aboveground storage tanks (ASTs) and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received on December 22, 2020 that the department is unable to look up records based on APNs and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On December 15, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on December 21, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On December 15, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment on December 22, 2020 indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On December 15, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on December 15, 2020, requested that Tetra Tech submit our request to the Records Bureau which was done the same day. A response from the Riverside County Fire Department on December 31, 2020 indicated that the office does not possess files for the requested properties.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government database EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

GeoTracker

As part of the environmental review process, Tetra Tech reviewed the online government database GeoTracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains

records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Seven individual parcel Phase I ESAs were performed by Tetra Tech in September 2020 for the Mountain View Wind Repowering Project for AES North America Development, LLC and these parcels are included in the area covered by this report. The seven parcel numbers previously reported on include: 668-290-003, 668-300-003, 668-300-008, 668-300-009, 668-300-010, 668-310-030, and 668-310-032 and the seven reports were reviewed for this Phase I ESA. These documents are provided in Appendix D. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any other previous environmental reports exist for the Site.

The seven single parcel Phase I ESAs determined no significant environmental concerns, including RECs, CRECs, and HRECs were noted in any of the Phase I ESAs except for a note that aurally deposited lead (ADL) associated with leaded gasoline usage can result in higher levels of lead in soil along the shoulders of older roadways such as Garnet Road and Interstate 10. Usually these impacts are at distances no greater than 20 feet from the roadways however that distance can vary. If ADL soil is disturbed a soil management plan could be required. Various concrete pads were noted on the parcels or in the vicinity of the Sites (Figure 3).

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be mostly undeveloped land except for a dirt access road truncating the middle of the Site from the north to the south. A structure also appears towards the northern boundary of the site along the dirt access road. The Whitewater River appears to run through the western portion of the Site.	N: The area immediately north of the Site appears to be undeveloped open land with Interstate 10 delineating the boundary. Highway 62 runs to the north from Interstate 10. E: The area immediately to the east is undeveloped land. S: The area immediately to the south of the Site is undeveloped land. The Southern Pacific Railroad delineates the southern Property boundary. W: The area immediately west of the Site is undeveloped land.	A(1939)

Decade Starting	Site	Surrounding Properties	Sources
1940	The Site appears to be in a similar configuration as the previous years.	<p>N: The area immediately north of the Site appears to be undeveloped open land with Interstate 10 delineating the boundary. Highway 62 runs to the north from Interstate 10. To the northwest is the town of Whitewater.</p> <p>E: The area immediately to the east is undeveloped land.</p> <p>S: The area immediately to the south of the Site is undeveloped land. The Southern Pacific Railroad delineates the southern Property boundary. Further to the south, the Whitewater River runs to the east.</p> <p>W: The area immediately west of the Site is undeveloped land. Further to the west is the Whitewater River and past that is the Palm Springs Train Station</p>	T(1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years with the exception of the new dirt access road, Pipeline Road, running through the Site east to west and a natural gas pipeline control station in the center of the Site with two new structures next to it.	<p>N: The area immediately north of the Site appears to be undeveloped open land with Interstate 10 delineating the boundary. Highway 62 runs to the north from Interstate 10. Some buildings and roads have now been constructed off site between the eastern portion of the Site and the western portion of the Site. Further to the north more roads and structures have appeared. To the northwest is the town of Whitewater.</p> <p>E: The area immediately to the east is mostly undeveloped land except for the dirt access road, Pipeline Road running to the east.</p> <p>S: The area immediately to the south of the Site is undeveloped land. The Southern Pacific Railroad delineates the southern Property boundary. Further to the south, the Whitewater River runs to the east.</p> <p>W: The area immediately west of the Site is undeveloped land except for the dirt access road, Pipeline Road running to the west. Further to the west is the Whitewater River and past that is the Palm Springs Station</p>	A(1955) T(1955, 1957)
1960	The Site now has new dirt access roads running through it leading to small shed-like structures in addition to the Pipeline Road and pipeline control station.	<p>N: Further to the north are more structures and Interstate 10. Construction near Interstate 10 has been completed and Highway 62 running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. More buildings and roads have now been constructed off site between the eastern portion of the Site and the western portion of the Site</p> <p>E: The area immediately to the east is undeveloped land.</p> <p>S: The area immediately to the south of the Site is undeveloped land. The Southern Pacific Railroad delineates the southern Property boundary. Further to the south, the Whitewater River runs to the east.</p> <p>W: The area immediately west of the Site is undeveloped land.</p>	A(1967)
1970	The Site appears to be in a similar configuration as the previous years except a dirt access road now runs at a diagonal to the northeast of the Site.	No significant changes could be discerned in the surrounding properties to the Site.	A(1972) T(1972, 1978)
1980	The Site appears to be in a similar configuration as the previous years except that the Whitewater River now appears to only cross through the Site in the southwestern corner of the Property.	No significant changes could be discerned in the surrounding properties to the Site except further to the north wind turbines can be seen and new roads and structures have appeared to the north and between the western and eastern portions of the Site. To the south floodwater control channels have appeared.	A(1980, 1984) T(1988)

Decade Starting	Site	Surrounding Properties	Sources
1990	The Site appears to be in a similar configuration as the previous years except that wind turbines can now be seen along the western border of the Property.	No significant changes could be discerned in the surrounding properties to the Site except that to the south the floodwater control channels have been expanded and to the north more wind turbines have been constructed.	A(1996) T(1996)
2000	The Site appears in a similar configuration as present day. There are now wind turbines throughout the Site and various laydown yards. .	N: In the area north of the Site across from Interstate 10, more wind turbines have been constructed and appears in a similar configuration to present day. E: The area immediately to the east is undeveloped land. Further to the east is another row of wind turbines. S: The area immediately to the south of the Site is occupied flood control channels. W: In the area immediately west of the Site is undeveloped land. Further to the west is another row of wind turbines.	A(2005)
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site except some solar panels have been installed to the north.	A(2010, 2012, 2014, 2016, 2018) T(2015)
2020	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2020)

N= north, E = east, S = south, W= west

Sources:

A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears to be mostly undeveloped as far back as 1939 with a dirt access road truncating the middle with a small structure along it. Interstate 10 and Highway 62 are located to the north, the South Pacific Railroad is located to the south, and the Whitewater River is located to the west. By 1955 a natural gas pipeline control station and associated dirt access roads are located within the center of the Site boundaries. This pipeline control station is not considered a part of the Site. Documentation of surrounding areas show some land improvements of a stretch of land that is located between the western portion of the Site and the eastern portion of the Site. Further to the north more buildings have appeared. In 1967, multiple dirt access roads with small structures can be seen throughout the Site with an improved Interstate 10 is further to the north and a cluster of structures further to the south. By 1996 a single row of wind turbines can be found along the western boundary of the Site and by 2005, the Site contains a similar configuration of wind turbines and a dirt access roads as present day. More wind turbines can be seen to the north, east, and west of the Site Property. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history until 2002 when wind generation turbines were installed.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix E.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on December 16, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 53 degrees Fahrenheit. Mr. Lew was assisted onto the Site by the Operation and Maintenance Leader, Mr. Jesse Lopez.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 1,300 acres of land used for wind generation located in Whitewater California, on the outskirts of Palm Springs. The Site is mostly undeveloped, with the exception of approximately 100 wind turbines, dirt access roads, and dirt lots that are located throughout. Around each wind turbine is a small area of graded land covered in gravel and containing a transformer. The dirt lots that are adjacent to the wind turbines consist of small structures and maintenance equipment. Railroad tracks run through the southern portion of the Site for approximately 1 mile.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Sections 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be developed with approximately 100 wind turbines, one substation, one pipeline control station, three empty concrete buildings, two shack-like stucco structures, and a fenced in laydown yard. Tetra Tech did not inspect the interior of the wind turbines. This is not expected to be a data gap for the Site.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

Tetra Tech observed abandoned and unidentified containers in a dump site located on the southern portion of the property. Containers appeared to be mostly paint cans, however, many canisters/containers were unmarked and of unknown contents. A rusted drum was also observed but no staining was found.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance. The Whitewater River crosses the southwestern corner of the Site (Appendix E, Photo 10).

4.4.5 Dry Wells

No evidence of dry wells were observed at the Site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the Site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens were observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance other than normal leveling/grading around the wind turbines, laydown yards, and empty concrete buildings.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

Historical piping was observed near or protruding from abandoned concrete structures and foundations located at the Site (Appendix E, Photos 12, 15, 21, 22, 23, 26, and 27). Although no documentation of USTs or tanks were found, this piping may have potentially been connected to undocumented tanks. No staining or odors were observed near the abandoned piping.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, a natural gas pipeline control station owned by Southern California Edison was observed in the center of the Site. An underground pipeline leading to the control station was also observed running east to west (Appendix E, Photos 13 and 17). Signs for a petroleum pipeline were also observed cutting into the Site Property in the western portion of the Site (Appendix E, Photos 11 and 18). According to Mr. Lopez, the petroleum pipeline is owned by Kinder Morgan. Both the natural gas pipeline and the petroleum pipeline are situated underground, and the depths were unknown at the time of the site reconnaissance. No evidence of releases or daylighting related to either pipeline was observed.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

A well or access vault related to the natural gas pipeline was observed to the east of the pipeline control station (Appendix E, Photo 18). No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.17 Surface Debris

Areas of surface debris were found on the Site during the site reconnaissance. A wind turbine blade and stand were observed in the center of the Site near a row of active wind turbines (Appendix E, Photos 3 and 4). Approximately 15 concrete foundation pads of various sizes were observed during the site reconnaissance. Around the concrete foundation pads, wooden and metal construction debris were observed. Two abandoned smaller concrete structures that once housed communication equipment were observed near the northern border and a larger abandoned multiroom structure was observed in the center of the Site. The multiroom structure appeared to have been residential. Near the southern border of the Site boundary, a historic dump was observed with various construction debris including empty canisters of unknown source, rubber tires, concrete piles, scrap wood, and scrap metal. This historic dump area is considered a REC for the Site (Figure 2).

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

Insulation material was observed within the two smaller concrete structures (Appendix E, Photo 14), however, at the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed evidence of historic waste disposal at the Site during the site reconnaissance in that a dumping area located along the southern portion of the Site was observed and documented. Various types of waste were observed including metal cans of unknown contents, an empty rusted 55-gallon drum, construction debris, wood

and metal scrap, and concrete debris (Appendix E, Photos 5, 6, 7, 8, and 9). This historic dump area is considered a REC for the Site.

Offsite on an adjoining property between the eastern and western portions of the Site there appears to be an automobile junk yard with concrete debris. Evidence of a fire in the vicinity of the automobile junkyard was also observed (Appendix E, Photos 28 and 29). Due to the potential for releases related to automobiles and fires in the vicinity, this offsite area is considered a REC for the Site.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance.

4.4.27 Utilities

No utilities are provided to the Site, however next to each wind turbine was a pad mounted transformer. No evidence of spills or releases were observed near the transformers. There are also a few power poles along Garnet Road, north of the Site. Power is provided to the pipeline control station with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties Interstate 10 and Highway 62 to the north and the Southern Pacific Railroad to the south. Directly adjacent to the east and west of the Site is mostly undeveloped land with more wind turbines running parallel to the Site. Further to the south are flood control channels for the Whitewater River which cuts through the southwestern corner of the Site and continues to the east, south of the Property boundary. There is a plot of land that is located between the western portion of the Site and the eastern portion of the Site. Aerial photographs show this as containing mostly residential structures, however, there appears to be an automobile junk yard in that property, adjacent to the Site.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s. Beginning in the early 2000s wind generation turbines were installed in the surrounding properties.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Mr. Hughes of AES North America Development LLC, on December 28, 2020. Mr. Hughes indicated in the owner questionnaire that he was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Mr. Hughes indicated that she is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of 44 parcels totaling approximately 1,300 acres and is surrounded by undeveloped land and commercial wind power generation turbines (Figure 2). The Site is currently developed with commercial wind power generation turbines, dirt access roads, laydown yards, and abandoned concrete structures (see Appendix E). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, highways to the north, a railroad to the south, and more wind generation turbines in rows to the east and west. A pipeline control station owned by Southern California Edison and an electric substation were both located within the Site boundaries however are not considered a part of the Site. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears prior to 1996, as mostly undeveloped land as far back as 1939 with only dirt roads, the pipeline control station and small shed-like structures. The currently configuration of wind turbines and associated transformers were installed at the Site sometime in the early 2000s. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on December 16, 2020. Approximately fifteen concrete pads, three concrete structures, and a historic dump were observed as possible environmental concerns on the Site. Note that ADL associated with leaded gasoline usage can result in higher lead levels of lead in soil along the shoulders of older roadways such as Garnet Road and Interstate 10. Usually these impacts are at distances no greater than 20 feet from the roadways, however, that distance can vary. If ADL soil is disturbed a soil management plan could be required.

6.3 RECOGNIZED ENVIRONMENTAL CONDITIONS

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the *“presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.”*

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E2247-16. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed three REC(s) in connection with the Site as defined by ASTM E2247-16. The REC identified during the completion of this Phase I ESA is as follows:

Historic Dump Site – A historic dump site was observed during the December 16, 2020 site reconnaissance in the southern portion of the Site within APN: 522-070-027. Within this historic dump area, various construction materials including scrap wood, scrap metal, concrete blocks, rubber tires, bricks, and metal canisters of unknown contents were observed. The presence of historic dumping with no records of clean ups and with the potential of hazardous substances to be released to the environment constitutes this Site as a REC.

Adjacent Automobile Junk Yard – An automobile junk yard containing concrete debris and with evidence of a previous fire was observed on the adjacent property, between the eastern and western portions of the Site. Due to the potential for petroleum or other hazardous material releases related to automobiles and fires (oil fires can spread contaminants around such as dioxins or polyaromatic hydrocarbons) and its proximity to the AES Site, this offsite area is considered a REC for the Site.

Greenridge Services LLC Substation – Located at 62252 Garnet Avenue on the northeastern-most portion of the Site was listed on the ERNS database with a spill of approximately 218 gallons of non-PCB transformer fluid on January 11, 2005 due to a pad mounted transformer being involved in a flash flood causing a release into the soil and the Whitewater River. The database reported this listing as “cleanup underway”. As no other records of cleanup were found, this incident is considered a REC for the Site.

6.4 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).” Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA.”

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as “a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.”

This Phase I ESA has revealed two business environmental risks in connection with the Site as defined by ASTM E2247-16. The business environmental risks identified during the completion of this Phase I ESA are as follows:

Concrete Foundation Pads/Slabs – Thirteen concrete foundation pads were observed during the December 16, 2020 site reconnaissance throughout the Site. These pads ranged from approximately 12 feet by 16 feet to 20 feet by 24.5 feet in area. Two of the pads had piping sticking out of them which may or may not be suggestive of an underlying structure (i.e. UST), though no staining or odors were observed in the vicinity of the pads or the piping. Due to the unknown origins of these pipes, they are considered a business environmental risk.

Vacant Concrete Structures – Three vacant concrete structures were observed during the December 16, 2020 site reconnaissance. Two of the structures were single room 17 feet by 13 feet concrete tilt-up structures on skids and according to Mr. Lopez, once contained communication equipment used for the wind turbines. Within the two single room structures, insulation material was observed however, no asbestos-containing material survey was conducted to evaluate the presence of such materials. The third vacant structure appeared to be multiroom with

approximately five rooms, was constructed out of concrete block with footings, and was possibly used as a residence. Although some walls were still standing, no roof was observed on the structure. Within the multiroom structure appeared to be construction debris. Various piping was observed in and around the multiroom structure however no clear evidence of a UST was observed (other than some pipes sticking up). No staining or odors were observed in relation to any of the vacant concrete structures or associated piping however due to the unknown origins of the piping, they are considered a business environmental risk.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech. This report is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the Site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining RECs at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

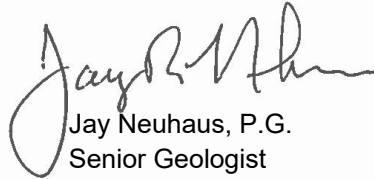
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix F). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist



Jay Neuhaus, P.G.
Senior Geologist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated December 18, 2020.
- ERIS Historical Aerial Photo Decade Package dated December 23, 2020.
- ERIS Historical Topographic Map Report dated December 14, 2020.
- ERIS Certified Fire Insurance Maps dated December 14, 2020.

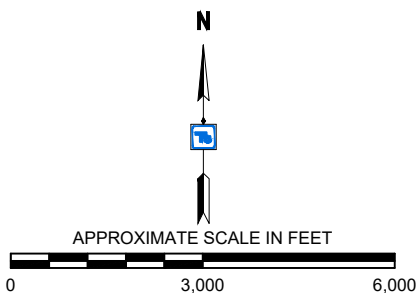
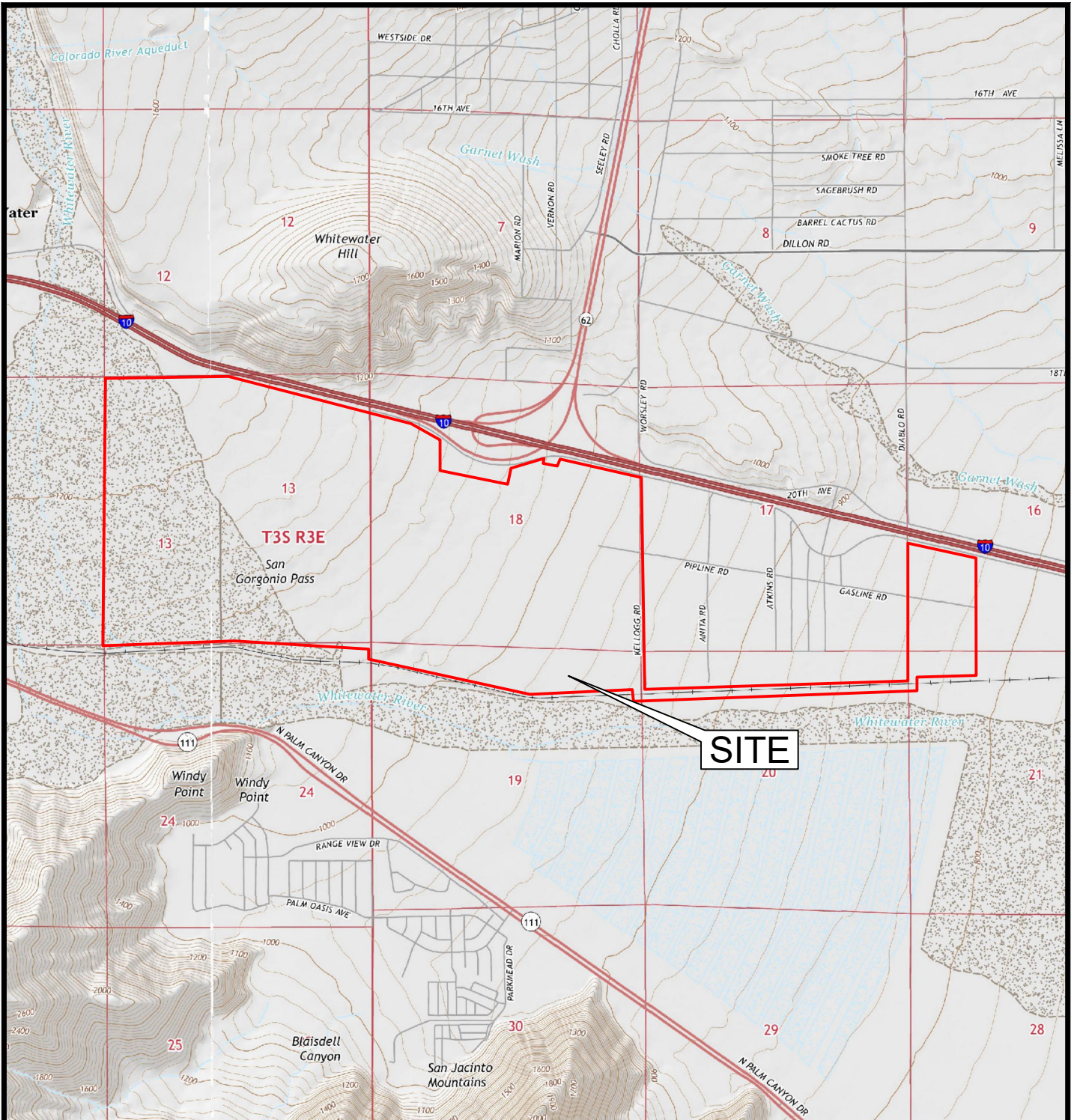
Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- EnviroStor
- GeoTracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS December 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

FIGURES



SOURCE: ERIS; DESERT HOT SPRINGS, CA; 2015

SITE LOCATION MAP

DESERT HOT SPRINGS

CA, 92282

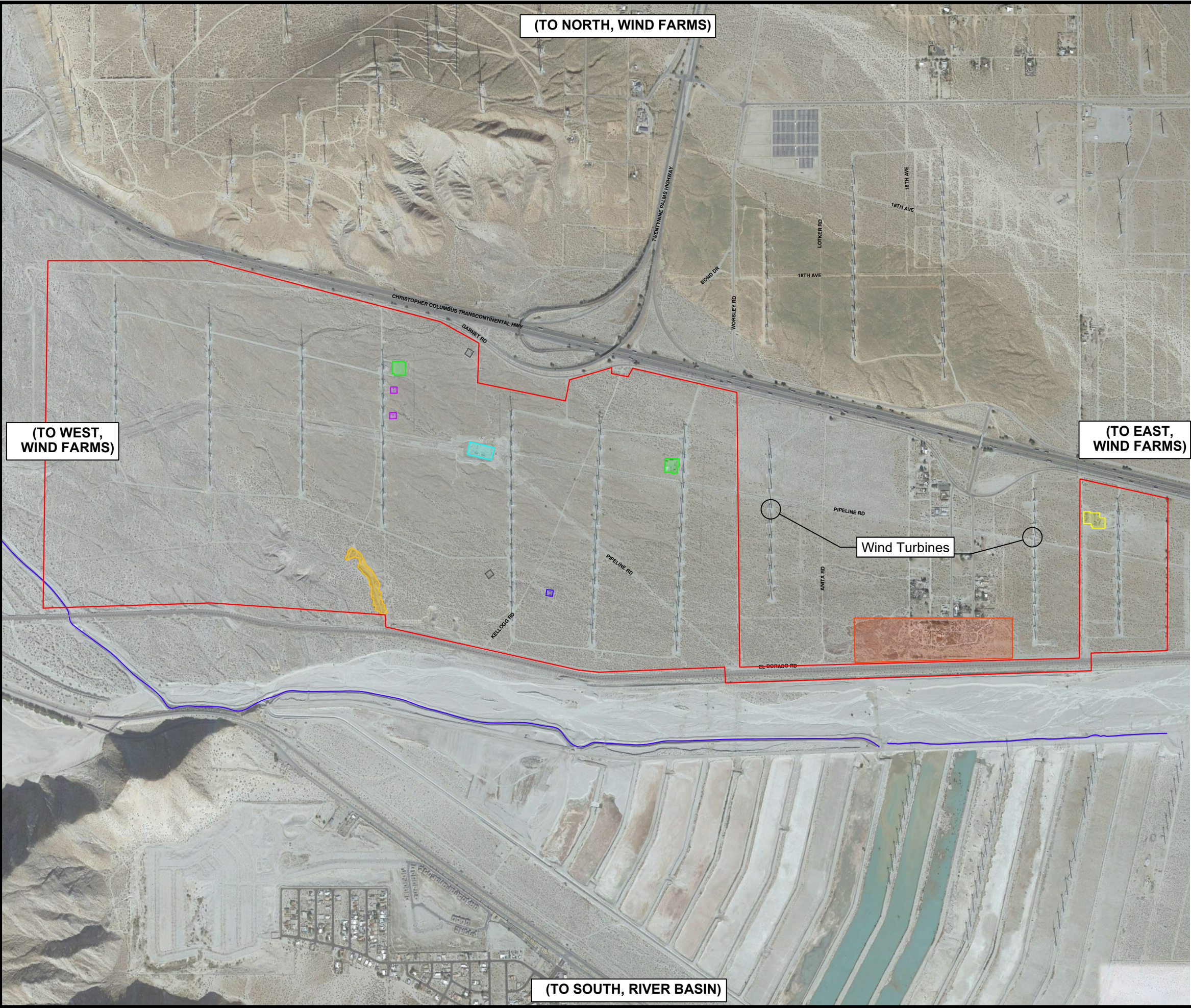


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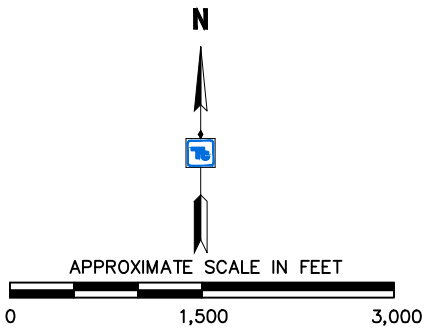
PROJECT NUMBER	APPROVED BY	DRAWN BY	DATE	FIGURE
194-7160	KL	AC	JAN 2021	1

P:\17160-AES - Mtn View Wind Repower Permitting\CAD\Phase I Update\FIGURE 2 - SITE MAP AND SURROUNDING AREAS.dwg Jan 06, 2021 - 11:05am ARHON.CHUA



LEGEND

- SITE BOUNDARY (APPROXIMATE)
- SOUTHERN PACIFIC RAILROAD
- WHITEWATER RIVER WASH
- PIPELINE CONTROL STATION
- LAYDOWN YARD
- HISTORIC DUMPING AREA
- SUBSTATION
- AUTOMOBILE JUNK YARD WITH FIRE EVIDENCE
- ABANDONED MULTI-ROOM STRUCTURE WITH PIPING
- ABANDONED SINGLE-ROOM CEMENT STRUCTURE
- CEMENT FOUNDATION PAD WITH PADDING
- NON-PCB TRANSFORMER FLUID SPILL



NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
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SITE MAP WITH SURROUNDING AREAS

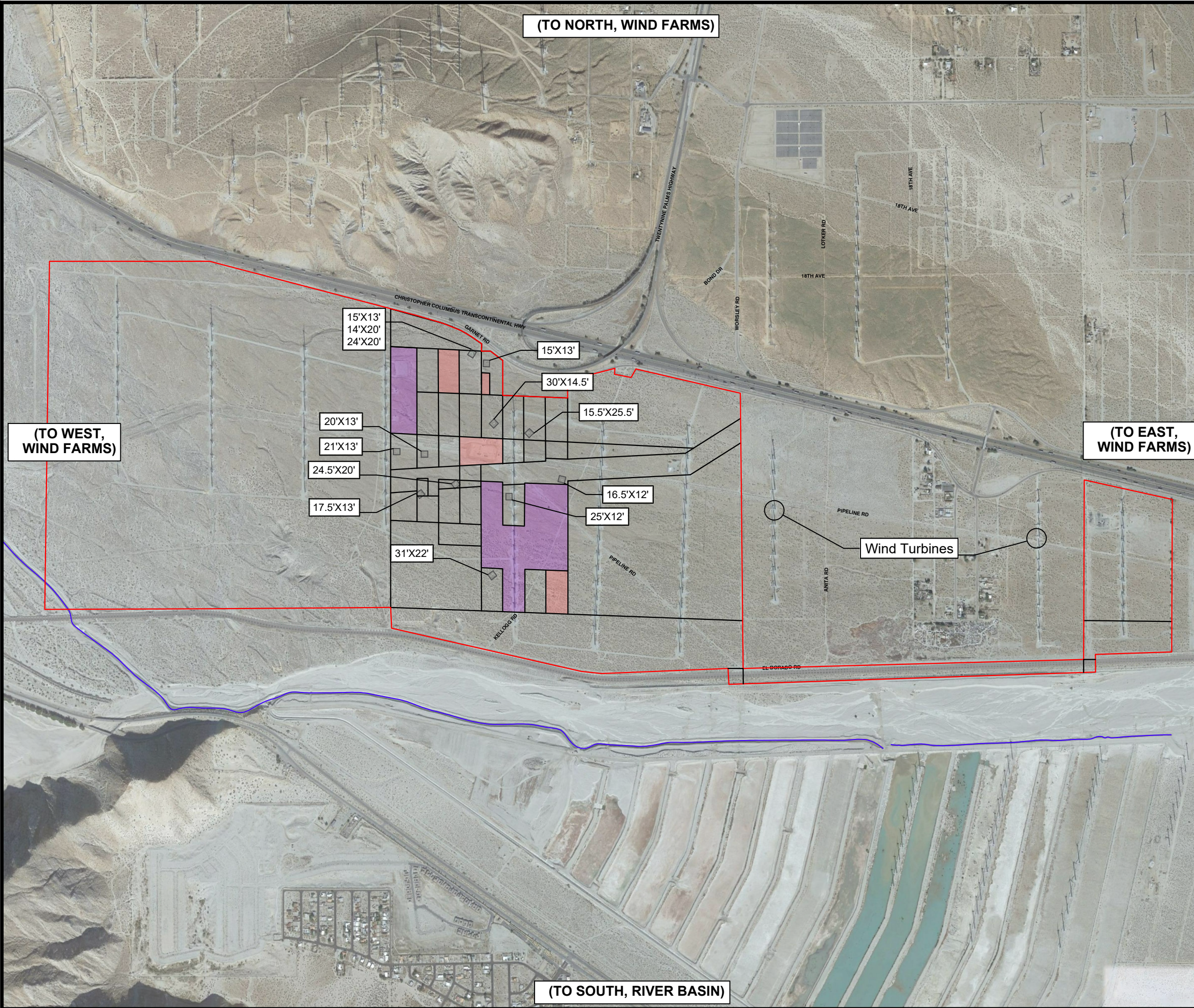
DESERT HOT SPRINGS CA, 92282



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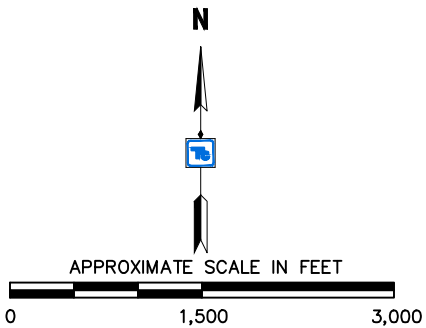
PROJECT NUMBER	APPROVED BY	DRAWN BY	DATE	FIGURE
194-7160	KL	AC	JAN 2021	2

P:\17160-AES - Mtn View Wind Repower Permitting\CAD\Phase I Update\FIGURE 3 - SITE MAP AND SITE FEATURES.dwg Jan 12, 2021 - 11:46am ARHON.CHUA



LEGEND

- SITE BOUNDARY (APPROXIMATE)
- PARCEL BOUNDARIES
- ON-SITE BLM PROPERTY
- NOT A PART
- SOUTHERN PACIFIC RAILROAD
- WHITEWATER RIVER WASH
- CONCRETE PADS



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SITE MAP WITH CONCRETE PADS

DESERT HOT SPRINGS CA, 92282



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PROJECT NUMBER	APPROVED BY	DRAWN BY	DATE	FIGURE
194-7160	KL	AC	JAN 2021	3

APPENDIX A – ERIS REGULATORY DATABASE REPORT AND HISTORICAL DOCUMENTATION



DATABASE REPORT

Project Property: AES Mountain View Wind
AES Mountain View Wind
Desert Hot Springs CA

Project No: 194-7160

Report Type: Quote - Custom Radius - Linear Reports

Order No: 20321400277

Requested by: Tetra Tech

Date Completed: December 18, 2020

Environmental Risk Information Services

A division of Glacier Media Inc.

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Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	8
Executive Summary: Site Report Summary - Surrounding Properties.....	9
Executive Summary: Summary by Data Source.....	10
Map.....	12
Aerial.....	15
Topographic Map.....	16
Detail Report.....	17
Unplottable Summary.....	22
Unplottable Report.....	24
Appendix: Database Descriptions.....	45
Definitions.....	58

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Executive Summary

Property Information:

Project Property: AES Mountain View Wind
AES Mountain View Wind Desert Hot Springs CA

Project No: 194-7160

Coordinates:

Latitude:	33.90876314
Longitude:	-116.61292559
UTM Northing:	3,752,107.32
UTM Easting:	535,783.76
UTM Zone:	11S

Elevation: 1,075 FT

Order Information:

Order No: 20321400277
Date Requested: December 14, 2020
Requested by: Tetra Tech
Report Type: Quote - Custom Radius - Linear Reports

Historicals/Products:

Aerial Photographs	Historical Aerials (Boundaries)
ERIS Xplorer	ERIS Xplorer
Excel Add-On	Excel Add-On
Fire Insurance Maps	US Fire Insurance Maps
Topographic Map	Topographic Maps

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
FRP	Y	0.25	0	0	0	-	-	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA CESQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	1	-	-	-	1
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
LUR	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
RIVERSIDE LOP	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
UST RIVERSIDE	Y	0.25	0	0	0	-	-	0
<u>Additional Environmental Records</u>								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	1	-	-	-	1
HAZNET	Y	PO	0	1	-	-	-	1
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	0	-	-	-	0
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	0	-	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

RIVERSIDE HWG	Y	0.125	0	0	-	-	-	0
RIVERSIDE HZH	Y	0.125	0	0	-	-	-	0

Total: 0 4 0 0 0 4

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	ERNS		62252 GARNETT RD PALM SPRINGS CA	E	0.00 / 12.91	-246	17
1	CHMIRS	Greenridge Services LLC	62252 Garnet Rd. Palm Springs CA 94550 Control No / Notified Date: 1/13/200505:09:37 PM	E	0.00 / 12.91	-246	19
1	HAZNET	WIND POWER PARTNERS 1991	62252 GARNET RD PALM SPRINGS CA 922620000	E	0.00 / 12.91	-246	19
1	FINDS/FRS	WINDPOWER PARTNERS - 1991NA LLC	62252 GARNET AVE NORTH PALM SPRINGS CA 92258	E	0.00 / 12.91	-246	21

Executive Summary: Summary by Data Source

Standard

Federal

ERNS - Emergency Response Notification System

A search of the ERNS database, dated May 19, 2020 has found that there are 1 ERNS site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	62252 GARNETT RD PALM SPRINGS CA	E	0.00 / 12.91	<u>1</u>

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Jun 15, 2020 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WINDPOWER PARTNERS - 1991NA LLC	62252 GARNET AVE NORTH PALM SPRINGS CA 92258	E	0.00 / 12.91	<u>1</u>

State

CHMIRS - California Hazardous Material Incident Report System (CHMIRS)

A search of the CHMIRS database, dated Oct 12, 2020 has found that there are 1 CHMIRS site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Greenridge Services LLC	62252 Garnet Rd. Palm Springs CA 94550	E	0.00 / 12.91	<u>1</u>

Control No | Notified Date: 1/13/200505:09:37 PM

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 1 HAZNET site(s) within approximately 0.02 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
WIND POWER PARTNERS 1991	62252 GARNET RD PALM SPRINGS CA 922620000	E	0.00 / 12.91	<u>1</u>

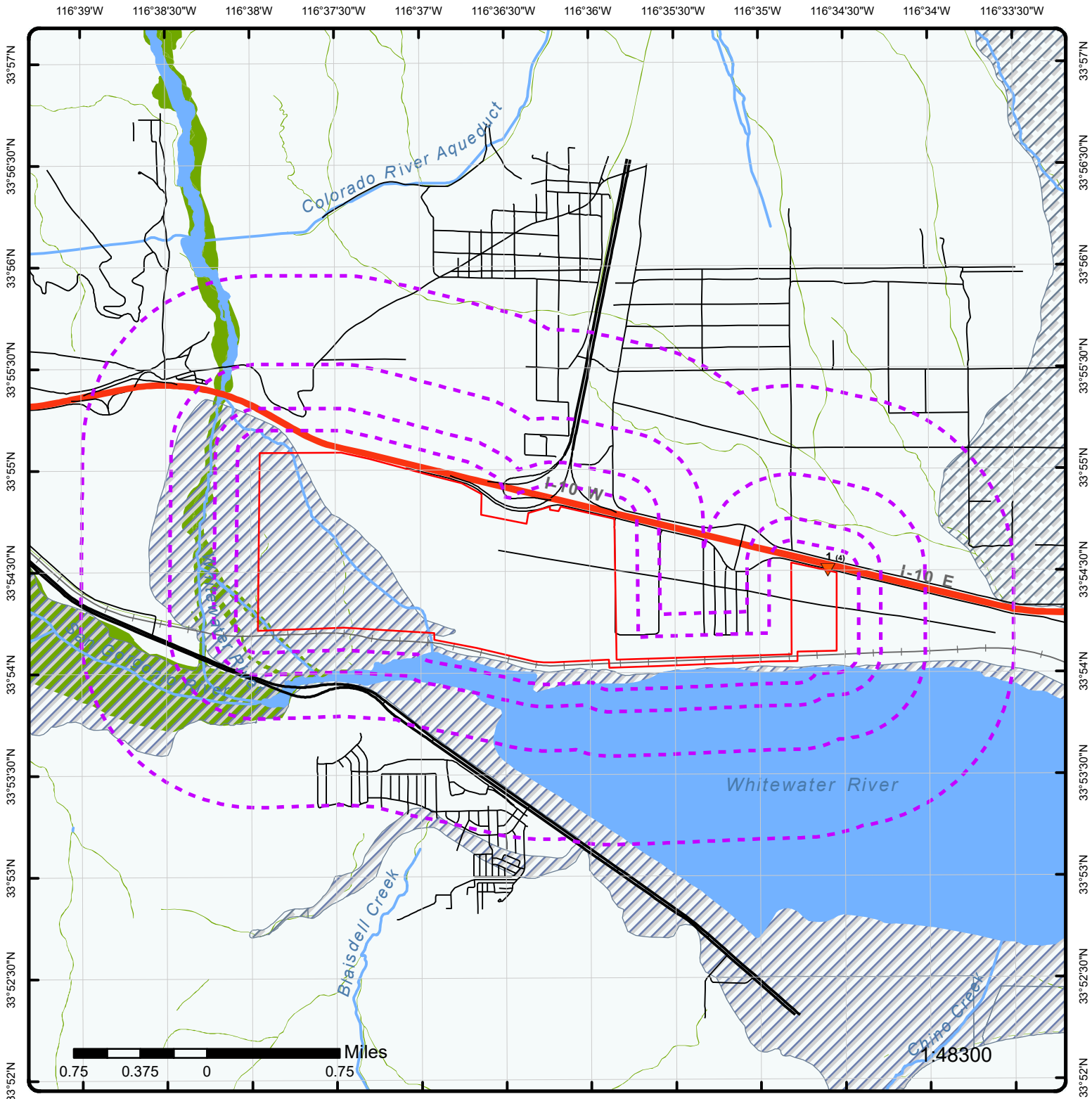
Lower Elevation

Address

Direction

Distance (mi/ft)

Map Key



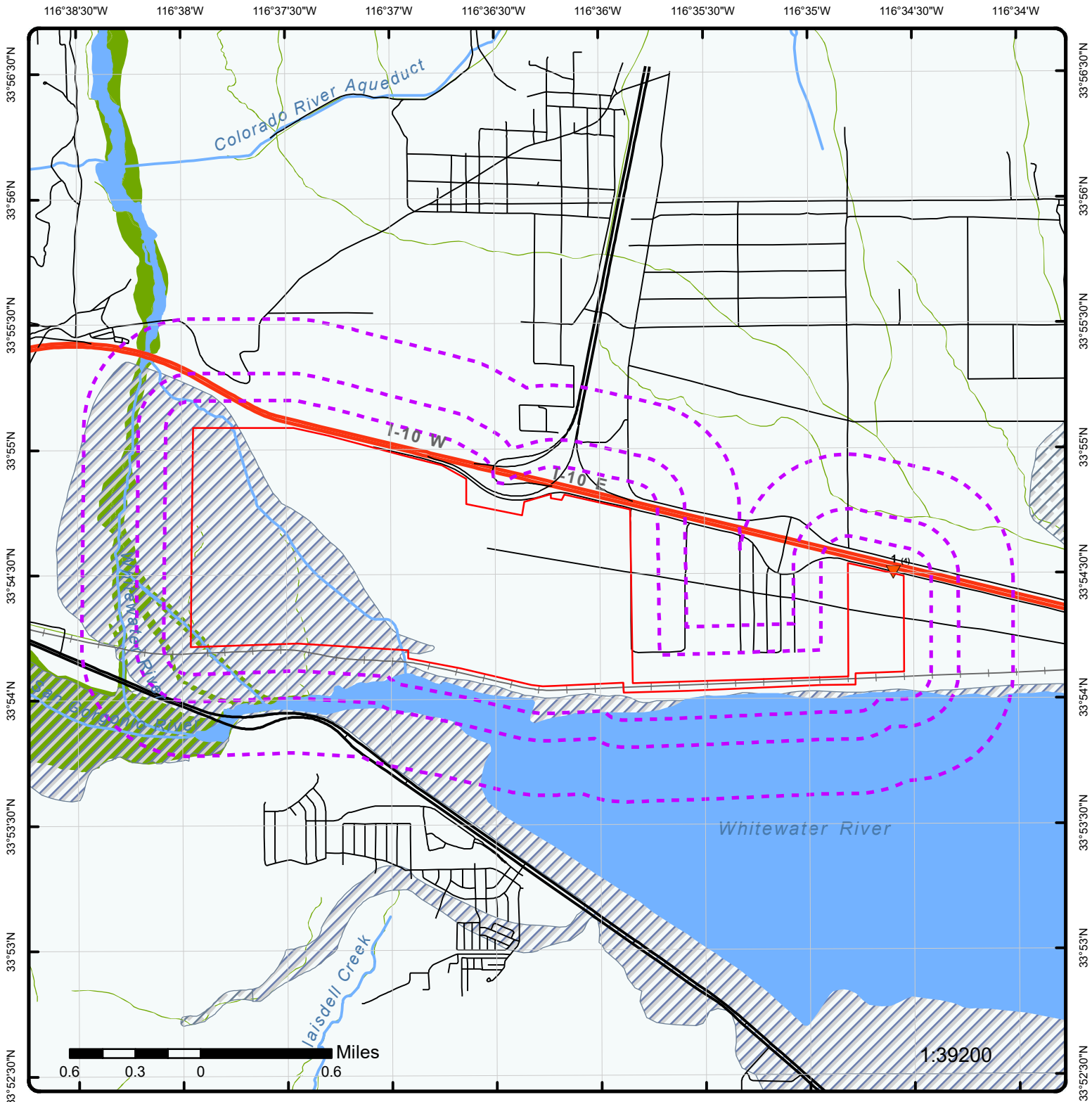
Map : 1.0 Mile Radius

Order Number: 20321400277

Address: AES Mountain View Wind, Desert Hot Springs, CA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



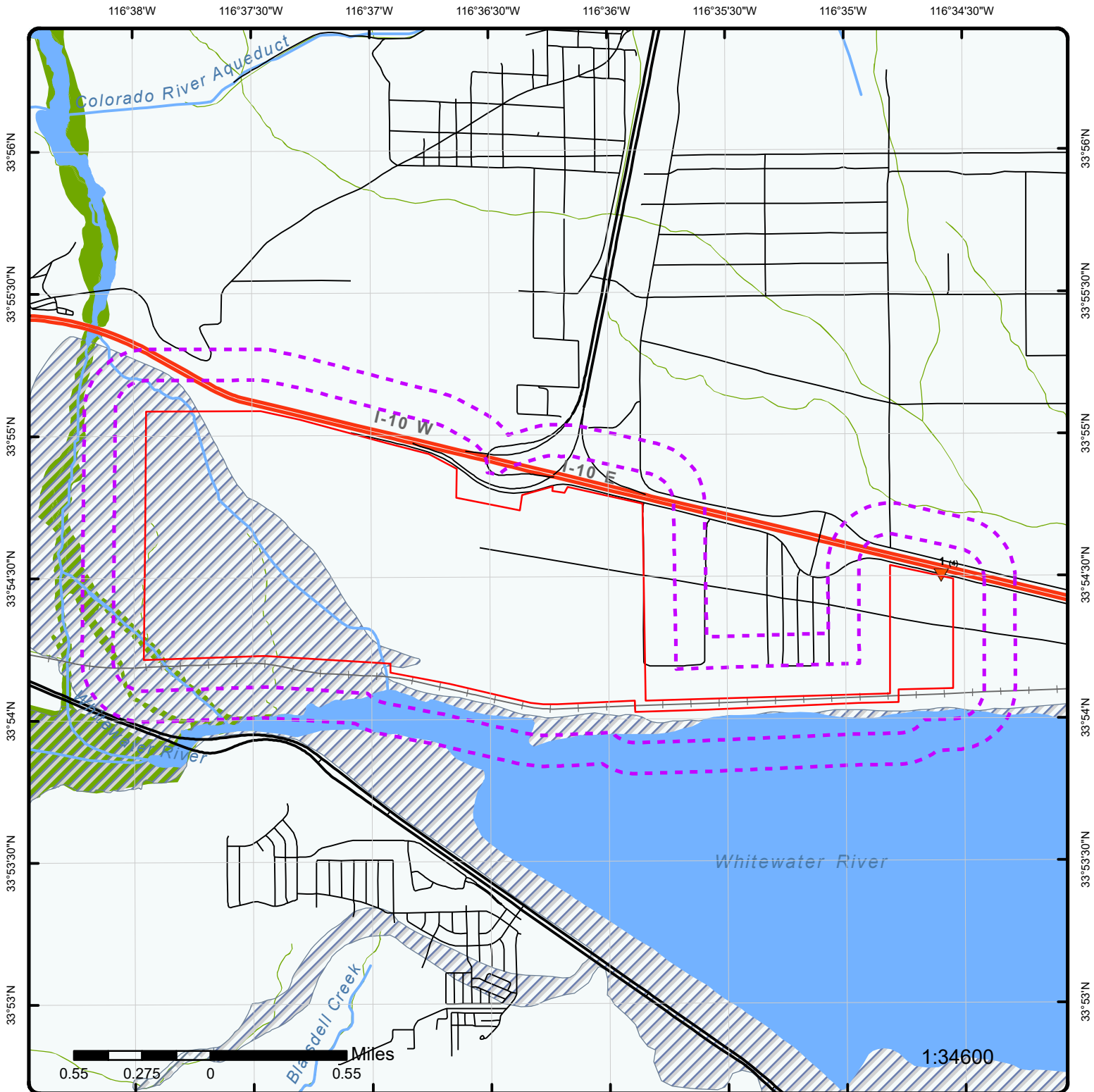
Map : 0.5 Mile Radius

Order Number: 20321400277

Address: AES Mountain View Wind, Desert Hot Springs, CA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

116°37'30"W

116°36"W

116°34'30"W

33°55'30"N

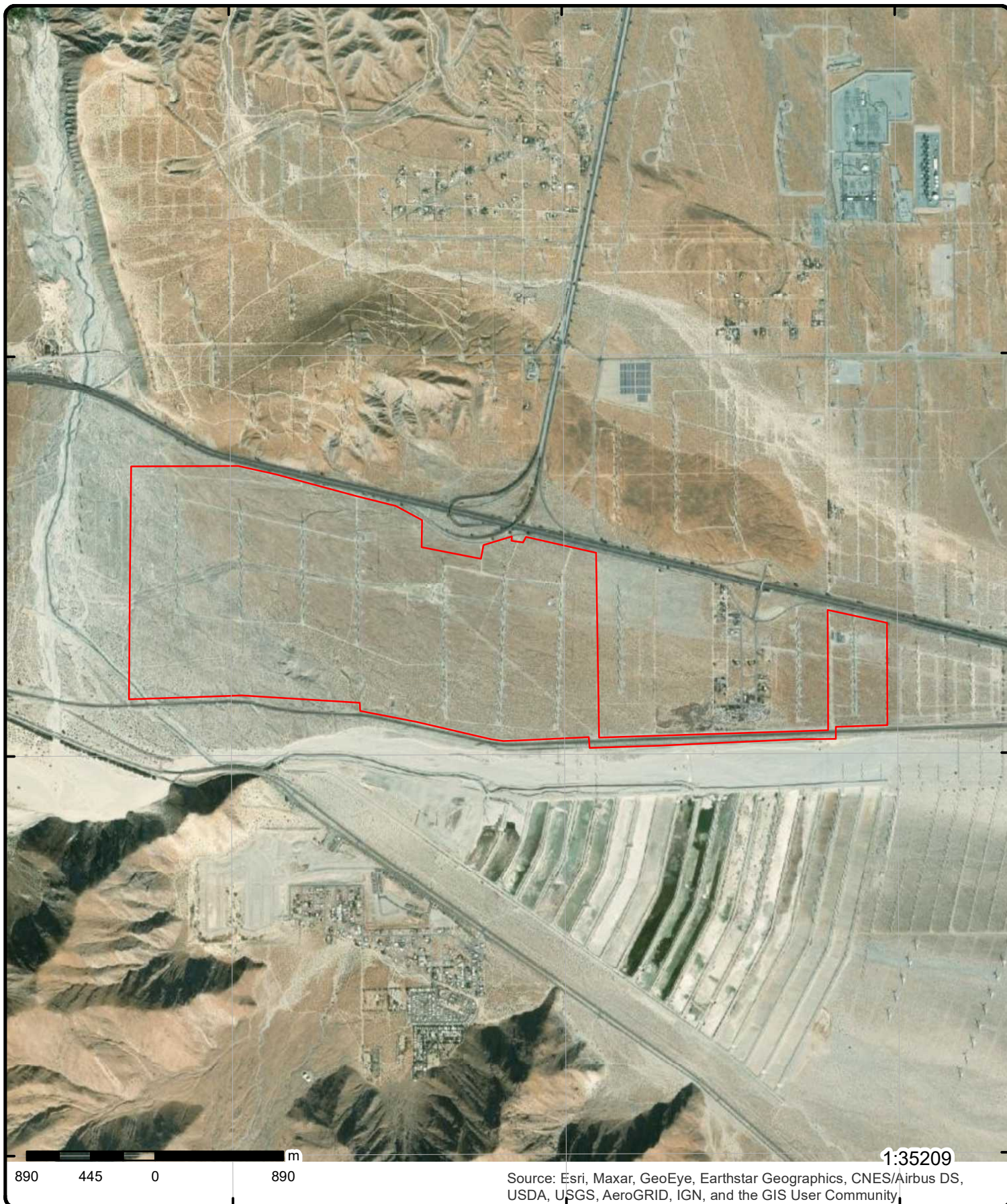
33°55'30"N

33°54'N

33°54'N

33°52'30"N

33°52'30"N



1:35209

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

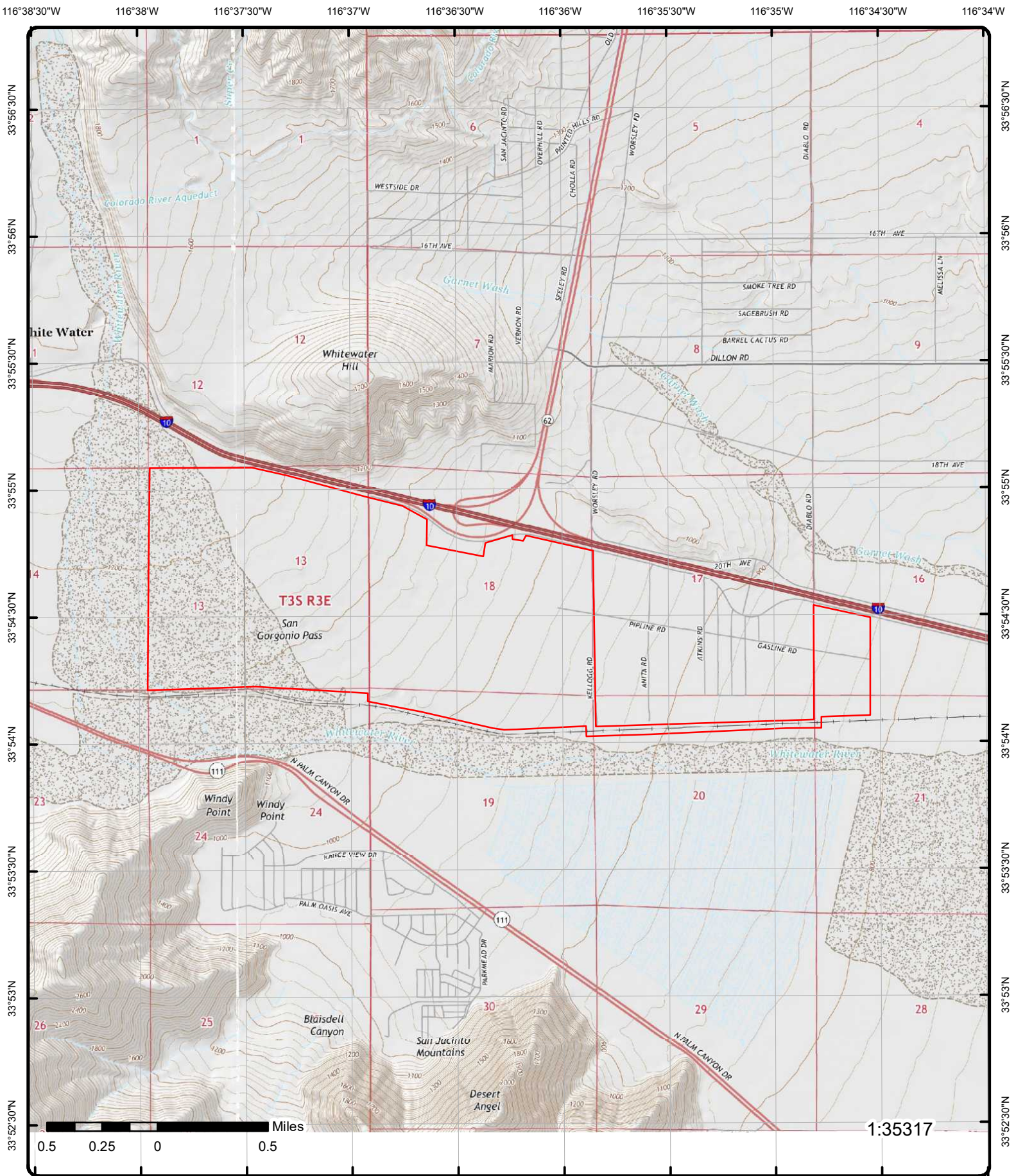
Aerial Year: 2015**Address: AES Mountain View Wind, Desert Hot Springs, CA**

Source: ESRI World Imagery

Order Number: 20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Limited Partnership



Topographic Map

Year: 2015

Address: AES Mountain View Wind, CA

Quadrangle(s): White Water,CA; Desert Hot Springs,CA; Palm Springs,CA; San Jacinto Peak,CA

Source: USGS Topographic Map

Order Number: 20321400277



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 4	E	0.00 / 12.91	829.15 / -246	62252 GARNETT RD PALM SPRINGS CA	ERNS

NRC Report No: 747111
Type of Incident: FIXED
Incident Cause: NATURAL PHENOMENON
Incident Date: 1/11/2005 12:00:00 PM
Incident Location:
Incident Dtg: OCCURRED
Distance from City:
Distance Units:
Direction from City:
Location County: RIVERSIDE
Potential Flag:
Year: Year 2005 Reports
Description of Incident: A PAD MOUNTED TRANSFORMER WAS INVOLVED IN A FLASH FLOOD CAUSING A RELEASE ONTO THE SOIL AND INTO THE WHITE WATER RIVER.

Material Spill Information

Chris Code:	PCB	Unit of Measure:	UNKNOWN AMOUNT
CAS No:	000000-00-0	If Reached Water:	YES
UN No:		Amount in Water:	0
Name of Material:	POLYCHLORINATED BIPHENYLS	Unit Reach Water:	UNKNOWN AMOUNT
Amount of Material:	0		

Chris Code:	OTF	Unit of Measure:	GALLON(S)
CAS No:	000000-00-0	If Reached Water:	YES
UN No:		Amount in Water:	0
Name of Material:	OIL, MISC: TRANSFORMER	Unit Reach Water:	UNKNOWN AMOUNT
Amount of Material:	218		

Calls Information

Date Time Received:	1/13/2005 8:18:09 PM	Responsible City:	PALM SPRINGS
Date Time Complete:	1/13/2005 8:23:30 PM	Responsible State:	CA
Call Type:	INC	Responsible Zip:	
Resp Company:	GREEN RIDGE SERVICES	Source:	TELEPHONE
Resp Org Type:	PRIVATE ENTERPRISE		

Incident Information

Tank ID:		Building ID:	
Tank Regulated:	U	Location Area ID:	
Tank Regulated By:		Location Block ID:	
Capacity of Tank:		OCSG No:	
Capacity Tank Units:		OCSP No:	
Description of Tank:		State Lease No:	
Actual Amount:		Pier Dock No:	
Actual Amount Units:		Berth Slip No:	
Tank Above Ground:	ABOVE	Brake Failure:	N
NPDES:		Airbag Deployed:	
NPDES Compliance:	U	Transport Contain:	U
Init Contin Rel No:		Location Subdiv:	
Contin Rel Permit:		Platform Rig Name:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Contin Release Type:					Platform Letter:	
Aircraft ID:					Allision:	N
Aircraft Runway No:					Type of Structure:	
Aircraft Spot No:					Structure Name:	
Aircraft Type:					Structure Oper:	U
Aircraft Model:					Transit Bus Flag:	
Aircraft Fuel Cap:					Date Time Norm Serv:	
Aircraft Fuel Cap U:					Serv Disrupt Time:	
Aircraft Fuel on Brd:					Serv Disrupt Units:	
Aircraft Fuel OB U:					CR Begin Date:	
Aircraft Hanger:					CR End Date:	
Road Mile Marker:					CR Change Date:	
Power Gen Facility:	N				FBI Contact:	
Generating Capacity:					FBI Contact Dt Tm:	
Type of Fixed Obj:	TRANSFORMER				Passenger Handling:	
Type of Fuel:					Passenger Route:	XXX
DOT Crossing No:					Passenger Delay:	XXX
DOT Regulated:	U				Sub Part C Test Req:	XXX
Pipeline Type:					Conductor Test:	
Pipeline Abv Ground:	ABOVE				Engineer Test:	
Pipeline Covered:	U				Trainman Test:	
Exposed Underwater:	N				Yard Foreman Test:	
Railroad Hotline:					RCL Operator Test:	
Railroad Milepost:					Brakeman Test:	
Grade Crossing:	N				Train Dispat Test:	
Crossing Device Ty:					Signalman Test:	
Ty Vehicle Involved:					Oth Employee Test:	
Device Operational:	Y				Unknown Test:	

Incident Details Information

Release Secured:	Y				State Agen Report No:	05-0371
Release Rate:					State Agen on Scene:	
Release Rate Unit:					State Agen Notified:	OES
Release Rate Rate:					Fed Agency Notified:	
Est Duration of Rel:					Oth Agency Notified:	
Desc Remedial Act:	CLEAN UP UNDERWAY				Body of Water:	WHITE WATER RIVER
Fire Involved:	N				Tributary of:	
Fire Extinguished:	U				Near River Mile Make:	
Any Evacuations:	N				Near River Mile Mark:	
No Evacuated:					Offshore:	N
Who Evacuated:					Weather Conditions:	RAINY
Radius of Evacu:					Air Temperature:	
Any Injuries:	N				Wind Direction:	
No. Injured:					Wind Speed:	
No. Hospitalized:					Wind Speed Unit:	
No. Fatalities:					Water Supp Contam:	N
Any Fatalities:	N				Water Temperature:	
Any Damages:	N				Wave Condition:	
Damage Amount:					Current Speed:	
Air Corridor Closed:	N				Current Direction:	
Air Corridor Desc:					Current Speed Unit:	
Air Closure Time:					EMPL Fatality:	
Waterway Closed:	N				Pass Fatality:	
Waterway Desc:					Community Impact:	N
Waterway Close Time:					Passengers Transfer:	UNK
Road Closed:	N				Passenger Injuries:	
Road Desc:					Employee Injuries:	
Road Closure Time:					Occupant Fatality:	
Road Closure Units:					Sheen Size:	
Closure Direction:					Sheen Size Units:	
Major Artery:	No				Sheen Size Length:	
Track Closed:	N				Sheen Size Length U:	
Track Desc:					Sheen Size Width:	
Track Closure Time:					Sheen Size Width U:	
Track Closure Units:					Sheen Color:	
Track Close Dir:					Dir of Sheen Travel:	
Media Interest:	NONE				Sheen Odor Desc:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Medium Desc:	WATER				Duration Unit:	
Addl Medium Info:	SOIL>WHITE WATER RIVER				Additional Info:	NONE

1	2 of 4	E	0.00 / 12.91	829.15 / -246	Greenridge Services LLC 62252 Garnet Rd. Palm Springs CA 94550	CHMIRS
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Control No:
 Notified Date Time:
 County: Riverside County
 URL:
 Notified Date: 1/13/200505:09:37 PM
 Year: 2005

California Hazardous Material Incident Report System (as of 1997 to 2005)

Contained: Yes
 Substance: Non PCB Mineral Oil
 Incident Date: 1/11/200512:00:00 AM
 No of Injuries: 0
 No of Fatal: 0
 No of Evacs: 0
 Cleanup: Reporting Party
 Water:
 Water Way: White Water River
 City: Palm Springs
 County: Riverside County
 Zip: 94550
 Site: Other
 Admin Agency: Riverside County Environmental Health
 Location: 62252 Garnet Rd.
 Description: Pad mount transformer was damage due to a levy break during storm.

Bbls: 0
 Cups: 0
 Cuft: 0
 Gals: 218
 Grams: 0
 Lbs: 0
 Liters: 0
 Oz: 0
 Pts: 0
 Qts: 0
 Sheen: 0
 Tons: 0
 Unknown: 0

1	3 of 4	E	0.00 / 12.91	829.15 / -246	WIND POWER PARTNERS 1991 62252 GARNET RD PALM SPRINGS CA 922620000	HAZNET
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SIC Code: 4939
 NAICS Code: 221112
 EPA ID: CAL000231929
 Create Date: 1/10/2002
 Fac Act Ind: No
 Inact Date: 3/25/2013
 County Code: 33
 County Name: Riverside
 Mail Name:
 Mailing Addr 1: 6185 INDUSTRIAL WY
 Mailing Addr 2:
 Owner Fax: 0000000000

Mailing City: LIVERMORE
 Mailing State: CA
 Mailing Zip: 945500000
 Region Code: 4
 Owner Name: WIND POWER PARTNERS 91
 Owner Addr 1: 6185 INDUSTRIAL WY
 Owner Addr 2:
 Owner City: LIVERMORE
 Owner State: CA
 Owner Zip: 945500000
 Owner Phone: 9252455500

Contact Information

--
 Contact Name: SCOTT THOMAS
 Street Address 1: 6185 INDUSTRIAL WY
 Street Address 2:
 City: LIVERMORE
 State: CA
 Zip: 945500000
 Phone: 9252455532
 --
 --

Tanner Information

--
 Generator EPA ID: CAL000231929
 Generator County Code: 33
 Generator County: Riverside
 TSD EPA ID: TXD077603371
 TSD County Code: 99

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
TSD County:		Unknown				
State Waste Code:		212				
State Waste Code Desc.:		Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)				
Method Code:		H061				
Method Description:		FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE				
Tons:		0.1				
Year:		2011				
--		--				
Generator EPA ID:		CAL000231929				
Generator County Code:		33				
Generator County:		Riverside				
TSD EPA ID:		CAT080033681				
TSD County Code:		19				
TSD County:		Los Angeles				
State Waste Code:		221				
State Waste Code Desc.:		Waste oil and mixed oil				
Method Code:		R01				
Method Description:		Recycler				
Tons:		0.19				
Year:		2004				
--		--				
Generator EPA ID:		CAL000231929				
Generator County Code:		33				
Generator County:		Riverside				
TSD EPA ID:		NVT330010000				
TSD County Code:		99				
TSD County:		Unknown				
State Waste Code:		291				
State Waste Code Desc.:		Latex waste				
Method Code:		H039				
Method Description:		OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT				
Tons:		1.05				
Year:		2011				
--		--				
Generator EPA ID:		CAL000231929				
Generator County Code:		33				
Generator County:		Riverside				
TSD EPA ID:		CAT080033681				
TSD County Code:		19				
TSD County:		Los Angeles				
State Waste Code:		352				
State Waste Code Desc.:		Other organic solids				
Method Code:		D80				
Method Description:		Disposal, landfill				
Tons:		0.7				
Year:		2004				
--		--				
Generator EPA ID:		CAL000231929				
Generator County Code:		33				
Generator County:		Riverside				
TSD EPA ID:		CAD008252405				
TSD County Code:		19				
TSD County:		Los Angeles				
State Waste Code:		513				
State Waste Code Desc.:		Empty containers less than 30 gallons				
Method Code:		H01				
Method Description:		Transfer station				
Tons:		0.01				
Year:		2004				
--		--				
Generator EPA ID:		CAL000231929				
Generator County Code:		33				
Generator County:		Riverside				
TSD EPA ID:		CAT080033681				
TSD County Code:		19				
TSD County:		Los Angeles				
State Waste Code:		350				
State Waste Code Desc.:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Method Code:		D80				
Method Description:		Disposal, landfill				
Tons:		0.3				
Year:		2004				
--		--				
1	4 of 4	E	0.00 / 12.91	829.15 / -246	WINDPOWER PARTNERS - 1991NA LLC 62252 GARNET AVE NORTH PALM SPRINGS CA 92258	FINDS/FRS
Registry ID:		110064934371				
FIPS Code:						
HUC Code:		18100200				
Site Type Name:		STATIONARY				
Location Description:						
Supplemental Location:						
Create Date:		10-OCT-15				
Update Date:						
Interest Types:		STATE MASTER				
SIC Codes:						
SIC Code Descriptions:						
NAICS Codes:						
NAICS Code Descriptions:						
Conveyor:		FRS-GEOCODE				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		45				
Census Block Code:		060650445221308				
EPA Region Code:		09				
County Name:		RIVERSIDE				
US/Mexico Border Ind:						
Latitude:		33.908413				
Longitude:		-116.57664				
Reference Point:		ENTRANCE POINT OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		50				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110064934371				
Program Acronyms:						
CA-ENVIROVIEW:172077						

Unplottable Summary

Total: 21 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CDL		MISSION CRK RD BETW HIGHWAY 62 & WORSLEY R	DESERT HOT SPRINGS CA		820115202
CHMIRS	CHP INDIO	EB I-10 EAST OF WHITEWATER <i>Control No Notified Date:</i> 11/22/1995	PALM SPRINGS CA	92262	860464616
CHMIRS	Kinder Morgan	Gene Autry Trail and Interstate 10, Pipeline MPM 54.7, Railroad MPM 591 on Yuma Subdivision <i>Control No Notified Date:</i> 08-5288	Palm Springs CA		821860986
CHMIRS	CHP Indio	EB I-10 at White Water <i>Control No Notified Date:</i> 11-0496	Palm Springs CA	92262	821845615
CHMIRS	CHP	W/B I-10 at Whitewter <i>Control No Notified Date:</i> 12-2675	Unincorporated county area CA		821869544
CHMIRS	CHP	EB I10 Whitewater Rest Area <i>Control No Notified Date:</i> 14-5656	Palm Springs CA		825420761
EMISSIONS	WHITEWATER ROCK & SUPPLY CO	PAINTED HILLS QUARRY	WHITE WATER CA	92282	861248067
EMISSIONS	WHITEWATER ROCK & SUPPLY CO	PAINTED HILLS QUARRY	WHITEWATER CA	92282	861275876
HAZNET	S F P P L P INDIAN AVE	WEST OF GARNET HILL	WHITEWATER CA	000000000	826791471
HAZNET	JIP TRUCKING	I-10 FWY E/B AT WHITEWATER REST	WHITEWATER CA	92282	826233679
HAZNET	1X UNKNOWN GENERATOR	I10 AT WHITEWATER REST AREA	PALM SPRINGS CA	922200000	826490169

HAZNET	1X 10 INDIAN PARTNERSHIP	GARNET AVENUE NORTHWEST CORNER	NORTH PALM SPRINGS CA	922630000	826580808
HIST CHMIRS	L.E. TUCKER & SONS, INC.	E/B I-10	UNINC CA		826018306
HIST CHMIRS	KEYSTONE LINES	I-10 EB	UNINC CA		826018567
HIST CHMIRS	SEAL RITE WATERPROOFING	I-10 E/B	UNINC CA		826023317
HIST CHMIRS	DIVERSIFIED TRUCKING INC.	INTERSTATE 10 EASTBOUND	UNINC CA		826024069
HIST MANIFEST		GARNET AVENUE NORTHWEST CORNER	NORTH PALM SPRINGS CA	922630000	827524440
HMIRS		HWY 62	DESERT HOT SPRINGS CA		818563026
RCRA SQG	SOUTHERN CALIFORNIA GAS COMPANY	0.3 MI S OF GARNET AVE AND W OF KELLOGG RD S OF I10 <i>EPA Handler ID:</i> CAR000202689	WHITEWATER CA	92282	881990070
RIVERSIDE HZH	SCE - Pan Aero Substation	North of I-10	Palm Springs CA	92282	820087822
RIVERSIDE HZH	SCE Renwind Substation	Whitewater Cyn, S/O I-10	Whitewater CA	92262	867434985

Unplottable Report

Site: MISSION CRK RD BETW HIGHWAY 62 & WORSLEY R DESERT HOT SPRINGS CA CDL

Clue: 2001-01-126
Date: 1/22/2001
County: RIVERSIDE
Lab Type: A
Lab Type Description: Abandoned Drug Lab Waste - location away from an actual illegal drug lab where drug lab waste and/or equipment were abandoned.

Site: CHP INDIO EB I-10 EAST OF WHITEWATER PALM SPRINGS CA 92262 CHMIRS

Control No:
Notified Date Time: 06:45:43 AM
County: RIVERSIDE
URL:

Notified Date: 11/22/1995
Year: 1995

California Hazardous Material Incident Report System (as of 1993 to 1996)

Contained:	NO	Incident Date:	1155 21NOV95
Substance:	PAINT	Injuries?:	NO
Type:	CHEMICAL	Fatals?:	NO
Qty:		Evacs?:	NO
Other:		Cleanup:	CALTRANS AND CDF
Measure:		Site:	RD
Amount:	24 FIVE GAL BUCKETS	City:	PALM SPRINGS
Water:	YES	County:	RIVERSIDE
Water Way:		Zip:	92262
Location:	EB I-10 EAST OF WHITEWATER		
Description:	VEHICLE FIRE		

Site: Kinder Morgan Gene Autry Trail and Interstate 10, Pipeline MPM 54.7, Railroad MPM 591 on Yuma Subdivision Palm Springs CA CHMIRS

Control No: 08-5288
Notified Date Time:
County: Riverside County
URL: <https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/9e4f772bc92198a58825748b00658a3d?OpenDocument>

Notified Date: 2008
Year:

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained:	Unknown	3 Ves >= 300 Tons:	
1 Substance:	Pipeline Shutdown	Incident Date:	7/19/2008
1 Measure:	N/A	Incident Time:	1100
1 Other:		Spill Site:	Pipe Line,Rail Road
1 Quantity:	N/A	Injuries?:	
1 Type:	PETROLEUM	No of Injuries:	0
1 Pipeline:		Fatals?:	
1 Vessel >= 300 Tons:		No of Fatals:	0
2 Substance:		Evacs?:	
2 Quantity:		No of Evacs:	0
2 Measure:		Cleanup:	Unknown
2 Type:		Site:	
2 Other:		Cause:	

2 Pipeline:
2 Vessel >= 300 Tons:
3 Substance:
3 Quantity:
3 Measure:
3 Type:
3 Other:
3 Pipeline:

Cause Other:
Dog No:
Water: No
Water Way:
City: Palm Springs
County: Riverside County
Zip:

Admin Agency: Riverside County Environmental Health
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,SFM
Location: Gene Autry Trail and Interstate 10, Pipeline MPM 54.7, Railroad MPM 591 on Yuma Subdivision
Description: RP received a call from Union Pacific Rail Road (UPRR) of an unknown clear liquid shooting up into the air approximately 40 feet. Kinder Morgan immediately shutdown the pipeline. Kinder Morgan has a responder in route to the scene at this time. Since the initial notification from UPRR a second call from UPRR was received by the RP and they advised that the clear liquid was actually a contractor power spraying power poles in the area. At this time Kinder Morgan is continuing the shut down process until their representative gets on scene to verify the latest update. Kinder Morgan responder estimated time of arrival is about 1 hour. RP will call OES back with the update and when the pipeline will be back in service.

Spill Report View

Amount 1:
Amount 2:
Amount 3:
Type: PETROLEUM
Water:
On Scene:
Other on Scene:
Other Notified:
Document Title: Cal OES-Update
Spill Site:
Cause Desc for Other:
Person Notifying Cal OES:
Creation Date: 07/19/2008 01:54 PM
Received By:
Admin Agency:
Admin Agency 2:
Additional County:
Phone No:
Ext:
Pag Cell:

OES Hazardous Materials Spill Update

Notify Date: 07/19/2008
Notify Time: 1129
Occurrence Date: 07/19/2008
Occurrence Time:
Upd Known Impact:
Update Cause:
Pers Notifying Upd Place:
Pers Notifying Upd Nme:
Phone No:
Ext:
Pag Cell:
Fax Notifi List: AA/CUPA, DFG-OSPR, DTSC, RWQCB, US EPA, USFWS, SFM
Person Notifying Cal OES: Kinder Morgan
Agenc:
Person Reporting Spill Agency:
Op Area: Riverside County
Unknown Header:
Substance 1: Pipeline Shutdown
Qty Amount 1: N/A
Measure 1: N/A
Type 1: PETROLEUM
Other 1:
Pipeline 1:
Vessel >= 300 Tons 1:
Substance 2:
Qty Amount 2:
Measure 2:
Type 2:
Other 2:
Pipeline 2:
Vessel >= 300 Tons 2:
Substance 3:
Qty Amount 3:

Measure 3:**Type 3:****Other 3:****Pipeline 3:****Vessel >= 300 Tons 3:****Administering Agency:** Riverside County Environmental Health**Secondary Agency:****Additional Counties:****Additional Admin Agency:****Other Notified:****RWQCB Unit:****Confirmation Request:****Fax Notification List 2:****Administering Agency 2:****Additional Admin Agency 2:****Secondary Agency 2:****Additional Counties 2:****DOG Unit:****RWQCB Unit 2:****Doc URL:**

<https://w3.calema.ca.gov/operational/mal haz. nsf/f1841a103c102734882563e200760c4a/46cdbfe9903f6d178825748b0072d24b?OpenDocument>

NRC:**Update Description:****Situation Update:**

07/19/2008 at 1355hrs: Caller reports that upon investigation Kinder Morgan is not involved or responsible for potential release therefore Kinder Morgan is resuming normal operations.

Original Description:**OES Hazardous Materials Update Quantities****Amount:****Measure:** N/A**Spill Report View****Amount 1:****Amount 2:****Amount 3:****Type:** PETROLEUM**Water:****On Scene:****Other on Scene:****Other Notified:****Document Title:** SPILL Report**Spill Site:** Pipe Line,Rail Road**Cause Desc for Other:****Person Notifying Cal OES:****Creation Date:**

07/19/2008 11:29 AM

Received By:**Admin Agency:****Admin Agency 2:****Additional County:****Phone No:****Ext:****Pag Cell:****Hazardous Materials Spill Report****Control Cal OES:** 08-5288**Control NRC:****Date :** 07/19/2008**Incident Date:** 07/19/2008**Time:** 1129**Incident Time:** 1100**Water Involved:** No**Drink Wtr Impact:****Qty 1:** =**Measure 1:** N/A**Type 1:** PETROLEUM**Pipeline 1:** No**Ves >= 300 Tons 1:** No**Qty 2:** =**Amount 2:****Type 3:****Other 3:****Pipeline 3:** No**Ves >= 300 Tons 3:** No**Name:****Phone:****Ext:****Pag Cell:****PRS Name:****PRS Phone:****PRS Ext:****PRS Pag Cell:****Received By:****Header Unknown:** SOUTH COAST AQMD**Incident Desc:**

Measure 2:		R R Crssing < 50 Ft:
Type 2:		Uprr Rim :
Other 2:		Notification Info:
Pipeline 2:	No	Notification List:
Vessel >= 300 Tns 2:	No	DOG Unit:
Qty 3:	=	RWQCB Unit:
Amount 3:		Injuries:
Measure 3:		Fatality:
Incident Location:	Gene Autry Trail and Interstate 10, Pipeline MPM 54.7, Railroad MPM 591 on Yuma Subdivision	
Reported Cause:		
Amount 1:	N/A	
Substance 1:	Pipeline Shutdown	
Substance 2:		
Substance 3:		
Waterway:		
Contained:	Unknown	
Known Impact:		
Other 1:		
Detail for Other:		
Site:	Pipe Line, Rail Road	
On Scene:		
Other on Scene:		
Other Notified:		
Evacuation:	No	
Cleanup By:	Unknown	
Agency:	Kinder Morgan	
PRS Agency:		
Admin Agency:	Riverside County Environmental Health	
Sec Agency:		
Additional County:		
Admin Agency 2:		
Description:	<p>RP received a call from Union Pacific Rail Road (UPRR) of an unknown clear liquid shooting up into the air approximately 40 feet. Kinder Morgan immediately shutdown the pipeline. Kinder Morgan has a responder in route to the scene at this time. Since the initial notification from UPRR a second call from UPRR was received by the RP and they advised that the clear liquid was actually a contractor power spraying power poles in the area. At this time Kinder Morgan is continuing the shut down process until their representative gets on scene to verify the latest update. Kinder Morgan responder estimated time of arrival is about 1 hour. RP will call OES back with the update and when the pipeline will be back in service.</p>	

Site: **CHP Indio**
EB I-10 at White Water Palm Springs CA 92262

CHMIRS

Control No:	11-0496	Notified Date:	
Notified Date Time:		Year:	2011
County:	Riverside County		
URL:	https://w3.calema.ca.gov/operational/mal haz.nsf/f1841a103c102734882563e200760c4a/a80ff5c9daf7283b882578240001c808?OpenDocument		

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained:	Yes	3 Ves >= 300 Tons:	
1 Substance:	Diesel	Incident Date:	1/25/2011
1 Measure:	Gal(s)	Incident Time:	1456
1 Other:		Spill Site:	Road
1 Quantity:	50-75	Injuries?:	No
1 Type:	PETROLEUM	No of Injuries:	
1 Pipeline:		Fatals?:	No
1 Vessel >= 300 Tons:		No of Fatals:	
2 Substance:		Evacs?:	No
2 Quantity:		No of Evacs:	
2 Measure:		Cleanup:	CalTrans
2 Type:		Site:	
2 Other:		Cause:	Other
2 Pipeline:		Cause Other:	Road Debris
2 Vessel >= 300 Tons:		Dog No:	
3 Substance:		Water:	No
3 Quantity:		Water Way:	
3 Measure:		City:	Palm Springs
3 Type:		County:	Riverside County

3 Other:
3 Pipeline:
Admin Agency: Riverside County Environmental Health
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,Co/Hlth,Co/E-Hlth
Location: EB I-10 at White Water
Description: Caller states the saddle tank was damaged due to road debris. Caller states substance released to the right shoulder of the roadway.

Zip: 92262

Spill Report View

Amount 1:		Creation Date:	01/25/2011 04:19 PM
Amount 2:		Received By:	
Amount 3:		Admin Agency:	
Type:	PETROLEUM	Admin Agency 2:	
Water:		Additional County:	
On Scene:		Phone No:	
Other on Scene:		Ext:	
Other Notified:		Pag Cell:	
Document Title:	SPILL Report		
Spill Site:	Road		
Cause Desc for Other:			
Person Notifying Cal OES:			

Hazardous Materials Spill Report

Control Cal OES:	11-0496	Type 3:	
Control NRC:		Other 3:	
Date :	01/25/2011	Pipeline 3:	No
Incident Date:	01/25/2011	Ves >= 300 Tons 3:	No
Time:	1619	Name:	
Incident Time:	1456	Phone:	
Water Involved:	No	Ext:	
Drink Wtr Impact:		Pag Cell:	
Qty 1:	=	PRS Name:	
Measure 1:	Gal(s)	PRS Phone:	
Type 1:	PETROLEUM	PRS Ext:	
Pipeline 1:	No	PRS Pag Cell:	
Ves >= 300 Tons 1:	No	Received By:	
Qty 2:	=	Header Unknown:	SOUTH COAST AQMD
Amount 2:		Incident Desc:	
Measure 2:		R R Crssing < 50 Ft:	
Type 2:		Uprrr Rim :	
Other 2:		Notification Info:	
Pipeline 2:	No	Notification List:	
Vessel >= 300 Tns 2:	No	DOG Unit:	
Qty 3:	=	RWQCB Unit:	7
Amount 3:		Injuries:	No
Measure 3:		Fatality:	No
Incident Location:	EB I-10 at White Water		
Reported Cause:	Other		
	Description for Other : Road Debris		
Amount 1:	50-75		
Substance 1:	Diesel		
Substance 2:			
Substance 3:			
Waterway:			
Contained:	Yes		
Known Impact:	Unknown		
Other 1:			
Detail for Other:			
Site:	Road		
On Scene:	Cal Trans, CDF, CHP		
Other on Scene:			
Other Notified:			
Evacuation:	No		
Cleanup By:	CalTrans		
Agency:	CHP Indio		
PRS Agency:			
Admin Agency:	Riverside County Environmental Health		

Sec Agency:
Additional County:
Admin Agency 2:
Description:

Caller states the saddle tank was damaged due to road debris. Caller states substance released to the right shoulder of the roadway.

Site: **CHP**
W/B I-10 at Whitewter Unincorporated county area CA

CHMIRS

Control No: 12-2675
Notified Date Time:
County: Riverside County
URL: <https://w3.calema.ca.gov/operational/mal haz.nsf/f1841a103c102734882563e200760c4a/fa0e018c1ea94c11882579f40075a4d8?OpenDocument>
Notified Date:
Year: 2012

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained:	Yes	3 Ves >= 300 Tons:	No
1 Substance:	Gasoline	Incident Date:	5/4/2012
1 Measure:	Gal(s)	Incident Time:	1233
1 Other:		Spill Site:	Road
1 Quantity:	20	Injuries?:	No
1 Type:	PETROLEUM	No of Injuries:	
1 Pipeline:	No	Fatals?:	No
1 Vessel >= 300 Tons:	No	No of Fatals:	
2 Substance:		Evacs?:	No
2 Quantity:		No of Evacs:	
2 Measure:		Cleanup:	CalTrans
2 Type:		Site:	
2 Other:		Cause:	Collision
2 Pipeline:	No	Cause Other:	
2 Vessel >= 300 Tons:	No	Dog No:	
3 Substance:		Water:	No
3 Quantity:		Water Way:	
3 Measure:		City:	Unincorporated county area
3 Type:		County:	Riverside County
3 Other:		Zip:	
3 Pipeline:	No		
Admin Agency:	Riverside County Environmental Health		
Notification Area:	AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS		
Location:	W/B I-10 at Whitewter		
Description:	A vehicle ran over debris in the road and damaged fuel tank.		

Spill Report View

Amount 1:		Creation Date:	05/04/2012 02:24 PM
Amount 2:		Received By:	
Amount 3:		Admin Agency:	
Type:	PETROLEUM	Admin Agency 2:	
Water:		Additional County:	
On Scene:		Phone No:	
Other on Scene:		Ext:	
Other Notified:		Pag Cell:	
Document Title:	SPILL Report		
Spill Site:	Road		
Cause Desc for Other:			
Person Notifying Cal OES:			

Hazardous Materials Spill Report

Control Cal OES:	12-2675	Type 3:	
Control NRC:		Other 3:	
Date :	05/04/2012	Pipeline 3:	No
Incident Date:	05/04/2012	Ves >= 300 Tons 3:	No
Time:	1424	Name:	
Incident Time:	1233	Phone:	
Water Involved:	No	Ext:	
Drink Wtr Impact:	No	Pag Cell:	

Qty 1:	=	PRS Name:	
Measure 1:	Gal(s)	PRS Phone:	
Type 1:	PETROLEUM	PRS Ext:	
Pipeline 1:	No	PRS Pag Cell:	
Ves >= 300 Tons 1:	No	Received By:	
Qty 2:	=	Header Unknown:	MOJAVE DESERT AQMD
Amount 2:		Incident Desc:	
Measure 2:		R R Crssing < 50 Ft:	
Type 2:		Upr Rim :	
Other 2:		Notification Info:	
Pipeline 2:	No	Notification List:	
Vessel >= 300 Tns 2:	No	DOG Unit:	
Qty 3:	=	RWQCB Unit:	7
Amount 3:		Injuries:	No
Measure 3:		Fatality:	No
Incident Location:	W/B I-10 at Whitewater		
Reported Cause:	Collision		
Amount 1:	20		
Substance 1:	Gasoline		
Substance 2:			
Substance 3:			
Waterway:			
Contained:	Yes		
Known Impact:	None		
Other 1:			
Detail for Other:			
Site:	Road		
On Scene:	CALFIRE, CHP		
Other on Scene:			
Other Notified:			
Evacuation:	No		
Cleanup By:	CalTrans		
Agency:	CHP		
PRS Agency:			
Admin Agency:	Riverside County Environmental Health		
Sec Agency:			
Additional County:			
Admin Agency 2:			
Description:	A vehicle ran over debris in the road and damaged fuel tank.		

Site: **CHP**
EB I10 Whitewater Rest Area Palm Springs CA

CHMIRS

Control No:	14-5656	Notified Date:	
Notified Date Time:		Year:	2014
County:	Riverside County		
URL:	https://w3.calema.ca.gov/operational/mal haz. nsf/f1841a103c102734882563e200760c4a/381173a236afc1d688257d68003890d6?OpenDocument		

California Hazardous Material Incident Report System (as of 2006 to 2015)

Contained:	Yes	3 Ves >= 300 Tons:	No
1 Substance:	Diesel	Incident Date:	10/4/2014
1 Measure:	Gal(s)	Incident Time:	2253
1 Other:		Spill Site:	Road
1 Quantity:	50	Injuries?:	No
1 Type:	PETROLEUM	No of Injuries:	
1 Pipeline:	No	Fatals?:	No
1 Vessel >= 300 Tons:	No	No of Fatals:	
2 Substance:		Evacs?:	No
2 Quantity:		No of Evacs:	
2 Measure:		Cleanup:	Contractor
2 Type:		Site:	
2 Other:		Cause:	Other
2 Pipeline:	No	Cause Other:	Fire
2 Vessel >= 300 Tons:	No	Dog No:	
3 Substance:		Water:	No
3 Quantity:		Water Way:	
3 Measure:		City:	Palm Springs

3 Type:
3 Other:
3 Pipeline: No
Admin Agency: Riverside County Environmental Health
Notification Area: AA/CUPA,DFG-OSPR,DTSC,RWQCB,US EPA,USFWS,CALTRANS
Location: EB I10 Whitewater Rest Area
Description: RP states that a semi truck caught on fire resulting in the release of approx 50 gal of diesel onto the dirt ground. The release has been contained, cleanup is in en route, and no waterways were impacted.

Spill Report View

Amount 1:		Creation Date:	10/05/2014 03:17 AM
Amount 2:		Received By:	
Amount 3:		Admin Agency:	
Type:	PETROLEUM	Admin Agency 2:	
Water:		Additional County:	
On Scene:		Phone No:	
Other on Scene:		Ext:	
Other Notified:		Pag Cell:	
Document Title:	SPILL Report		
Spill Site:	Road		
Cause Desc for Other:			
Person Notifying Cal OES:			

Hazardous Materials Spill Report

Control Cal OES:	14-5656	Type 3:	
Control NRC:		Other 3:	
Date :	10/05/2014	Pipeline 3:	No
Incident Date:	10/04/2014	Ves >= 300 Tons 3:	No
Time:	0317	Name:	
Incident Time:	2253	Phone:	
Water Involved:	No	Ext:	
Drink Wtr Impact:	No	Pag Cell:	
Qty 1:	=	PRS Name:	
Measure 1:	Gal(s)	PRS Phone:	
Type 1:	PETROLEUM	PRS Ext:	
Pipeline 1:	No	PRS Pag Cell:	
Ves >= 300 Tons 1:	No	Received By:	
Qty 2:	=	Header Unknown:	SOUTH COAST AQMD
Amount 2:		Incident Desc:	
Measure 2:		R R Crssing < 50 Ft:	
Type 2:		Upr Rim :	
Other 2:		Notification Info:	
Pipeline 2:	No	Notification List:	
Vessel >= 300 Tns 2:	No	DOG Unit:	
Qty 3:	=	RWQCB Unit:	7
Amount 3:		Injuries:	No
Measure 3:		Fatality:	No
Incident Location:	EB I10 Whitewater Rest Area		
Reported Cause:	Other		
	Description for Other : Fire		
Amount 1:	50		
Substance 1:	Diesel		
Substance 2:			
Substance 3:			
Waterway:			
Contained:	Yes		
Known Impact:	None		
Other 1:			
Detail for Other:			
Site:	Road		
On Scene:	Cal Trans, CALFIRE, CHP		
Other on Scene:			
Other Notified:			
Evacuation:	No		
Cleanup By:	Contractor		
Agency:	CHP		
PRS Agency:			

Admin Agency: Riverside County Environmental Health

Sec Agency:

Additional County:

Admin Agency 2:

Description: RP states that a semi truck caught on fire resulting in the release of approx 50 gal of diesel onto the dirt ground. The release has been contained, cleanup is in en route, and no waterways were impacted.

Site: WHITEWATER ROCK & SUPPLY CO
PAINTED HILLS QUARRY WHITE WATER CA 92282

EMISSIONS

2002 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.2
CO:	33	ROGT:	.16734
Air Basin:	SC	COT:	.455
District:	SC	NOXT:	2.09
COID:	RIV	SOXT:	.0317
DISN:	SOUTH COAST AQMD	PMT:	.977
CHAPIS:		PM10T:	.228224

2002 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	1429	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2003 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.19
CO:	33	ROGT:	.16
Air Basin:	SC	COT:	.455
District:	SC	NOXT:	2.09
COID:	RIV	SOXT:	.0317
DISN:	SOUTH COAST AQMD	PMT:	.977
CHAPIS:		PM10T:	.24

2003 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	1429	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.
			23353096946680672037445103117502056649
			62
CO:	33	ROGT:	.195
Air Basin:	SC	COT:	.524
District:	SC	NOXT:	2.408

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

SOXT: .036
PMT: 12.765
PM10T: 6.4685

2006 Toxic Data

Facility ID: 5004
Facility SIC Code: 1429
CO: 33
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2007 Criteria Data

Facility ID: 5004
Facility SIC Code: 1429

CERR Code:
TOGT: .
23267552835415742442087714504224972664
18

CO: 33
Air Basin: SC
District: SC
COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

ROGT: .195
COT: .524
NOXT: 2.408
SOXT: .036
PMT: 12.765
PM10T: 6.4685

2007 Toxic Data

Facility ID: 5004
Facility SIC Code: 1429
CO: 33
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2008 Criteria Data

Facility ID: 5004
Facility SIC Code: 5032

CERR Code:
TOGT: .
25166234813999301778123123113509436134
4

CO: 33
Air Basin: SC
District: SC
COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

ROGT: .21259
COT: .8945
NOXT: 2.40158
SOXT: .0367
PMT: 4.49468
PM10T: 2.3330643

2008 Toxic Data

Facility ID: 5004
Facility SIC Code: 5032
CO: 33
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2009 Criteria Data

Facility ID: 5004
Facility SIC Code: 5032

CERR Code:
TOGT: .
19167546968743509167745865367118721708
1
ROGT: .161492
COT: .74
NOXT: 1.99816
SOXT: .020424
PMT: 3.5892148
PM10T: 1.8567468552

CO: 33
Air Basin: SC
District: SC
COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

2009 Toxic Data

Facility ID: 5004
Facility SIC Code: 5032
CO: 33
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2010 Toxic Data

Facility ID: 5004
Facility SIC Code: 5032
CO: 33
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2011 Criteria Data

Facility ID: 5004
Facility SIC Code: 5032

CERR Code:
TOGT: .
16316893215650554146209661699092501944
85
ROGT: .13771
COT: .55738
NOXT: 1.57206
SOXT: .024
PMT: 2.70667
PM10T: 1.40676498

CO: 33
Air Basin: SC
District: SC
COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

2011 Toxic Data

Facility ID: 5004
Facility SIC Code: 5032
CO: 33
Air Basin: SC
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2012 Criteria Data

Facility ID: 5004
Facility SIC Code: 5032

CERR Code:
TOGT: .
14925598476624696048597987296866466880

CO:	33	ROGT:	15
Air Basin:	SC	COT:	.12553
District:	SC	NOXT:	.43734
COID:	RIV	SOXT:	1.4885
DISN:	SOUTH COAST AQMD	PMT:	.0008
CHAPIS:		PM10T:	2.70081
			1.40099972

2012 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	5032	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2013 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.
			16992740209065889301783454311005791303
			52
CO:	33	ROGT:	.14317
Air Basin:	SC	COT:	.54226
District:	SC	NOXT:	1.6647
COID:	RIV	SOXT:	.00097
DISN:	SOUTH COAST AQMD	PMT:	2.71383
CHAPIS:		PM10T:	1.41349502

2013 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	1429	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SC	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2017 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.
			05221108445320120208912533976764655920
			76
CO:	33	ROGT:	.04617
Air Basin:	SS	COT:	.21
District:	SC	NOXT:	.55275
COID:	RIV	SOXT:	.00039
DISN:	SOUTH COAST AQMD	PMT:	2.688351
CHAPIS:		PM10T:	.29847446

2017 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	1429	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SS	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			

Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

2018 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.0532866923675185063210212483070763837069
CO:	33	ROGT:	.047113067
Air Basin:	SS	COT:	.217815
District:	SC	NOXT:	.515139
COID:	RIV	SOXT:	.000372525
DISN:	SOUTH COAST AQMD	PMT:	2.70179665
CHAPIS:		PM10T:	.3061859245

2018 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	1429	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SS	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Site: WHITEWATER ROCK & SUPPLY CO
PAINTED HILLS QUARRY WHITEWATER CA 92282

EMISSIONS

1990 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.1
CO:	33	ROGT:	.08785
Air Basin:	SS	COT:	.2
District:	SC	NOXT:	.9
COID:	RIV	SOXT:	.1
DISN:	SOUTH COAST AQMD	PMT:	.7
CHAPIS:		PM10T:	.5404

1990 Toxic Data

Facility ID:	5004	COID:	RIV
Facility SIC Code:	1429	DISN:	SOUTH COAST AQMD
CO:	33	CHAPIS:	
Air Basin:	SS	CERR Code:	
District:	SC		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

1993 Criteria Data

Facility ID:	5004	CERR Code:	
Facility SIC Code:	1429	TOGT:	.2
CO:	33	ROGT:	.1757
Air Basin:	SS	COT:	.3
District:	SC	NOXT:	1.6
COID:	RIV	SOXT:	.1
DISN:	SOUTH COAST AQMD	PMT:	.1
CHAPIS:		PM10T:	.0976

1993 Toxic Data

Facility ID: 5004
Facility SIC Code: 1429
CO: 33
Air Basin: SS
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

1995 Criteria Data

Facility ID: 5004
Facility SIC Code: 1429
CO: 33
Air Basin: SS
District: SC
COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

CERR Code:
TOGT: .2
ROGT: .1757
COT: .3
NOXT: 1.6
SOXT: .1
PMT: .1
PM10T: .0976

1995 Toxic Data

Facility ID: 5004
Facility SIC Code: 1429
CO: 33
Air Basin: SS
District: SC
TS:
Health Risk Asmt:
Non-Cancer Chronic Haz Ind:
Non-Cancer Acute Haz Ind:

COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:
CERR Code:

2016 Criteria Data

Facility ID: 5004
Facility SIC Code: 1429

CO: 33
Air Basin: SS
District: SC
COID: RIV
DISN: SOUTH COAST AQMD
CHAPIS:

CERR CODE:
TOGT: .
13220549577125782254979355946045801847
16
ROGT: .1164464
COT: .42
NOXT: 1.47296
SOXT: .000815
PMT: 2.75839882
PM10T: .366884586

2016 Toxic Data

Facility ID: 5004
Facility SIC Code: 1429
CERR CODE:
COID: RIV
CO: 33
DISN: SOUTH COAST AQMD
CHAPIS:

TS:
HRA:
CH Index:
AH Index:
Air Basin: SS
District: SC

Site: S F P L P INDIAN AVE
WEST OF GARNET HILL WHITEWATER CA 00000000

HAZNET

SIC Code:
NAICS Code:
EPA ID: CAP400478465
Create Date: 5/13/1998
Fac Act Ind: No

Mailing City: --
Mailing State: 99
Mailing Zip: 000000000
Region Code: 4
Owner Name: --

Inact Date:	12/21/2000	Owner Addr 1:	--
County Code:	33	Owner Addr 2:	--
County Name:	Riverside	Owner City:	--
Mail Name:		Owner State:	99
Mailing Addr 1:	--	Owner Zip:	--
Mailing Addr 2:		Owner Phone:	0000000000
Owner Fax:			

Contact Information

--	--
Contact Name:	--
Street Address 1:	--
Street Address 2:	
City:	--
State:	99
Zip:	--
Phone:	--
--	--

Site: JIP TRUCKING
I-10 FWY E/B AT WHITEWATER REST WHITEWATER CA 92282

HAZNET

SIC Code:		Mailing City:	AVONDALE
NAICS Code:		Mailing State:	AZ
EPA ID:	CAC002788484	Mailing Zip:	853925156
Create Date:	10/5/2014	Region Code:	4
Fac Act Ind:	No	Owner Name:	JIP TRUCKING
Inact Date:	1/4/2015	Owner Addr 1:	11802 W EDGEMONT AVE
County Code:	33	Owner Addr 2:	
County Name:	Riverside	Owner City:	AVONDALE
Mail Name:		Owner State:	AZ
Mailing Addr 1:	11802 W EDGEMONT AVE	Owner Zip:	853925156
Mailing Addr 2:		Owner Phone:	8316822360
Owner Fax:			

Contact Information

--	--
Contact Name:	JOSE INGLESIA PONSE
Street Address 1:	11802 W EDGEMONT AVE
Street Address 2:	
City:	AVONDALE
State:	AZ
Zip:	853925156
Phone:	8316822360
--	--
--	--

Tanner Information

--	--
Generator EPA ID:	CAC002788484
Generator County Code:	33
Generator County:	Riverside
TSD EPA ID:	CAD008364432
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	343
State Waste Code Desc.:	Unspecified organic liquid mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons:	0.289
Year:	2014
--	--

Site: 1X UNKNOWN GENERATOR
I10 AT WHITEWATER REST AREA PALM SPRINGS CA 922200000

HAZNET

SIC Code:		Mailing City:	BANNING
NAICS Code:		Mailing State:	CA
EPA ID:	CAX000053298	Mailing Zip:	922200000

Create Date: 12/14/1983
Fac Act Ind: No
Inact Date: 4/30/1986
County Code: 33
County Name: Riverside
Mail Name:
Mailing Addr 1: CALIF DEPT OF TRANSPORTATION
Mailing Addr 2:
Owner Fax:

Region Code: 4
Owner Name: --
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000

Contact Information

--
Contact Name: BILL GARTMAN
Street Address 1: --
Street Address 2:
City: --
State: 99
Zip: --
Phone: 7148494634
--

Site: 1X 10 INDIAN PARTNERSHIP
GARNET AVENUE NORTHWEST CORNER NORTH PALM SPRINGS CA 922630000

HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000252825
Create Date: 2/23/1990
Fac Act Ind: No
Inact Date: 10/25/2000
County Code: 33
County Name: Riverside
Mail Name:
Mailing Addr 1: --
Mailing Addr 2:
Owner Fax:

Mailing City: LONG BEACH
Mailing State: CA
Mailing Zip: 908020000
Region Code: 4
Owner Name: A CALIFORNIA PARTNERSHIP
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000

Contact Information

--
Contact Name: BILL SUITS, VICE PRESIDENT
Street Address 1: --
Street Address 2:
City: --
State: 99
Zip: --
Phone: 2134377400
--

Site: L.E. TUCKER & SONS, INC.
E/B I-10 UNINC CA

HIST CHMIRS

OES Control NO: 9361178
Release Factors: Collision/Overturn
Release Text:
Equipm Involved:
Action Taken Text:
Chemicals: DIESEL
Case Number:
HazMat Other:
HM Injury: 0
Decon: 0
Agency Name: CHP
HazMat Pers: On-site Non-fire Serv.
Action Taken: 63,Investigate,Traffic Control
More than three involved?: 2

Incident Date: 12/11/1993
Date Reported: 12/19/1993
Fatalities: 0
Other Injury: 0
Other Decon: 0
Other Fatal: 0
Vehicle: KENWORTH 91
State: MS
CA DOT PUC ICC: A13884
Company Name: L.E. TUCKER & SONS, INC.
County: RIVERSIDE

Site: KEYSTONE LINES

HIST CHMIRS

I-10 EB UNINC CA

OES Control NO: 9221836
Release Factors: Collision/Overturn
Release Text:
Equipm Involved:
Action Taken Text:
Chemicals: DIESEL FUEL
Case Number:
HazMat Other:
HM Injury: 0
Decon: 0
Agency Name: CHP
HazMat Pers: On-site Fire Services
Action Taken: Investigate,Traffic Control
More than three involved?: 2

Incident Date: 2/3/1992
Date Reported: 2/10/1992
Fatalities: 0
Other Injury: 0
Other Decon: 0
Other Fatal: 0
Vehicle: 3 AX PTRB 82
State: IL
CA DOT PUC ICC: P49265
Company Name: KEYSTONE LINES
County: RIVERSIDE

Site: SEAL RITE WATERPROOFING
I-10 E/B UNINC CA

HIST CHMIRS

OES Control NO: 9230197
Release Factors: No Release
Release Text:
Equipm Involved:
Action Taken Text:
Chemicals: SILKADUR 31, HI MOD GEL PART A
Case Number:
HazMat Other:
HM Injury: 0
Decon: 0
Agency Name: CHP
HazMat Pers: On-site Fire Services
Action Taken: 63,Establish Safe Area,Investigate,Monitor,Provide Public Info,Traffic Control
More than three involved?: 2

Incident Date: 10/14/1992
Date Reported: 10/15/1992
Fatalities: 0
Other Injury: 0
Other Decon: 0
Other Fatal: 0
Vehicle: 88 GMC
State: CA
CA DOT PUC ICC: 2KBS517
Company Name: SEAL RITE WATERPROOFING
County: RIVERSIDE

Site: DIVERSIFIED TRUCKING INC.
INTERSTATE 10 EASTBOUND UNINC CA

HIST CHMIRS

OES Control NO: 9330765
Release Factors: Mechanical Failure,No Release
Release Text:
Equipm Involved:
Action Taken Text:
Chemicals: PERCHLORETHYLENE
Case Number:
HazMat Other:
HM Injury: 0
Decon: 0
Agency Name: CHP
HazMat Pers: Placards/Signs,Shipping Papers,DOT Manual,On-site Fire Services
Action Taken: Establish Safe Area,ID/Analysis of Hazmat,Provide Public Info,Secure Property,Traffic Control
More than three involved?: 1

Incident Date: 1/25/1993
Date Reported: 1/31/1993
Fatalities: 0
Other Injury: 0
Other Decon: 0
Other Fatal: 0
Vehicle: FREIGHTLINER 87
State: UT
CA DOT PUC ICC: 30998
Company Name: DIVERSIFIED TRUCKING INC.
County: RIVERSIDE

Site: GARNET AVENUE NORTHWEST CORNER NORTH PALM SPRINGS CA 922630000

HIST MANIFEST

Gen EPA ID: CAC000252825
Create Date: 2/23/1990 0:00:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: --
Facility Mail City: LONG BEACH
Facility Mail State: CA
Facility Mail Zip: 908020000
Contact Phone(s): 2134377400
File Year(s): 1990

Contact Name(s): BILL SUITS, VICE PRESIDENT

Tanner Information

Method Description:

Tons: 1.66
Year: 1990
Generator County Code: 33
Generator County: Riverside
Method Code: R01
Tsd County Code: 15
Tsd County: Kern
State Waste Code: 241
State Waste Code Desc: Tank bottom waste
Tsd Epa ID: CAD980883177

Tanner Information

Method Description:

Tons: 0
Year: 1990
Generator County Code: 33
Generator County: Riverside
Method Code:
Tsd County Code: 15
Tsd County: Kern
State Waste Code:
State Waste Code Desc:
Tsd Epa ID: CAD980883177

Site:

HWY 62 DESERT HOT SPRINGS CA

HMIRS

Incident County: RIVERSIDE

HMIR Incident Reports

Report No: I-1994100285
Report Type: A hazardous material incident
Date of Incident: 1994-08-31
Time of Incident: 1200
Haz Class Code:
Hazardous Class: 3
Commodity Short Nm: FURAN
Commodity Long Nm: FURAN
Trade Name: JP5
ID No: UN2389
Haz Waste Ind: No
Haz Waste EPA No:
HMIS Tox Inhalation?: No
TIH Hazard Zone:
Qty Released: 1000
Unit of Measure: Liquid - Gallon
What Failed: 102; 141
What Failed Desc: Auxiliary Valve; Piping or Fittings
How Failed Code: ;
How Failed Desc: ;
Failure Cause Code: 531; 537
Failure Cause Desc: Rollover Accident; Vehicular Crash or Accident Damage

Ident. Markings:

Cont1 Pkging Type:
Cont1 Const Mat:
Cont1 Head Type:
Cont1 Pkg Capacity: 9050
C1 Capacity UOM: LGA
Cont1 Pkg Amt: 0
C1 Pkg Amt UOM:

Fed DOT Agency Nm:

Fed DOT Report No:
Report Submit Src: Paper
Inc Multiple Rows: No
Inc Non US State:
Mode Transport: Highway
Transport Phase: In Transit
Incident Occrrnce:
Mat Ship Approval?: No
Mat Ship Approv No:
Undecl Hazmat Ship?: No
Packaging Type: Portable Tank
Packing Group:
Carrier Reporter: OWNER OPERATORS PETROLEUM CORP
CR Street Name: 4425 E AIRPORT DRIVE 106
CR City: ONTARIO
CR State: CA
CR Postal Code: 917617815
CR Non US State:
CR Fed DOT ID: 266703
CR Hazmat Reg ID:
CR Country: US

Shipper Name: DEFENSE FUEL POINT
Shipper Street Name: 3171 N GAFFEY ST
Shipper City: SAN PEDRO
Shipper State: CA
Shipper Postal: 90731
Shipper Non US St:
Shipper Country: US
Shipper Waybill: 003430GBLD311374

Cont1 Pkg No: 1
C1 Pkg NO Failed: 1
Cont1 Pkg Mnfctr: BEALL INC
Cont1 Pkg Mnfc Dt: 0-00-00 00:00:00
Cont1 Pkg Serial NO: CT91748
C1 Pkg Last Test Dt: 1994-06-30 00:00:00
C1 Test Const Mat:
C1 Pkg Dsign Pres.: 0
C1 Dsign Press UOM:
C1 Pkg Shell Thick: 0
C1 Shell Thick UOM:
C1 Head Thickness: 0
C1 Head Thick UOM:
C1 Pkg Srvs Pres.: 0
C1 Srvs Press UOM:
C1 Valve/Device Fail?: No
C1 Device Type:
C1 Device Mnfctr:
C1 Device Model:
NRC No:

RAM Pkg Category:
RAM Pkg Cert.: FALSE
RAM Pkg Cert. NBR:
RAM Nuclide S:
RAM Transport Index:
RAM UOM:
RAM Activity Rpted: 0
RAM UOM Rpted:
RAM Activity: 0
RAM Activity UOM:
RAM Mat Safety:
Spillage Result: Yes
Fire Result: No
Explosion Result: No
Water Sewer Result: No
Gas Dispersion: No
Environment Damage: No
No Release Result: No
Fire EMS Report: No
Fire EMS EMS Report:
Police Report: No
Police Report No:
In House Cleanup: No
Other Cleanup: No
Damage > 500: Yes
Material Loss: 2400
Carrier Damage: 98000
Property Damage: 1000
Response Cost: 0
Remediation Cost: 75000
Damage Old Form: 0
Total Damages Amt: 176400
Hazmat Fatality: No
Haz Fatal Employees: 0
Haz Fatal Respntrs: 0
Haz Fatal Gen Public: 0
Tot Hazmat Fatalities: 0
Non Hazmat Fatality: No
Non Hazmat Fatals: 0
Hazmat Injury: No
Haz Hospital Empl: 0
Haz Hospital Resp: 0
Haz Hosp Gen Public: 0
Haz Hosp Old Form: 0
Total Haz Hosp Inj: 0
Haz Non Hosp Empl: 0
Haz Non Hosp Resp: 0
Description of Events:

Ship Hazmat Reg ID:
Origin City:
Origin State:
Origin Postal:
Origin Non US St:
Origin Country: US
Destination City: TWENTYNINE PALMS
Destination State: CALIFORNIA
Destination Postal: 92278
Destination Non US:
Destination Country: US
Cont2 Package Type:
Cont2 Const Mat:
Cont2 Pkg Capacity: 0
Cont2 Capacity UOM:
Cont2 Pkg Amount: 0
Cont2 Pkg Amt UOM:
Cont2 Pkg No: 0
Cont2 Pkg No Failed: 0

Haz NonHosp Public: 0
Haz NonHosp Old:
Tot Haz Non Hosp Inj:
Total Hazmat Injuries: 0
Evacuation Indicator: No
Public Evacuated: 0
Employees Evac: 0
Total Evacuated: 0
Total Evacuation Hrs: 0
Major Artery Closed: No
Mjr Artery Hrs Closed: 0
Material Involved: Yes
Estimated Speed: 40
Weather Conditions:
Vehicle Overturn: No
Vehicle Left Roadway: No
Passenger Aircraft: No
Cargo Baggage:
Ship Non Transport: No
Ship Air First Flight: No
Ship Air Subflight: No
Ship Init Transport: No
Ship Phase Transfer: No
Contact Name: MARY H WINSOR
Contact Title: OPER MGR CORP SECRETARY
Contact Business:
Contact Street:
Contact City:
Contact State:
Contact Postal:
Contact Non US St:
Contact Country: US
Inc. Report Prepared:
HMIS Serious Incidnt: Yes
HMIS Serious Fatality: No
HMIS Serious Injury: No
HMIS Flight Plan: No
HMIS Serious Evacs: No
HMIS Major Artery: No
HMIS Bulk Release: Yes
HMIS Marine Pollutnt: No
HMIS Radioactive: No
HMIS Gen Pkg Type: TANK
HMIS Container Code: TANK TRK
HMIS Container Desc: Tank truck, tank mounted on truck chassis
HMIS Bulk Incident: Yes
Undeclared Shipment: No

RECEIVED A CALL FROM OFFICER ELLIOTT OF THE HIGHWAY PATROL ADVISING THAT ONE OF OUR TANKERS HAD ROLLED ON HWY 62 N/BOUND OF PALM SPRINGS. ADVISED TO GET A HAZMAT TEAM; A TOW TRUCK OR TWO AND IMMEDIATELY COME TO THE SCENE. CALLED CAL WEST ENVIRONMENTAL;

CALLED RIVERSIDE TOWING ADVISED ALL TO MEET AT DESERT HOT SPRINGS. ACCIDENT OCCURRED AT APPROXIMATELY 1200 HOURS; CHP OFFICER ELLIOTT ADVISED THIS WAS A RIVERSIDE COUNTY INCIDENT SINCE IT WAS IN THE DESERT HOT SPRINGS AREA; I, MARY WINSOR, IMMEDIATELY WENT TO THE HOSPITAL AND RETURNED ALONG WITH OUR AGENT; THE DRIVER HAD GONE TO THE HOSPITAL AND RETURNED WITH A CUT ON HIS HAND; SHAKEN UP FROM THE INCIDENT. HE GAVE THIS ACCOUNT. HE WAS DRIVING ON HWY 62 WHEN HE HEARD A POPPING SOUND AND THE TRAILER BEGAN TO SWIRVE; WHILE LOOKING IN HIS MIRROR TO SEE IF A TIRE BLEW; HE FELT THE TRAILER GO OVER A BURM; HE PULLED THE TRUCK BACK ON THE ROAD, HOWEVER THE ROAD RAN OUT CAUSING THE TRACTOR AND TRAILER TO ROLL AT LEAST ONCE, POSSIBLY TWICE. THE RIVERSIDE HAZMAT TEAM WAS THERE UNDER THE DIRECTION OF MR. ASBURY. MR. ASBURY HAD CALLED FOR A HELICOPTER TO BRING IN A SPECIAL FITTING THAT WOULD CUT INTO THE TANK, ALLOWING A STINGER TO PUMP OFF THE 7535 GALLONS OF JP5 THAT WAS ON THE TRUCK; A SMALL AMOUNT OF PRODUCT HAS COME THRU THE VAPOR RECOVERY SYSTEM; A SMALL POOL WAS UNDER THE VAPOR RECOVERY OVERFLOW SYSTEM. THE HAZMAT TEAM AND FIRE DEPARTMENT OF LOS ANGELES WERE IN THEIR SUITS AND THE HOLE WAS CUT IN THE TANKER; MR. RABICO, PRESIDENT OF OWNER OPERATORS PETROLEUM ADVISED MR. MOLINE THAT THE SPECIAL UNIT SHOULD BE PLACED OVER THE VAPOR AREA BECAUSE OF THE VAPOR RECOVERY SYSTEM, HOWEVER MR. MOLINE ADVISED THE FIRE DEPARTMENT TO CUT THE HOLE IN THE FRONT OF THE TANKER. AS THEY DID, THE PRESSURE FROM THE TANK BEING ON ITS SIDE FOR OVER FIVE HOURS BECAUSE OF THE PRECAUTIONS TAKEN, THE VAPOR RECOVERY SYSTEM OPENED UP CAUSING A SPILL OF APPROXIMATELY 1000 GALLONS OF JP5 TO GO INTO A SANDY DESERT AREA. THE FIRE DEPARTMENT STOPPED THE PUMPING AND RELEASED THE PRESSURE, PUMPING THE PRODUCT INTO ONE OF OUR TANKERS THAT EMPTY RETURNING FROM TWENTY-NINE PALMS. THE PRODUCT WAS PUMPED OFF IN ABOUT 4 HOURS; AT THAT TIME THE TWO TOW TRUCKS THAT HAD BEEN WAITING ALL DAY, BEGAN TO PULL THE TANKER AND THE TRACTOR OUT OF THE VALLEY THAT IT HAD ROLLED INTO. AS THEY DID, THERE WAS MORE PRODUCT IN THE VAPOR SYSTEM WHICH BEGAN TO COME OUT OF THE BOTTOM OF THE TANKER CAUSING THE PRODUCT TO GO INTO THE HIGHWAY; CAL WEST ENVIRONMENTAL BEGAN TO STOP THE PRODUCT LEAK, AND CAL TRANS THAT WAS THERE, ALSO, BEGAN TO HELP STOP THE LEAK. IT WAS APPROXIMATELY 11:00 P.M. AND THE RIVERSIDE HAZMAT TEAM WHICH HAD LEFT AT APPROXIMATELY 8:00 P.M. CAME BACK BECAUSE OF THE SPILL; BOTH THE DIESEL TANK AND THE TANKER BEGAN TO LEAK. OWNER OPERATORS STAFF BEGAN TO PUMP OFF THE PRODUCT PUTTING IT INTO THE TWO TRUCKS. THE HAZ MAT TEAM ORDERED ANOTHER PUMP TRUCK TO COME AND PUMP OFF THE REST OF THE PRODUCT, WHICH WE DID; ALL TANKS WERE EMPTIED, TH

Recommend Actions Taken:

Site: SOUTHERN CALIFORNIA GAS COMPANY
0.3 MI S OF GARNET AVE AND W OF KELLOGG RD S OF 110 WHITEWATER CA 92282

RCRA SQG

EPA Handler ID: CAR000202689
Gen Status Universe: Small Quantity Generator
Contact Name: JAMES T SCRUGGS
Contact Address: 6875 CONSOLIDATED WAY, SD 1373, SAN DIEGO, CA, 92121-2602, US
Contact Phone No and Ext: 858-653-3104
Contact Email: JSCRUGGS@SEMPRAUTILITIES.COM
Contact Country: US
County Name: RIVERSIDE
EPA Region: 09
Land Type: Private
Receive Date: 20090901

Violation/Evaluation Summary

Note: NO RECORDS: As of Oct 2020, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No

Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20090901
Handler Name: SOUTHERN CALIFORNIA GAS COMPANY
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Notification

Waste Code Details

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D004
Waste Code Description: ARSENIC

Hazardous Waste Code: D005
Waste Code Description: BARIUM

Hazardous Waste Code: D006
Waste Code Description: CADMIUM

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	6875 CONSOLIDATED WAY
Name:	SOUTHERN CAL GAS CO	Street 2:	
Date Became Current:	19680524	City:	SAN DIEGO
Date Ended Current:		State:	CA
Phone:		Country:	US
Source Type:	Notification	Zip Code:	92121
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	SOUTHERN CAL GAS CO	Street 2:	
Date Became Current:	19680524	City:	
Date Ended Current:		State:	
Phone:		Country:	
Source Type:	Notification	Zip Code:	

Site: SCE - Pan Aero Substation
North of I-10 Palm Springs CA 92282

RIVERSIDE HZH

Site: SCE Renwind Substation
Whitewater Cyn, S/O I-10 Whitewater CA 92262

RIVERSIDE HZH

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Facility Response Plan:

FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Mar 26, 2020

National Priority List:

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Sep 22, 2020

National Priority List - Proposed:

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Sep 22, 2020

Deleted NPL:

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Sep 22, 2020

SEMS List 8R Active Site Inventory:

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Oct 28, 2020

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Oct 28, 2020

Comprehensive Environmental Response, Compensation and Liability Information System -[CERCLIS](#)**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Oct 19, 2020

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Oct 19, 2020

RCRA Generator List:[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Oct 19, 2020

RCRA Small Quantity Generators List:

RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Oct 19, 2020

RCRA Conditionally Exempt and Very Small Quantity Generators List:

RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Oct 19, 2020

RCRA Non-Generators:

RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Oct 19, 2020

Federal Engineering Controls-ECs:

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Aug 26, 2020

Federal Institutional Controls- ICs:

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Aug 26, 2020

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: May 19, 2020

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Sep 3, 2019

FEMA Underground Storage Tank Listing:

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Petroleum Refineries:

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Jul 10, 2020

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Apr 28, 2020

LIEN on Property:

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

Government Publication Date: Oct 28, 2020

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Sep 22, 2020

State

State Response Sites:

[RESPONSE](#)

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Oct 5, 2020

EnviroStor Database:

[ENVIROSTOR](#)

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Oct 5, 2020

Delisted State Response Sites:

[DELISTED ENVS](#)

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Oct 5, 2020

Solid Waste Information System (SWIS):

[SWF/LF](#)

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Oct 15, 2020

EnviroStor Hazardous Waste Facilities:

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Oct 5, 2020

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Land Disposal Sites:

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Nov 16, 2020

Leaking Underground Fuel Tank Reports:

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Nov 16, 2020

Delisted Leaking Storage Tanks:

DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Nov 16, 2020

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Nov 16, 2020

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Oct 7, 2020

Historical Hazardous Substance Storage Information Database:

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks:

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Oil and Gas Facility Tanks:

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Oct 7, 2020

Delisted Storage Tanks:

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Nov 17, 2020

California Environmental Reporting System (CERS) Tanks:

CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Oct 26, 2020

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:

LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Oct 5, 2020

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:

HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Oct 16, 2020

Deed Restrictions and Land Use Restrictions:

DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Nov 16, 2020

Voluntary Cleanup Program:

VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Oct 5, 2020

GeoTracker Cleanup Program Sites:

CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Nov 16, 2020

Delisted County Records:

DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Dec 9, 2020

Delisted California Environmental Reporting System (CERS) Tanks:[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Oct 26, 2020

Historical Hazardous Substance Storage Container Information - Facility Summary:[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2020

Underground Storage Tanks (USTs) on Indian Lands:[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Apr 8, 2020

Delisted Tribal Leaking Storage Tanks:[DELISTED ILST](#)

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

Delisted Tribal Underground Storage Tanks:[DELISTED IUST](#)

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Apr 14, 2020

County**Riverside County - Local Oversight Program List:**[RIVERSIDE LOP](#)

A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.

Government Publication Date: Aug 19, 2020

Riverside County - Underground Storage Tanks List:[UST RIVERSIDE](#)

A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.

Government Publication Date: Aug 19, 2020

Additional Environmental Record Sources**Federal****PFOA/PFOS Contaminated Sites:**[PFAS NPL](#)

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

Government Publication Date: Nov 18, 2020

Facility Registry Service/Facility Index:

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jun 15, 2020

Toxics Release Inventory (TRI) Program:

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Releases:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Feb 19, 2020

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

Hazardous Materials Information Reporting System:

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Oct 5, 2020

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Sep 22, 2020

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Aug 24, 2020

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jan 20, 2020

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jan 20, 2020

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Jan 28, 2020

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Jul 7, 2020

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Aug 5, 2020

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: May 1, 2020

Alternative Fueling Stations:

ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Sep 24, 2020

Registered Pesticide Establishments:

SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 31, 2020

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Nov 19, 2020

State

Dry Cleaning Facilities:

DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Nov 10, 2020

Delisted Drycleaners:

DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Nov 10, 2020

Non-Toxic Dry Cleaning Incentive Program:

DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS):

PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 16, 2020

PFOA/PFOS Groundwater:

PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Oct 22, 2020

Hazardous Waste and Substances Site List - Site Cleanup:

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Nov 10, 2020

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Oct 7, 2020

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Oct 5, 2020

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Oct 12, 2020

Hazardous Waste Manifest Data:

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Historical California Hazardous Material Incident Report System (CHMIRS):

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List:

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites:

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Oct 26, 2020

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker:

GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Nov 16, 2020

Waste Discharge Requirements:

WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Nov 16, 2020

Toxic Pollutant Emissions Facilities:

EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2018

Clandestine Drug Lab Sites:

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

Riverside County - Hazardous Waste Generator Sites List:

RIVERSIDE HWG

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

Government Publication Date: Aug 19, 2020

Riverside County - Disclosure Facility List:

RIVERSIDE HZH

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

Government Publication Date: Aug 19, 2020

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



HISTORICAL **AERIALS**

Project Property: AES Mountain View Wind
AES Mountain View Wind
Desert Hot Springs CA

Requested By: Tetra Tech

Order No: 20321400277

Data Completed: December 23,2020

Date	Source	Source Scale	Comments
2020	National Agriculture Information Program	1" to 2300'	
2018	National Agriculture Information Program	1" to 2300'	
2016	National Agriculture Information Program	1" to 2300'	
2014	National Agriculture Information Program	1" to 2300'	
2012	National Agriculture Information Program	1" to 2300'	
2010	National Agriculture Information Program	1" to 2300'	
2005	National Agriculture Information Program	1" to 2300'	
1996	US Geological Survey	1" to 2300'	
1984	National High Altitude Photography	1" to 2300'	
1980	US Department of Agriculture	1" to 2300'	
1972	US Geological Survey	1" to 2300'	
1967	Agriculture and Soil Conservation Service	1" to 2300'	Best Copy Available
1955	US Geological Survey	1" to 2300'	
1939	Private Company	1" to 2300'	

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

one inch



Year:2020
Source:NAIP
Scale:1" to 2300'
Comment:

Address:AES Mountain View Wind, Desert Hot
Springs, CA
Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





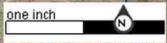
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Springs, CA
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Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





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Source:NAIP
Scale:1" to 2300'
Comment:

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Springs, CA
Approx Center:33.90927/-116.60423

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ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





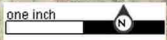
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ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





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Source:NAIP
Scale:1" to 2300'
Comment:

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Springs, CA
Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



one inch



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Source:NAIP
Scale:1" to 2300'
Comment:

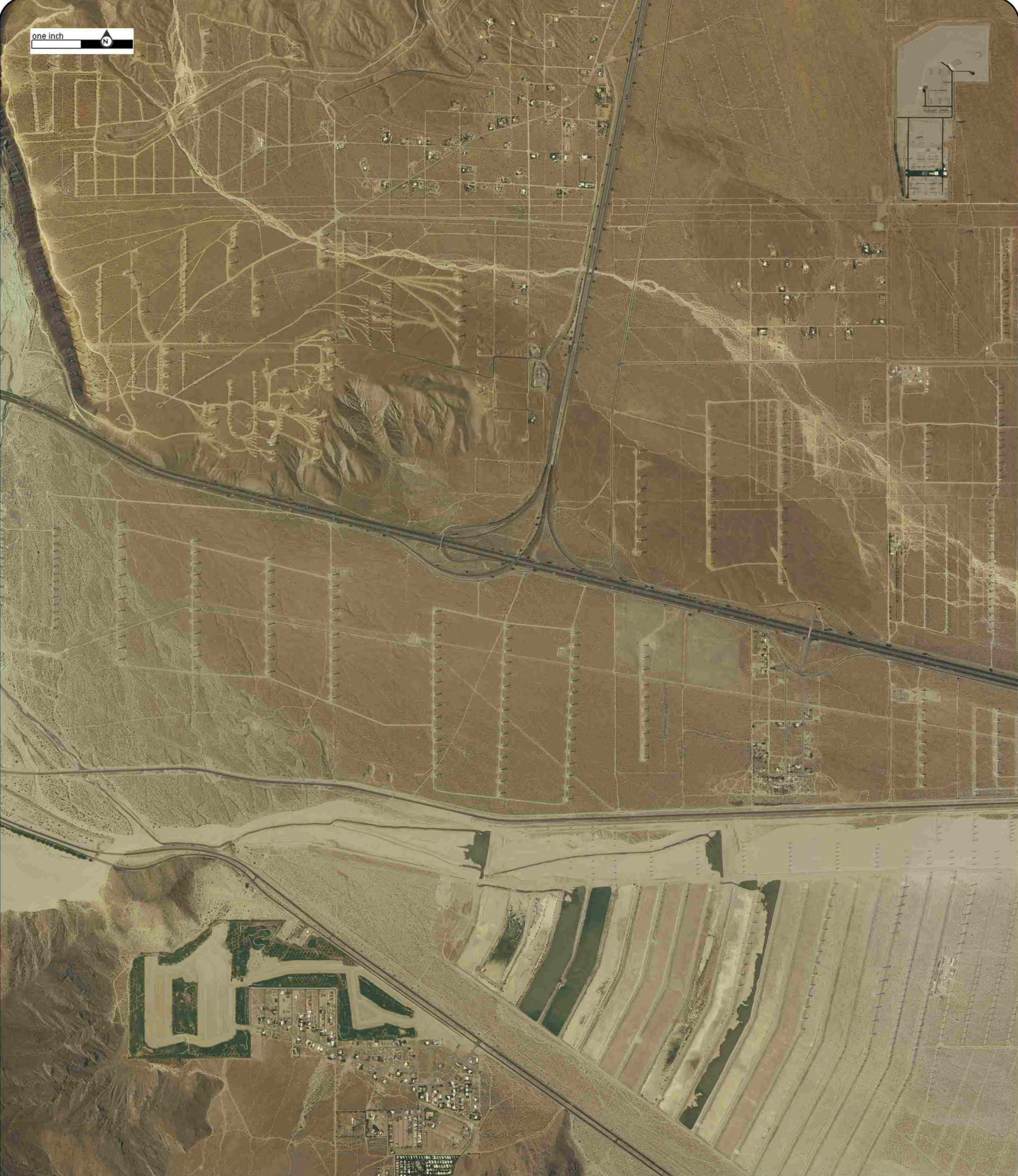
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Springs, CA
Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



one inch



Year:2005
Source:NAIP
Scale:1" to 2300'
Comment:

Address:AES Mountain View Wind, Desert Hot
Springs, CA
Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



one inch



Year:1996

Source:USGS

Scale:1" to 2300'

Comment:

Address:AES Mountain View Wind, Desert Hot
Springs, CA

Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





Year:1984
Source:NHAP
Scale:1" to 2300'
Comment:

Address:AES Mountain View Wind, Desert Hot
Springs, CA
Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



one inch



Year:1980

Source:USDA

Scale:1" to 2300'

Comment:

Address:AES Mountain View Wind, Desert Hot
Springs, CA

Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



one inch

N

6 4 9

GS-VCWE

1-216

1-18-72

Year:1972

Source:USGS

Scale:1" to 2300'

Comment:

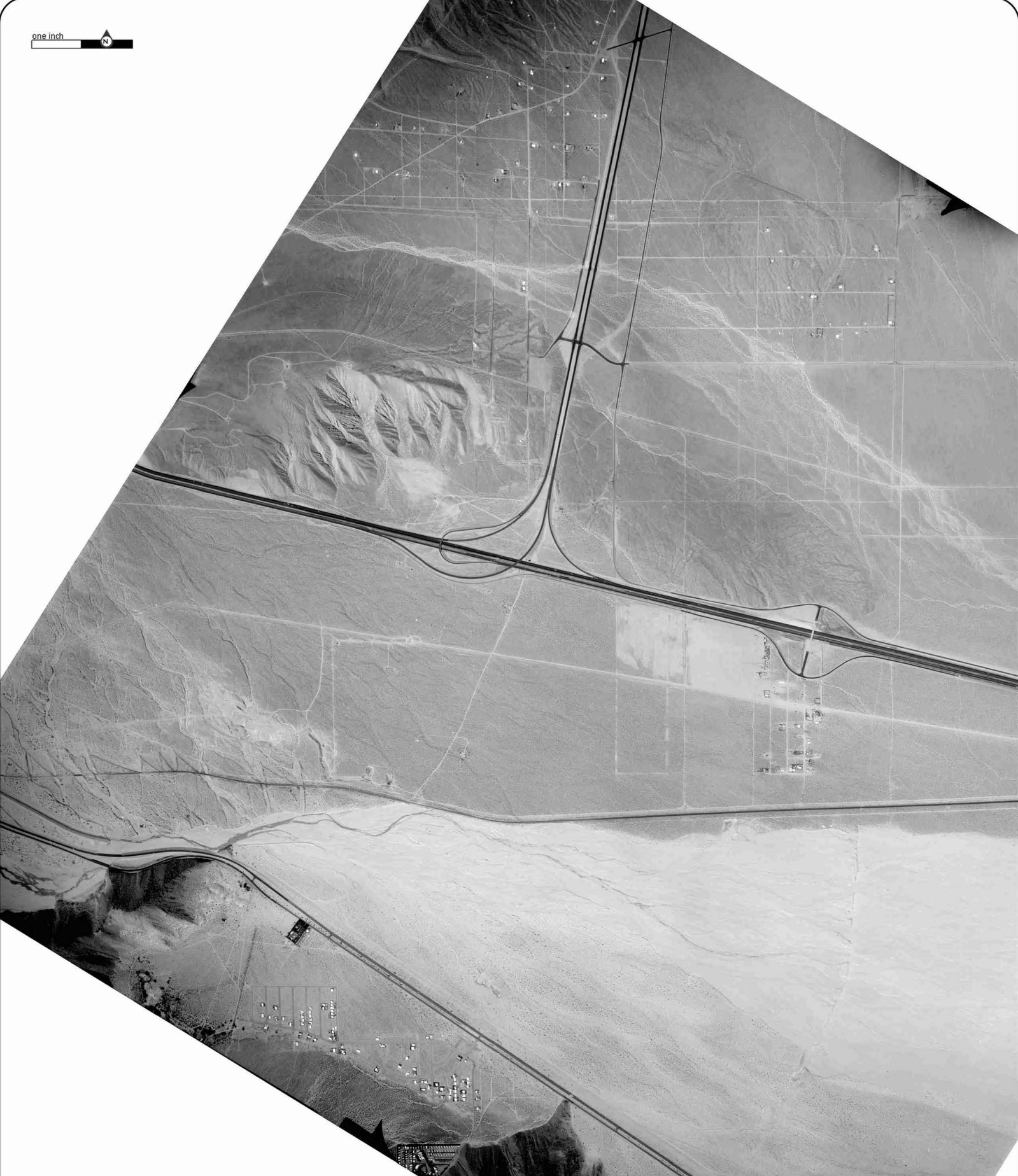
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Springs, CA

Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





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Source:ASCS

Scale:1" to 2300'

Comment:Best Copy Available

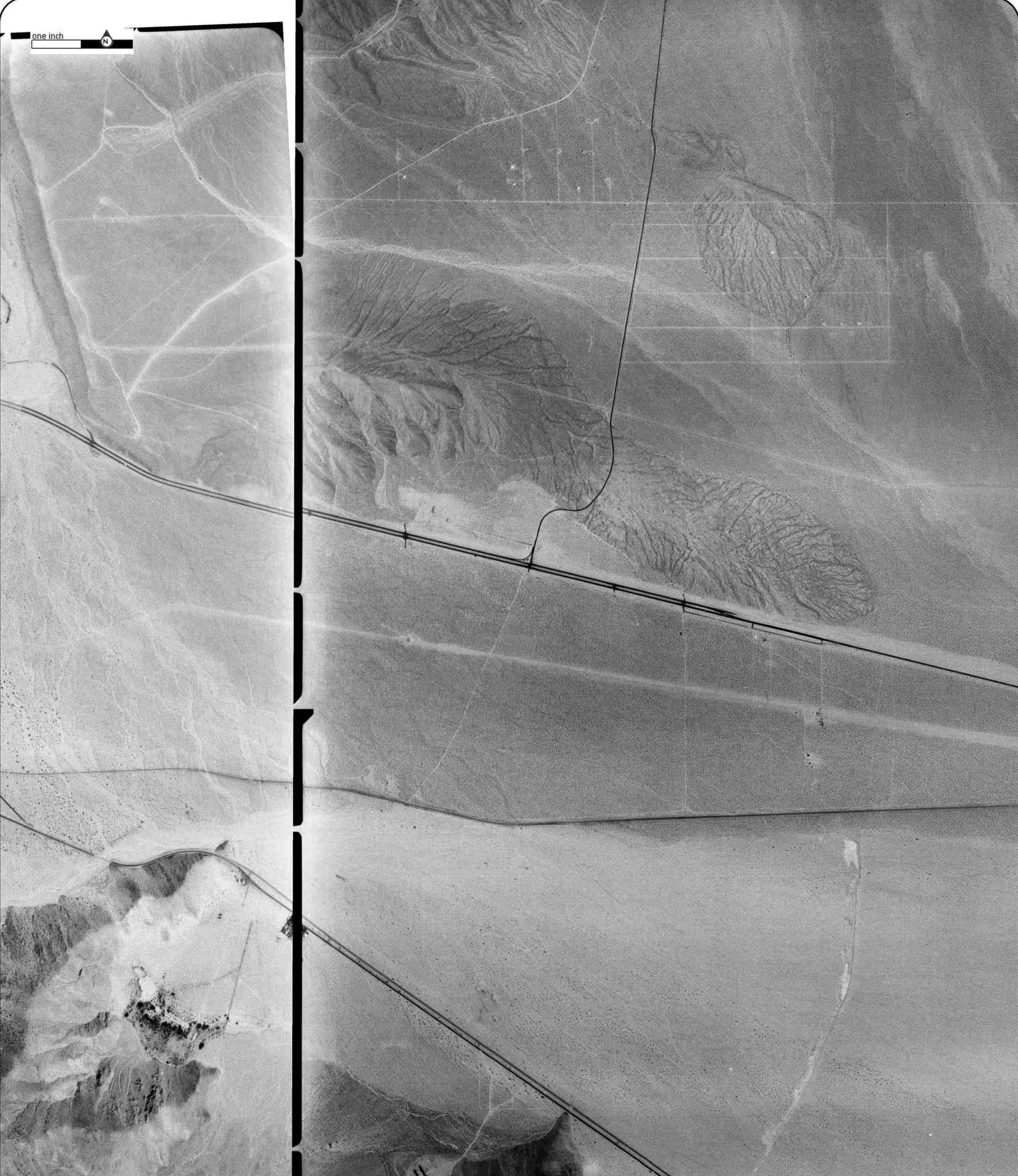
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Springs, CA

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Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES





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Source:USGS
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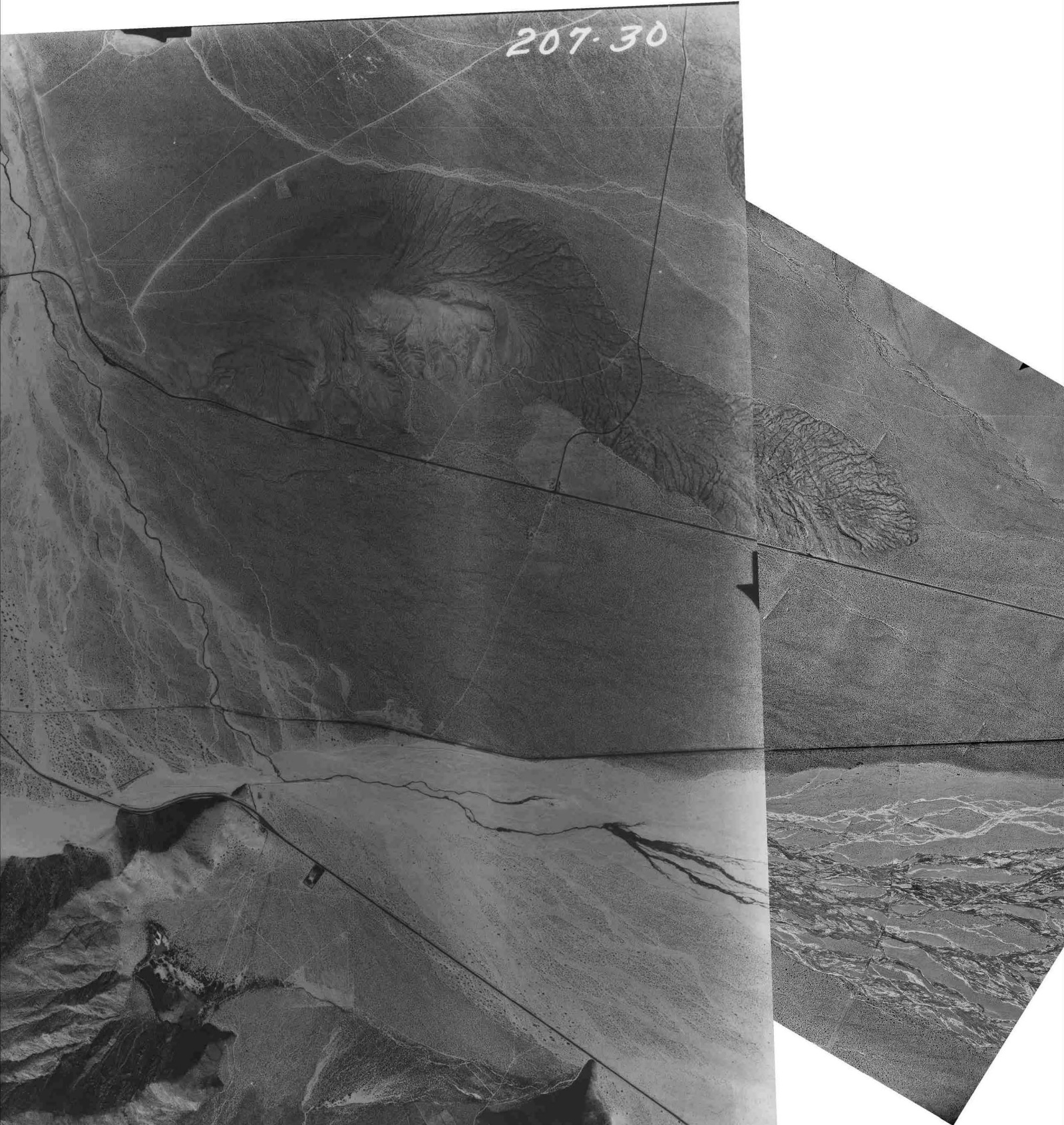
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Approx Center:33.90927/-116.60423

Order No:20321400277

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



207-30

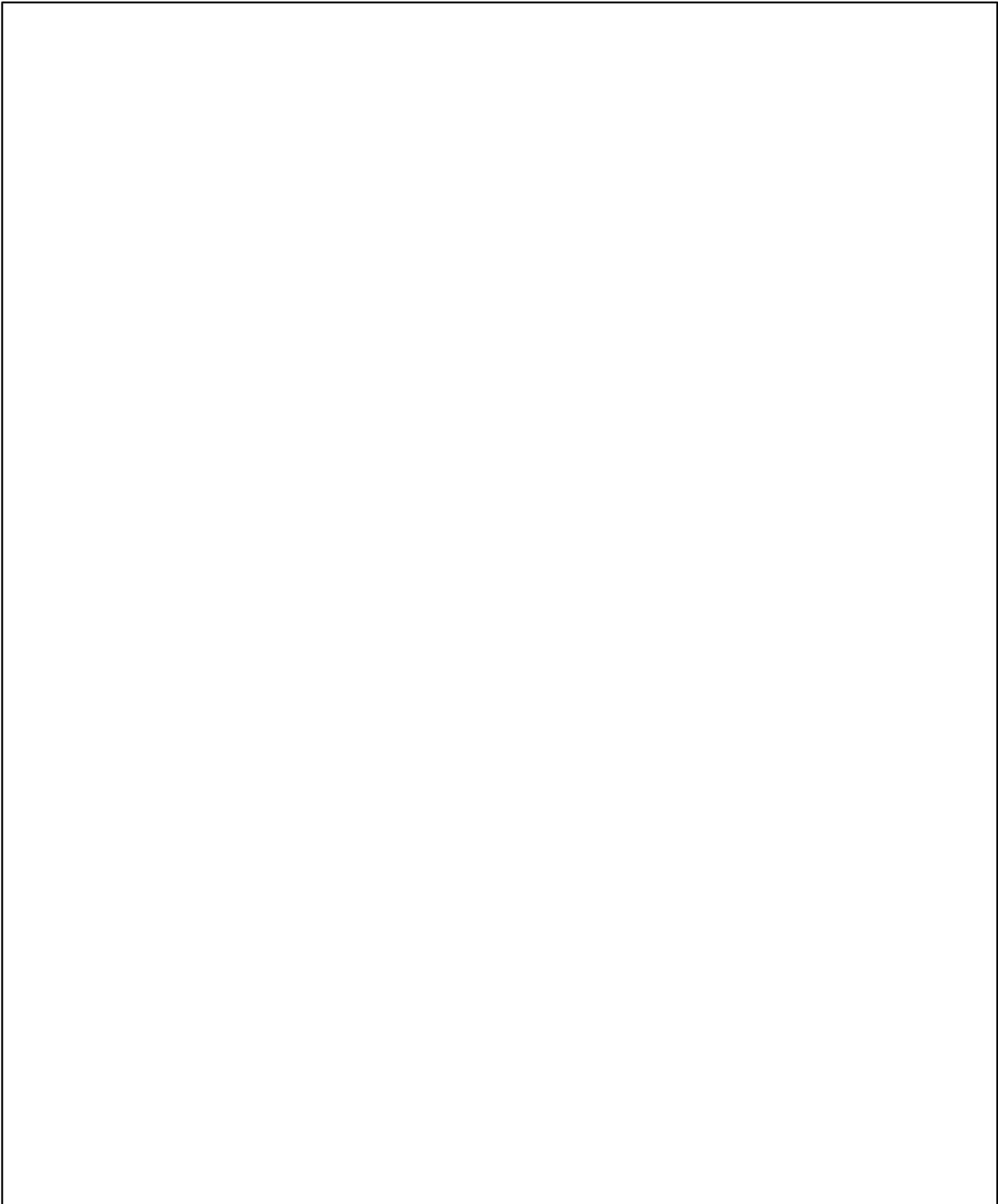


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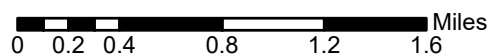
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Springs, CA
Approx Center:33.90927/-116.60423

Order No:20321400277





2015

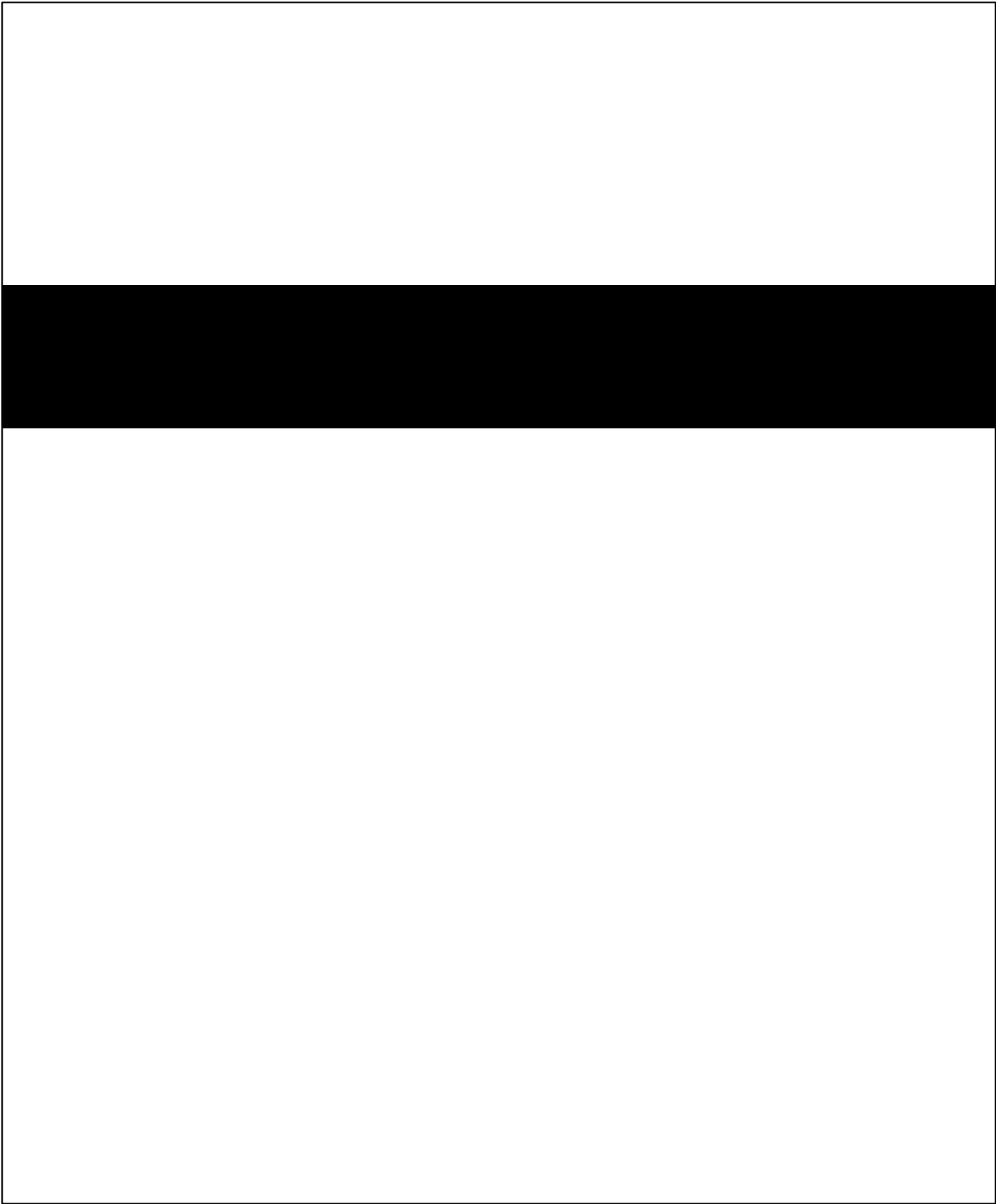


Order No. 20321400277

Quadrangle(s): Desert Hot Springs, CA; White Water, CA

Source: USGS 7.5 Minute Topographic Map





1996

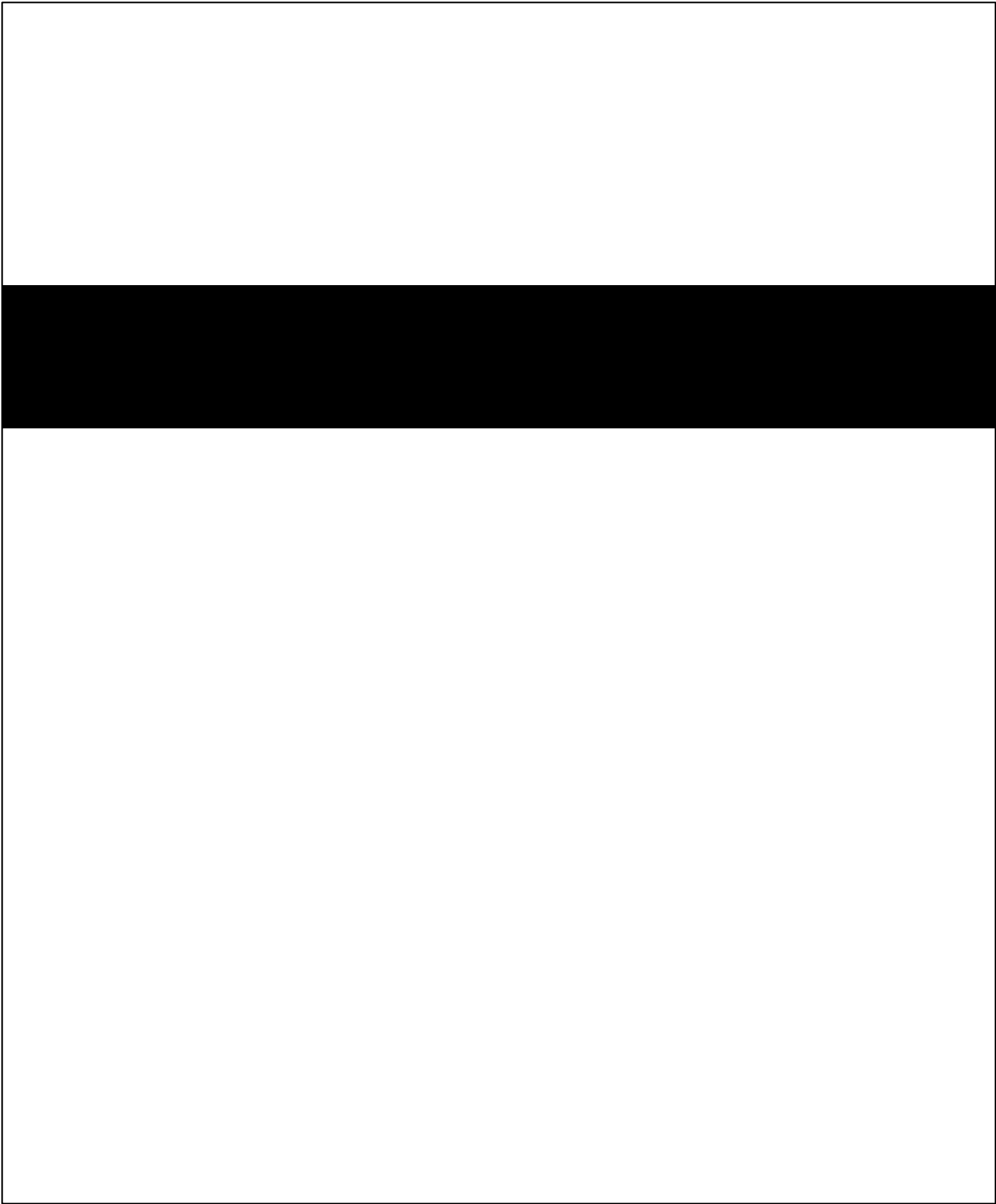
0 0.2 0.4 0.8 1.2 1.6 Miles

Order No. 20321400277

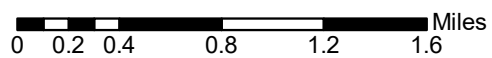
Quadrangle(s): White Water,CA

Source: USGS 7.5 Minute Topographic Map





1988

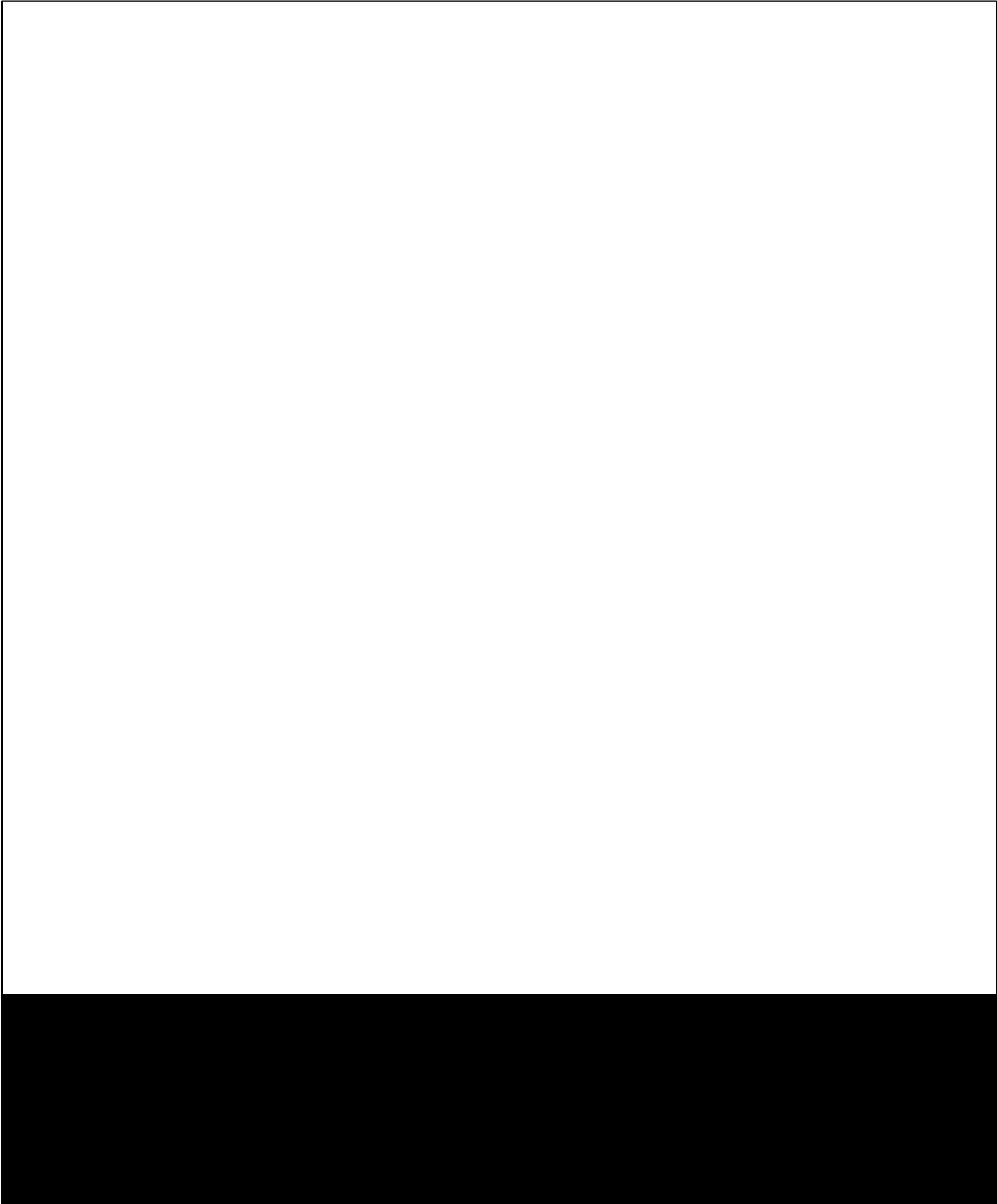


Order No. 20321400277

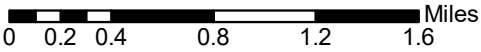
Quadrangle(s): White Water,CA

Source: USGS 7.5 Minute Topographic Map





1978

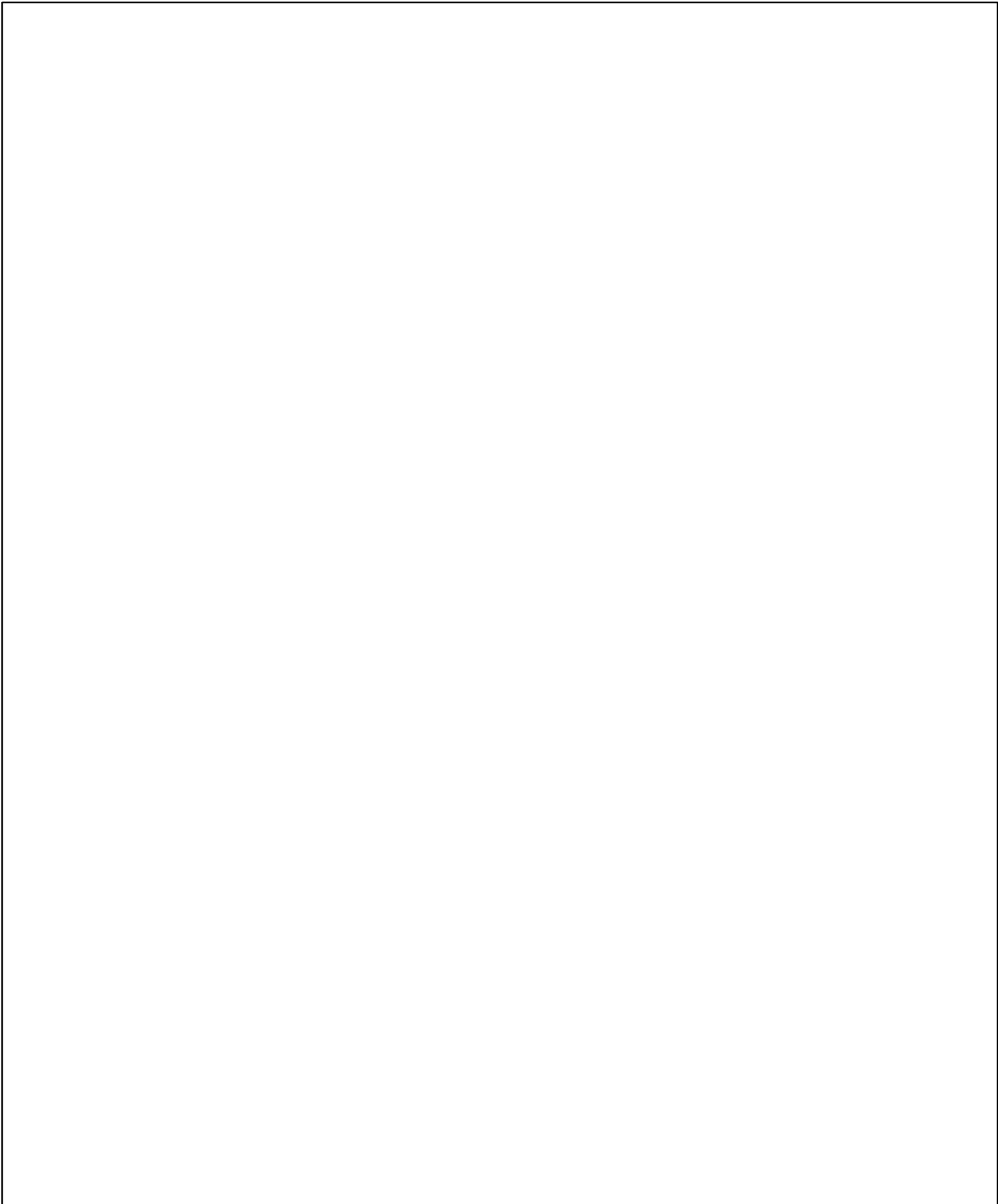


Order No. 20321400277

Quadrangle(s): Desert Hot Springs, CA

Source: USGS 7.5 Minute Topographic Map





1972

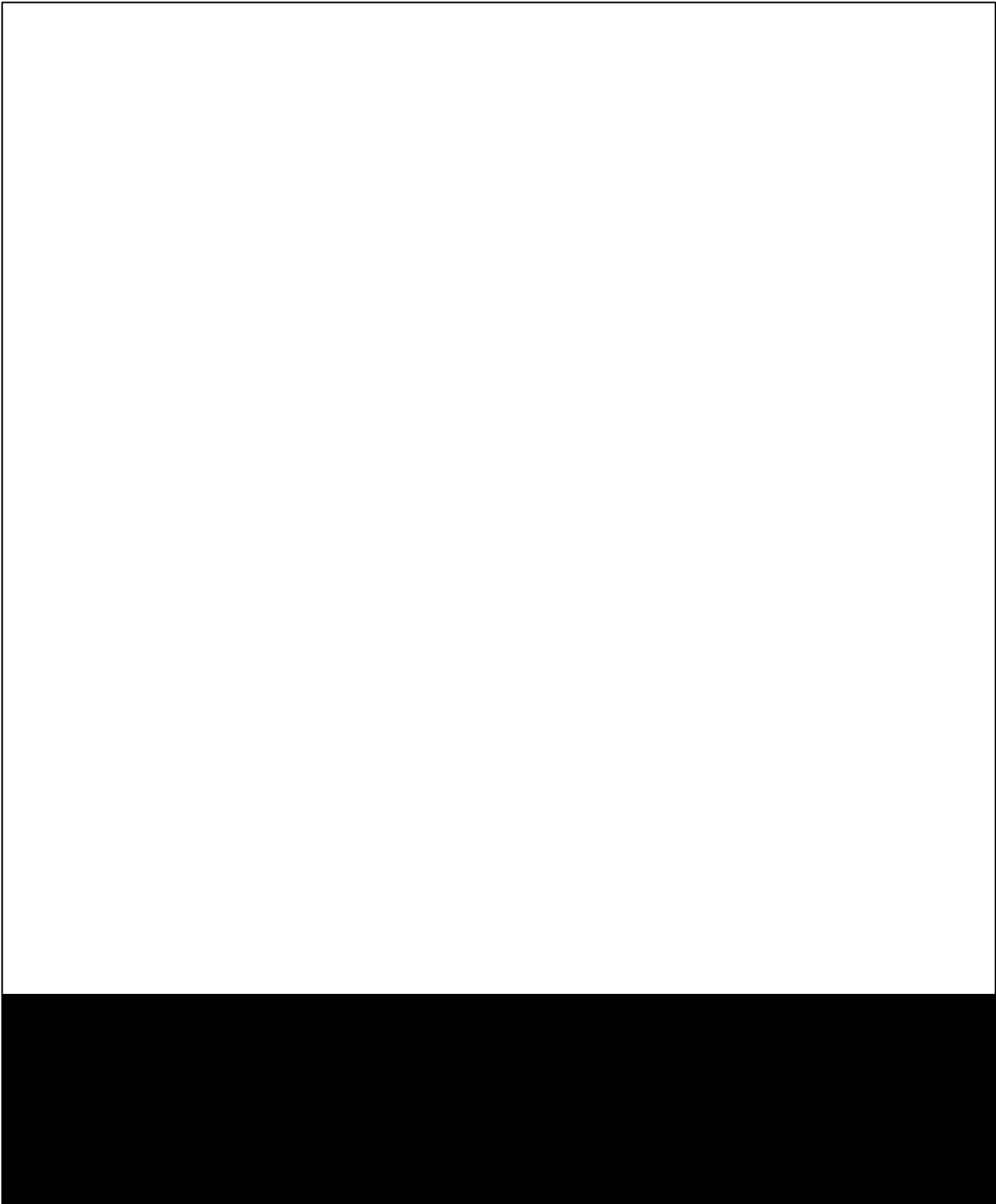
0 0.2 0.4 0.8 1.2 1.6 Miles

Order No. 20321400277

Quadrangle(s): Desert Hot Springs, CA; Whitewater, CA

Source: USGS 7.5 Minute Topographic Map





1955

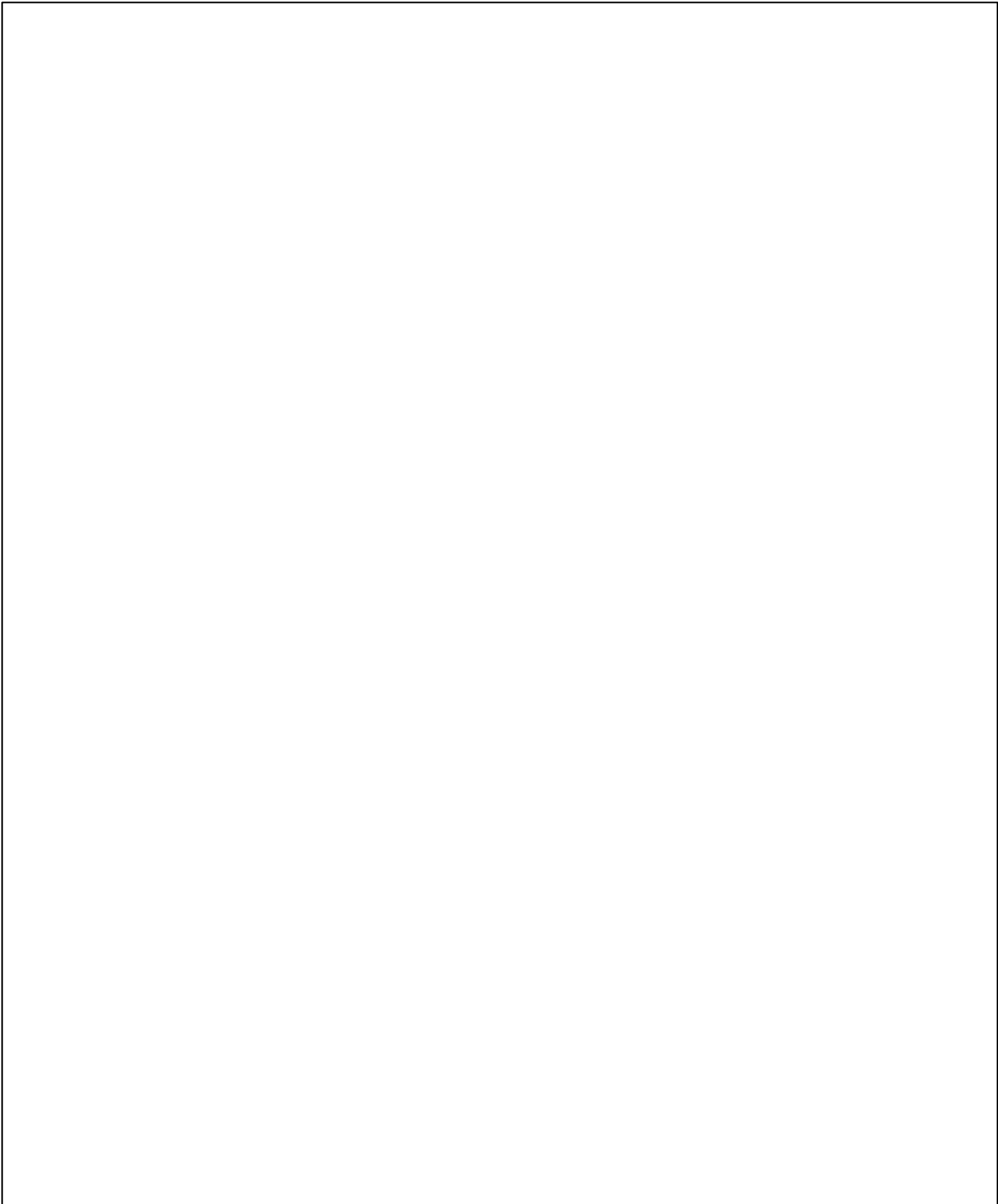
0 0.2 0.4 0.8 1.2 1.6 Miles

Order No. 20321400277

Quadrangle(s): Desert Hot Springs, CA; Whitewater, CA

Source: USGS 7.5 Minute Topographic Map





1957

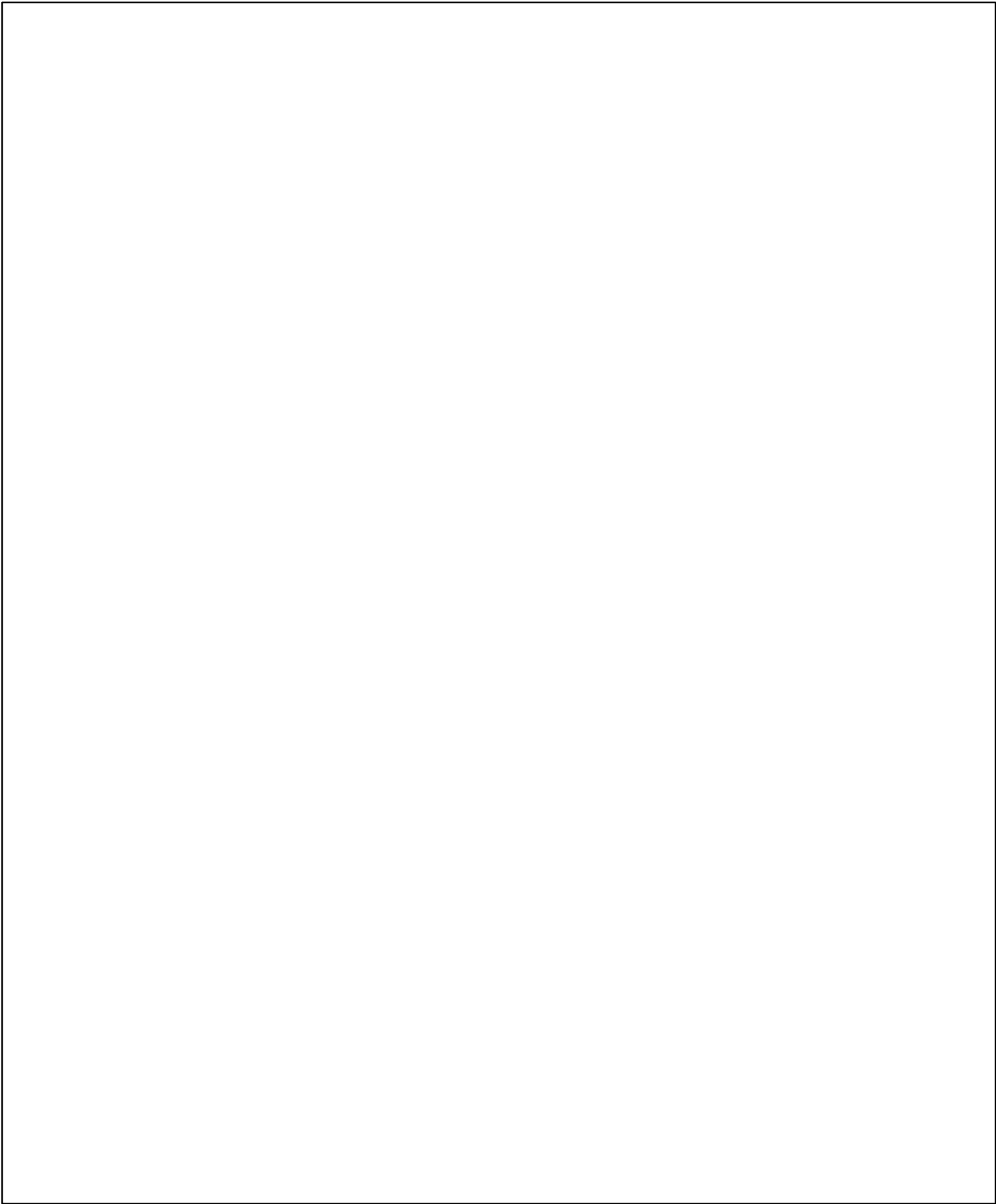
0 0.2 0.4 0.8 1.2 1.6 Miles

Order No. 20321400277

Quadrangle(s): Palm Springs, CA

Source: USGS 15 Minute Topographic Map





1944

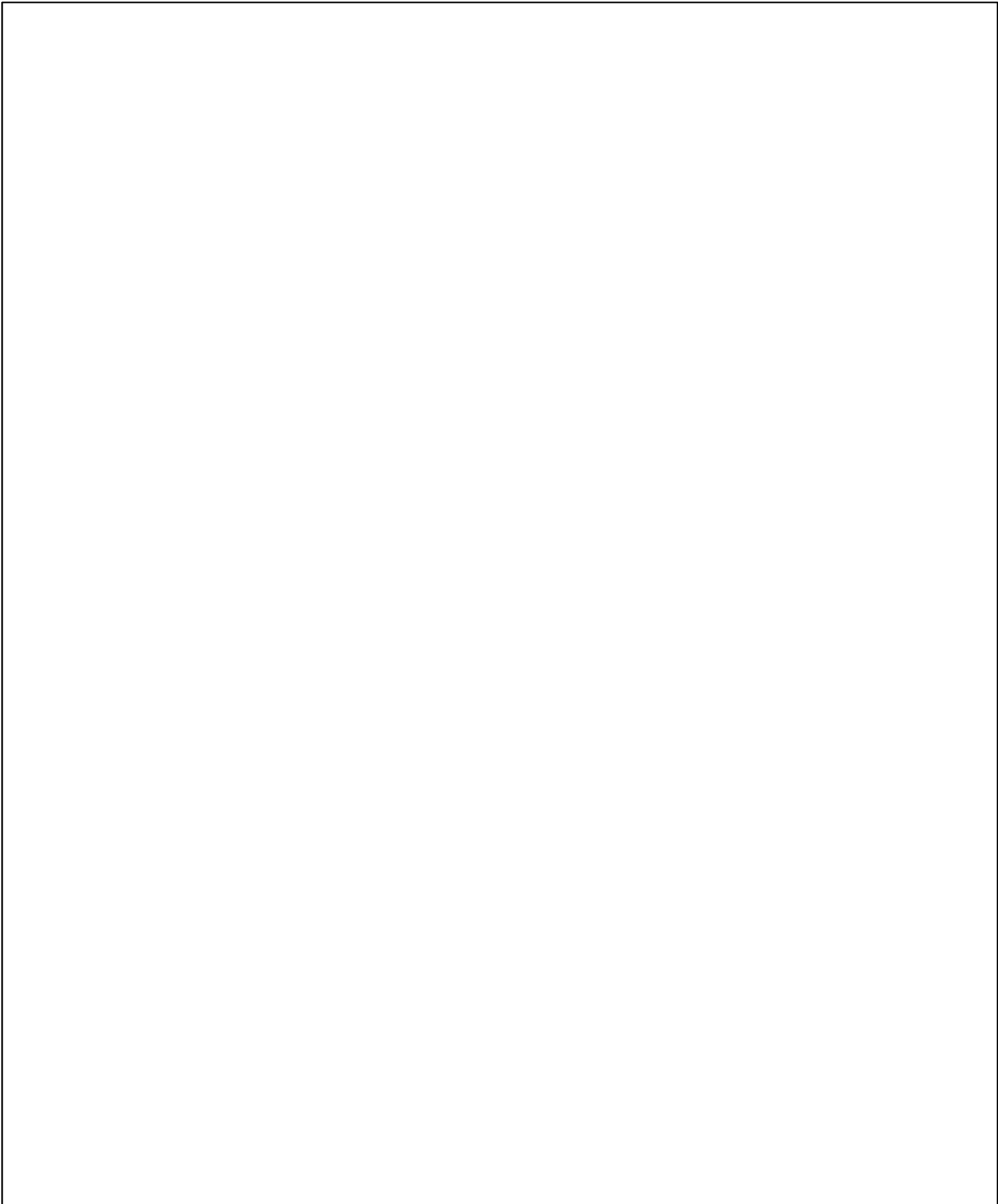
0 0.2 0.4 0.8 1.2 1.6 Miles

Order No. 20321400277

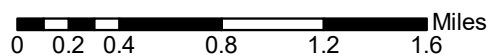
Quadrangle(s): Palm Springs, CA

Source: USGS 15 Minute Topographic Map





1940



Order No. 20321400277

Quadrangle(s): Palm Springs, CA

Source: USGS 15 Minute Topographic Map



APPENDIX B – USER AND OWNER QUESTIONNAIRES



**Phase I Environmental Site Assessment (ESA)
Landowner Questionnaire**

**AES Mountain View Wind Project
Palm Springs, CA**

Page 1 of 4

The purpose of this questionnaire is to assist us in compiling the information required by ASTM Standard E2247-16, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Farmland or Rural Property*—the standard for conducting Phase I Environmental Site Assessments.

Please answer questions to the best of your ability as a landowner involved in the project.

If an answer cannot be provided, write “Unknown.”

Question	Response/Comments
1. How long have you owned or occupied the <i>property</i> ?	Unknown
2. What is the approximate age of the building(s) (if any)?	Not Applicable
3. What was the past use of the property and any adjacent properties?	Wind Generation
4. Have there been other tenants? If yes, what is the nature of the other tenants' operations?	No
5. Is the <i>property</i> , or <i>any adjoining property</i> , ever been used for any of the following activities: Industrial Use, gas station; motor repair; commercial printing; dry cleaners; photo-developing; junkyard or landfill; waste treatment, storage, disposal, processing, or recycling? (if yes, please provide brief explanation)	Unknown

**Phase I Environmental Site Assessment (ESA)
Landowner Questionnaire**

**AES Mountain View Wind Project
Palm Springs, CA**

Page 2 of 4

Question	Response/Comments
<p>6. Are there or had there been any accumulations of damaged or discarded automotive batteries, pesticides, paints, drums, or chemicals?</p> <p><i>(if yes, please describe and provide general locations)</i></p>	Unknown
<p>7. Has fill dirt been brought onto the <i>property</i> from off-site sources?</p> <p><i>(if yes, please provide origin of fill, when it was brought on the property.)</i></p>	Unknown
<p>8. Are there or have there been any pits, ponds, lagoons, cisterns, cesspools, or septic systems located on the <i>property</i> in connection with waste treatment, waste disposal, or are likely to contain hazardous substances or petroleum products?</p> <p><i>(if yes, please provide when and where pits, lagoons, or ponds were located on property)</i></p>	Unknown
<p>9. Is there any stained soil or significantly stained paved areas on the <i>property</i>?</p> <p><i>(if yes, please provide location and source of staining)</i></p>	Unknown
<p>10. Are there or have there been any aboveground or underground storage tanks located on the <i>property</i>?</p>	Unknown
<p>11. Are there or have there been any vent pipes, fill pipes, or access ways protruding from the ground or <i>adjacent</i> to any <i>structure</i> located on the <i>property</i>?</p>	Unknown
<p>12. Is the property served by either a private well or non-public water system?</p>	Unknown



**Phase I Environmental Site Assessment (ESA)
Landowner Questionnaire**

**AES Mountain View Wind Project
Palm Springs, CA**

Page 3 of 4

Question	Response/Comments
<i>(if "yes", go to 13; if "no" go to 14)</i>	
13. Have contaminants been identified in the well, or has the well been designated as contaminated?	Unknown
14. Are there any dry wells, irrigation wells, injection wells, abandoned wells, or monitoring wells located on the subject property?	Unknown
15. Do you know of any environmental site assessment of the property that indicated the presence of hazardous substances or petroleum products? <i>(If yes, please explain – Do you have documentation of this assessment?)</i>	Unknown
16. Does the <i>property</i> discharge wastewater, other than storm water, into a sanitary sewer system? <i>(if yes, please indicate what is discharged and where it is discharged)</i>	No
17. Have any of the following been dumped, buried, or burned on the <i>property</i> ? Hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials.	Unknown
18. Is there a transformer, capacitor, or any hydraulic equipment on the <i>property</i> ?	Yes on APNs: 668-412-001 and 669-040-006

Please use space below to provide additional explanation of any your responses:



Phase I Environmental Site Assessment (ESA) Landowner Questionnaire

AES Mountain View Wind Project Palm Springs, CA

Page 4 of 4

[illegible]

Name of Landowner (or Representative)	Michael Hughes
Company Name (if applicable)	AES North America Development, LLC
Address (street, town/municipality, state)	690 N. Studebaker Blvd., Long Beach, CA 90803
Telephone Number	562-386-9555
Email Address	michael.hughes@aes.com
Signature	<i>Timothy Michael Hughes</i>



**Phase I Environmental Site Assessment
User Questionnaire**

**AES Mountain View Wind Project
Palm Springs, CA**

The purpose of this questionnaire is to assist us in compiling the information required by ASTM Standard E2247-16, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Farmland or Rural Property*—the standard for conducting Phase I Environmental Site Assessments. Please answer questions to the best of your ability. If an answer cannot be provided, write “Unknown.”

Question	Response/Comments
1. Is the User aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law?	Unknown
2. Is the User aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place on the Property and/or have been filed or recorded in a registry under federal, state or local law?	Unknown
3. Does the User have any specialized knowledge or experience related to the Property or nearby properties?	Unknown
4. Is the User involved in the same line of business as the current or former occupants of the Property or on adjoining properties so that they would have knowledge of the chemicals and processes used by current or former occupants?	Unknown
5. Is the User aware of any commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases?	Unknown
6. Is the User aware of specific chemicals that are or may have been present on the Property, spills or chemical releases on the property, or any cleanups that may have taken place on the Property?	Unknown

Tetra Tech, Inc.

17885 Von Karman Ave, Suite 500, Irvine, CA 92614
Tel 949.809.5000 Fax 949.809.5010 www.tetrattech.com

Question	Response/Comments
7. Is it the User's opinion that the purchase (or lease) price being paid for Property reasonably reflects the fair market value of the Property?	Unknown
8. Is the User aware of any obvious indicators that point to the presence or likely presence of contamination on the Property?	Unknown

Please use space below to provide additional explanation of any your responses above:

The questionnaire was completed by:

**Name of User
(or Representative)** Michael Hughes

**Company,
Address, and
Phone Number**

AES North America Development, LLC
690 N. Studebaker Drive, Long Beach, CA 90803

Signature Timothy Michael Hughes

Date 12/28/20

Email Address michael.hughes@aes.com

APPENDIX C – REGULATORY DOCUMENTATION

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA/NNGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1994 or later.

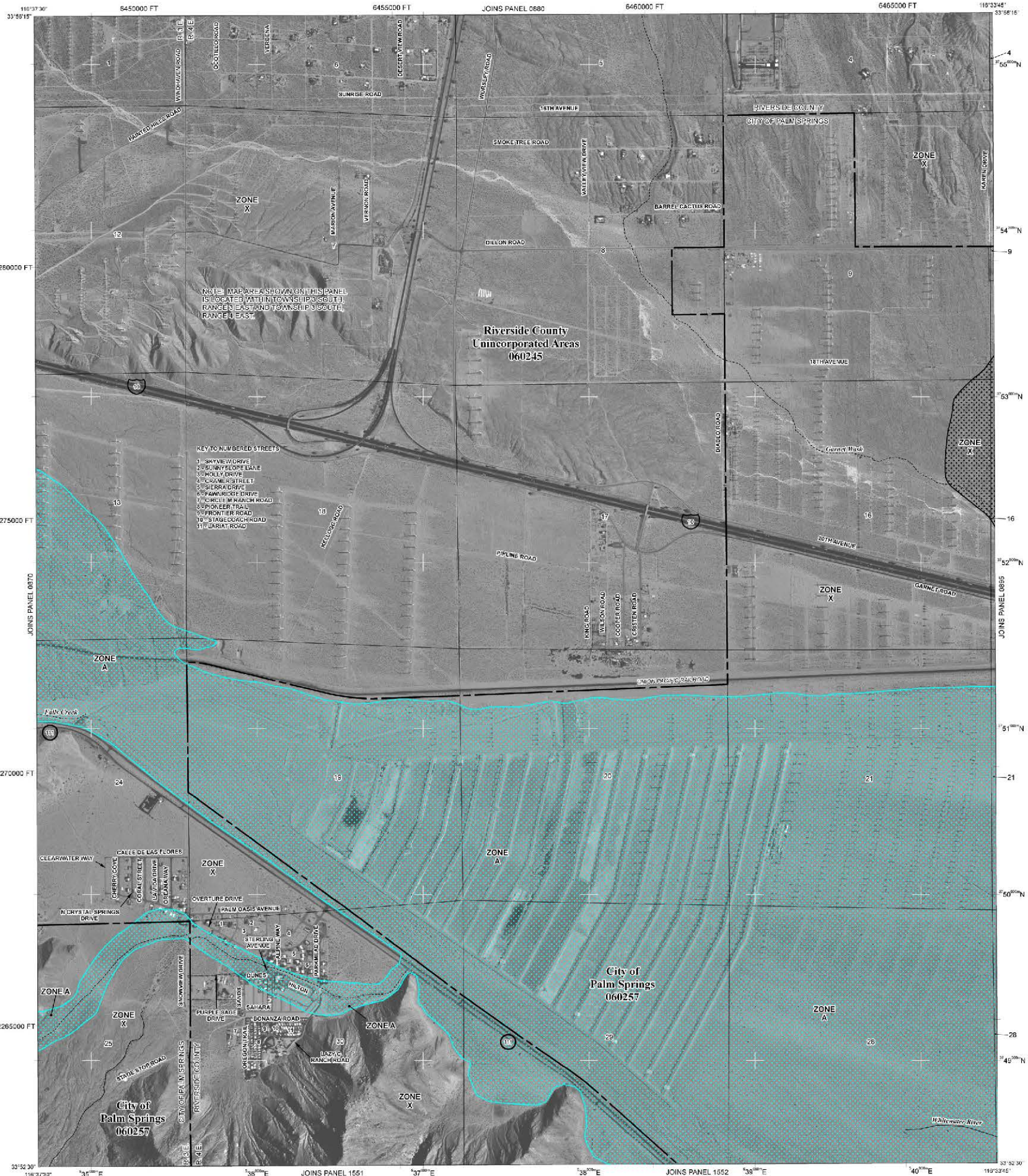
This map may reflect more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-5616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-6620 and its website at <http://fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-335-2627) or visit the FEMA website at <http://www.fema.gov>.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A:** No Base Flood Elevations determined.
- ZONE AE:** Base Flood Elevations determined.
- ZONE AH:** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR:** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99:** Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V:** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE:** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
Areas determined to be outside the 0.2% annual chance floodplain.
Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

- * Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transect line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 100-meter Universal Transverse Mercator grid values, zone 11N
- 500-foot grid ticks; California State Plane coordinate system, zone VI (FIPS ZONE 9400), Lambert Conformal Conic projection
- Bench mark (see explanation in Notes to Users section of this FIRM panel)
- River Mile

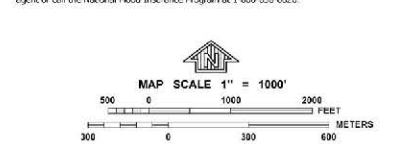
MAP REPOSITORY
Refer to Listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP
August 23, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-635-6333.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0890G

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 890 OF 3805
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PALM SPRINGS CITY OF	060257	0890	G
RIVERSIDE COUNTY	060245	0890	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
06065C0890G

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

Incomplete Records Request Notice

January 6, 2021

Request No: 49738

Tetra Tech
17885 Von Karman Ave.
Suite 500
Irvine, CA 92614
Attn: Kelsey Girty

Request Date: 12/15/20

Re: APNs: 522-070-027 668-290-003 668-290-008 668-300-001 668-300-003 668-300-005 668-300-008 668-300-009 668-300-010 668-300-011 668-300-012 668-300-013 668-300-014 668-300-015 668-310-014 668-310-015 668-310-017 668-310-019 668-310-023 668-310-024 668-310-025 668-310-026 668-310-027 668-310-028 668-310-029 668-310-030 668-310-032 668-310-033 668-310-034 668-310-036 668-310-037 668-310-038 668-310-039 668-310-040 668-310-043 668-310-045 668-310-046 668-310-047 668-412-001 669-020-007 669-020-008 669-020-006 669-040-017 668-040-018

We have received your request for records however a search of our records cannot be conducted based on the information provided.

Please reference a specific site address(s) of inquiry and resubmit the records request.

The Hazardous Materials Management Division is unable to provide information about sites based on APN's or similar geographic site data.

Please direct questions or correspondence to:

Department of Environmental Health

2275 S. Main Street, Ste. 204
Corona, CA 92882
(951) 273-9143
(951) 520-8319 Fax

800 S. Sanderson Avenue, Ste. 102
Hemet, CA 92545
(951) 766-6524
(951) 791-1778 Fax

47950 Arabia Street, Ste. A
Indio, CA 92201
(760) 863-8976
(760) 863-8303 Fax

4065 County Circle Dr., Ste. 104
Riverside, CA 92503
(951) 358-5055
(951) 358-5342 Fax

3880 Lemon Street, Ste. 200
Riverside, CA 92501
(951) 955-8980
(951) 955-8988 Fax



County of Riverside DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
P.O. Box 7909
Riverside, CA 92513-7909
Attention: Records Management
Telephone: 951-358-5055
Fax: 951-358-5017

You may also visit our website at www.rivcoeh.org

Note: Records for disclosure information of the cities of Corona 951-736-2220, and Riverside 951-826-5737 will need to be directed to the City Fire Department.

January 6, 2021

Due to the ongoing COVID-19 national state of emergency, and Orders by the Riverside County Health Officer, the Riverside County Department of Environmental Health has closed all of our offices to the public and requested that our employees work remotely to support you.

Records Request services will continue to be available but please be patient with us and understand that staff is limited.

Responses will be provided **temporarily via email** and will resume to response via US Mail once the pandemic has rectified.

During this time records will be provided in four different ways after fees are paid.

- 1) Email – Only small files no larger than ¼ inch qualify
- 2) US Mail – files that are appropriately sized for mailing will qualify
- 3) USPS / FedEx – larger files that are unable to be mailed via US Mail will be shipped at the requestor's expense
- 4) Pick Up – By appointment only

For questions please call (951) 358-5055 or visit our website for information
www.rivcoeh.org

2275 S. Main Street, Ste. 204
Corona, CA 92882
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County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

Environmental Protection & Oversight Division
Hazardous Materials Management Branch
Attn: Records Management
P.O. Box 7909
Riverside, CA 92513-7909
Ph: (951) 358-5055
Fax (951) 358-5342

*additional fees may include costs for appt. cancellation/no show, time per service, scan/fax/mail of documents, cd/dvd

2275 S. Main Street, Ste. 204
Corona, CA 92882
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(951) 955-8980
(951) 955-8988 Fax



County of Riverside DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

January 6, 2021

Riverside County Hazardous Materials has reopened to limited in-person services. We will be implementing the best practices to serve our customers in person while preventing the transmission and spread of COVID-19.

Due to the ongoing COVID-19 national state of emergency, and Orders by the Riverside County Health Officer, the Riverside County Department of Environmental Health has continued to request that our employees work remotely to support you.

Records Request services will continue to be available but please be patient with us and understand that staff is limited.

Responses will be provided **temporarily via email** and will resume to respond via US Mail once the pandemic has rectified.

During this time records will be provided in five different ways after fees are paid.

- 1) In office appointments for viewing of larger files only
- 2) Email – Only small files **no larger than ¼ inch qualify**
- 3) US Mail – files that are appropriately sized for mailing will qualify – **Additional Copy and Reproduction Fees will apply**
- 4) USPS / FedEx – larger files that are unable to be mailed via US Mail will be shipped at the requestor's expense – **Additional Copy and Reproduction Fees will apply**
- 5) Pick Up – By appointment only – **Additional Copy and Reproduction Fees will apply**

For questions please call (951) 358-5055 or visit our website for information www.rivcoeh.org

Environmental Protection & Oversight Division
Hazardous Materials Management Branch
Attn: Records Management
P.O. Box 7909
Riverside, CA 92513-7909
Ph: (951) 358-5055
Fax (951) 358-5342

*additional fees may include costs for appt. cancellation/no show, time per service, scan/fax/mail of documents, cd/dvd



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

RELEASE OF RECORDS RESPONSE

January 6, 2021

Service Request No: 49767

TETRA TECH
17885 Von Karman Ave.
Suite 500
Irvine, CA 92614
Attn: Kelsey Girty

Your request concerning **Hazardous Materials Management Records** has been received and a file search has been conducted. The appropriate action has been taken.

Site Address	City	Records Found
19435 Ruppert St.	Palm Springs	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
THIS IS NOT AN INVOICE	Estimated Cost	\$50.40

If no records are found, no further action will be taken.

If records are found, please contact our office at (951) 358-5055 to schedule a file review appointment. Records will be available for 30 days from the date of this letter, after which a new Records Request will need to be submitted.

**** There is a clerical records research fee of \$.50 for the first page, plus \$.10 per additional page **Records will not be made available until this fee is paid****

Other fees may apply

Note: Additional time for processing may be required

Appointments are scheduled in one (1) hour increments, not to exceed two (2) hours.

Environmental Protection & Oversight Division
Hazardous Materials Management Branch
Attn: Records Management
P.O. Box 7909
Riverside, CA 92513-7909
Ph: (951) 358-5055
Fax (951) 358-5342



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

*additional fees may include costs for appt. cancellation/no show, time per service, scan/fax/mail of documents, cd/dvd

4065 County Circle Drive, Room 104, Riverside CA 92503
(951) 358-5055
Fax (951) 358-5342
Mailing Address: P.O. Box 7909, Riverside, CA 92513-7909
www.rivcoeh.org

rev. 9/10/20



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

December 21, 2020

Girty Kelsey
TETRA TECH
Kelsey.Girty@tetrattech.com

PR4-121520-08

522-070-027, 668-290-003, 008, 668-300-001, 003, 005, 008, 009, 010, 011, 012, 013, 014, 015, 668-310-014, 015, 017, 019, 023, 024, 025, 026, 027, 028, 029, 030, 032, 033, 034, 036, 037, 038, 039, 040, 043, 045, 046, 047, 668-412-001, 669-020-007, 008, 669-040-006, 017, 018, Whitewater, CA

We have received your Public Records Act Request from the Department of Toxic Substances Control (DTSC). After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSC's Data Management System. It tracks our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

If you have any questions or would like further information regarding your request, please contact me at 714-4845337 or via email at CypressFileRoom@dtsc.ca.gov.



Sincerely,

Julie Johnson

Julie Johnson
Regional Records Coordinator

Lew, Kian

From: Vela, Monet@OEHHA <Monet.Vela@oehha.ca.gov>
Sent: Tuesday, December 22, 2020 11:15 AM
To: Girty, Kelsey
Subject: RE: Tetra Tech - Records Request

 **CAUTION:** This email originated from an external sender. Verify the source before opening links or attachments. 

The Office of Environmental Health Hazard Assessment does not have records on any sites in Whitewater, CA.

From: Girty, Kelsey <Kelsey.Girty@tetrattech.com>
Sent: Tuesday, December 15, 2020 2:51 PM
To: Oehha PRAS <OEHHA.PRAs@oehha.ca.gov>
Subject: Tetra Tech - Records Request

EXTERNAL:

To whom it may concern,

This request is for relevant environmental documents and permits associated with a site located in Whitewater, California. Attached is the formal request for photocopies from the (44) APNs listed.

If you have any questions please contact me at 714-606-5357 or Kelsey.Girty@tetrattech.com. Thank you for your assistance and time!

Sincerely,

Kelsey Girty

Lew, Kian

From: Cox, Chris@CALFIRE <Chris.Cox@fire.ca.gov>
Sent: Thursday, December 31, 2020 1:49 PM
To: Girty, Kelsey
Cc: Nottingham, Lisa@CALFIRE; Records, RRU@CALFIRE
Subject: Records Request from Tetra Tech
Attachments: Riverside County Fire Dept Request Letter.pdf

⚠ CAUTION: This email originated from an external sender. Verify the source before opening links or attachments. **⚠**

Kelsey,

The Riverside County Fire Department - Office of the Fire Marshal received your request for photocopies of files and other information on the properties listed in your attached letter. Our office does not possess files for these properties.

The Riverside County Environmental Health Department - Hazardous Materials Division – is the agency who may possess information about hazardous materials investigations for these properties. You may contact them at 888-722-4234 or visit rivcoeh.org for more information.

The Riverside County Transportation and Land Management Agency may possess the other requested information listed in your letter. You may contact them at 951-955-6838 or visit rctlma.org for more information.

Feel free to contact us if you have any questions or comments.



Chris Cox

Assistant Fire Marshal/Office of the Fire Marshal
CAL FIRE/Riverside County Fire Department
Direct: 760-393-3386 | Main: 760-863-8886
77933 Las Montañas Road, Ste 201, Palm Desert, CA 92211
chris.cox@fire.ca.gov | www.rvcfire.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service ■

The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

From: Nottingham, Lisa@CALFIRE <lisa.nottingham@fire.ca.gov>
Sent: Thursday, December 31, 2020 9:49 AM
To: Cox, Chris@CALFIRE <Chris.Cox@fire.ca.gov>
Subject: Re: Tetra Tech - Records Request

Good Morning AFM Chris Cox,

This is a request from records in Whitewater area.

Thank you,



Lisa Nottingham

Assistant Fire Marshal/Office of the Fire Marshal
CAL FIRE/Riverside County Fire Department
Direct: 951-955-5270 | Main: 951-955-4777
2300 Market St., Ste 150, Riverside, CA 92501
lisa.nottingham@fire.ca.gov | www.rvcfire.org

■ Leadership ■ Competence ■ Integrity ■ Safety ■ Customer Service ■

The Office of the County Fire Marshal is committed to facilitating fire and life safety solutions by empowering its employees to serve our community through innovation and partnership.

From: Records, RRU@CALFIRE <RRURecords@fire.ca.gov>
Sent: Thursday, December 31, 2020 9:16 AM
To: Nottingham, Lisa@CALFIRE <lisa.nottingham@fire.ca.gov>
Cc: King, Kenneth@CALFIRE <Kenneth.King@fire.ca.gov>
Subject: Fw: Tetra Tech - Records Request

Good morning Lisa,
Here is another request, please see email string.
thank you.

CAL FIRE/Riverside County Fire Department

Records & Investigations

Office: 951-943-4970

Fax: 951-657-5143

www.rvcfire.org | RRURecords@fire.ca.gov

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From: Girty, Kelsey <Kelsey.Girty@tetrattech.com>
Sent: Monday, December 28, 2020 11:37 AM
To: Records, RRU@CALFIRE <RRURecords@fire.ca.gov>
Subject: Tetra Tech - Records Request

Warning: this message is from an external user and should be treated with caution.

To whom it may concern,

This request is for relevant environmental documents and permits associated with a site located in Whitewater, California. Attached is the formal request for photocopies from the (44) APNs listed.

If you have any questions please contact me at 714-606-5357 or Kelsey.Girty@tetrattech.com. Thank you for your assistance and time!

Sincerely,

Kelsey Girty

APPENDIX D – PREVIOUS ENVIRONMENTAL REPORTS

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-300-009
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

PRESENTED TO

AES North America Development, LLC
Alamitos Energy Center
690 N. Studebaker Road
Long Beach, CA 90803
Attn: Mr. Michael Hughes

PRESENTED BY

Tetra Tech, Inc.
17885 Von Karman Avenue
Irvine, CA 92614-6213
949-809-5000

September 30, 2020

www.tetrattech.com

EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity which has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) located, as per the Riverside County Assessor’s Office as the Assessor’s Parcel Number (APN) 668-300-009, in Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations (CFR) Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located at Riverside County APN 668-300-009 in Whitewater, California, approximately 6.5 miles northwest of the city of Palm Springs. The Site is currently vacant land and totals approximately 4.97 acres, though one 15- by 20-foot concrete pad was noted near the southern portion of the Site. It is surrounded by undeveloped land to the west, north, and east, a dirt access road to the south, and a fenced in pipeline control station to the southeast. The Site pertaining to this report includes only the APN parcel 668-300-009 (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939. Documentation of surrounding areas show some land improvements of a dirt access road and a small structure to the southeast as far back as 1953. The historical topographic map shows a pipeline directly to the south of the Site and a control station to the southeast. In 1967 a small structure can be seen from the historic aerials in the southern portion of the Site, though the exact size and/or use of the structure is unable to be interpreted due to the scale of the photograph. Dirt access roads leading to small structures in the surrounding area and an improved Interstate 10 to the north is also noted. By 2002, multiple wind turbines can be seen in the surrounding areas. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted during the site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 CFR Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site. Tetra Tech’s conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified no potential business environmental risks associated with the Site within the Phase I ESA scope.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	4
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.8 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.9 California State Leaking Underground Storage Tank Sites	9
3.1.10 California State Registered Underground Storage Tanks.....	9
3.1.11 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.12 Orphaned / Unmappable Properties.....	10
3.1.13 California Integrated Water Quality System	10
3.1.14 California Environmental Protection Agency Regulated Site Portal.....	10
3.1.15 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	10
3.3 Agency Records.....	11
3.4 Previous Environmental Reports	12
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	14
4.0 SITE RECONNAISSANCE	15
4.1 Methodology and Limitations	15
4.2 Current Property Use	15
4.3 Past Property Use	15
4.4 Observations	15

4.4.1 Interior and Exterior Observations.....	15
4.4.2 Chemical Usage/Waste Storage	15
4.4.3 Abandoned or Unidentified Containers	15
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains.....	15
4.4.5 Dry Wells	15
4.4.6 Soil Staining.....	16
4.4.7 Vegetative Stress	16
4.4.8 Sheens.....	16
4.4.9 Soil Disturbance	16
4.4.10 Odors	16
4.4.11 Underground Storage Tanks	16
4.4.12 Aboveground Storage Tanks.....	16
4.4.13 Oil and Gas Wells/Activities.....	16
4.4.14 Polychlorinated Biphenyl-Containing Materials	16
4.4.15 Monitoring Wells and Soil Borings.....	16
4.4.16 Spills/Releases	16
4.4.17 Surface Debris	16
4.4.18 Hydraulic Equipment	16
4.4.19 Air Compressor Usage	16
4.4.20 Asbestos-Containing Materials.....	17
4.4.21 Lead-Based Paint and Other Lead-Containing Materials.....	17
4.4.22 Lead in Drinking Water	17
4.4.23 Microbial Growth and Moisture Intrusion.....	17
4.4.24 Waste Disposal.....	17
4.4.25 Wastewater Discharges.....	17
4.4.26 Storm Water Discharges	17
4.4.27 Utilities	17
4.5 Current Use of Adjoining Properties	17
4.6 Past Use of Adjoining Properties	17
5.0 INTERVIEWS	18
5.1 Past and/or Present Owners and/or Occupants	18
5.2 State and Local Government Officials	18
6.0 FINDINGS AND CONCLUSIONS	19
6.1 Characteristics of the Site and Vicinity.....	19
6.2 Summary of Findings	19
6.3 RECs	19
6.4 HRECs	19
6.5 CRECs	19
6.6 Business Environmental Risks.....	20
6.7 Non-ASTM Environmental Issues.....	20
6.8 Limitations and Exceptions of Assessments.....	20
6.8.1 Data Failures, Data Gaps, and Other Opinions.....	20
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	22
8.0 REFERENCES	23

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-300-009, located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). AES runs the Mountain View Wind Repower Project in this vicinity. This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological Agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM practice E2247-16 governing Phase I ESAs and All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified by APN 668-300-009 (Figures 1 and 2). The Site is located approximately 1,800 feet south of interstate 10 and is approximately 6.5 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single rectangular parcel totaling approximately 4.97 acres and is surrounded by undeveloped land, dirt access roads, a pipeline control station to the southeast and wind generation turbines further to the east and west (Figure 2). The parcel is accessed by a dirt road to the south of the Site.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial environmental site assessments in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood).

2.3 USER PROVIDED INFORMATION

Phase I ESA questionnaires were provided to the current landowner, Mr. Mario Berardi, and the user, Mr. Michael Hughes, for completion. Information from the questionnaires, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaires is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM 2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Mr. Berardi or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is mostly undeveloped with a small 15- by 20-foot concrete pad near the southern portion of the Site. This pad appeared to at one point to contain a small wooden structure of unknown purpose. To the south of the site is a dirt access road and the surrounding areas are all undeveloped or contain wind turbines. A small area of land to the southeast is a pipeline control station (Figure 2).

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) is presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
Facility Response Plan (FRP)	0.25	0	0
National Priority List (NPL)	1.0	0	0
National Priority List - Proposed	1.0	0	0
Deleted NPL	1.0	0	0
SEMS List 8R Active Site Inventory (SEMS)	0.5	0	0
Inventory of Open Dumps (ODI)	0.5	0	0
SEMS List 8R Archive Sites	0.5	0	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.5	0	0
Open Dumps on Indian Lands	0.5	0	0
CERCLIS - No Further Remedial Action Planned	0.5	0	0
CERCLIS Liens	TP	0	NR
RCRA CORRACTS-Corrective Action (RCRA CORRACTS)	1.0	0	0
RCRA non-CORRACTS TSD Facilities (RCRA TDS)	0.5	0	0
RCRA Generator List (RCRA LQG)	0.25	0	0
RCRA Small Quantity Generators List (RCRA SQG)	0.25	0	0
RCRA Conditionally Exempt and Very Small Quantity Generators List	0.25	0	0
RCRA Non-Generators (RCRA Non-Gen)	0.25	0	0
Federal Engineering Controls (FED ENG)	0.5	0	0
Federal Institutional Controls (FED INST)	0.5	0	0
Emergency Response Notification System 1982-1986	TP	0	NR
Emergency Response Notification System 1987-1989	TP	0	NR
Emergency Response Notification System (ERNS)	TP	0	NR
The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0	0
FEMA Underground Storage Tank Listing (FEMA UST)	0.25	0	0
Petroleum Refineries (REFN)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUUST)	0.25	0	0
County			
Riverside County - Local Oversight Program List (RIVERSIDE LOP)	0.5	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Riverside County - Underground Storage Tanks List (UST RIVERSIDE)	0.25	0	0
State			
Dry Cleaning Facilities (DRYCLEANERS)	0.25	0	0
Delisted Drycleaners	0.25	0	0
Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)	0.25	0	0
Per- and Polyfluoroalkyl Substances (PFAS)	0.5	0	0
PFOA/PFOS Groundwater	0.5	0	0
Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)	0.5	0	0
List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)	0.5	0	0
EnviroStor Inspection, Compliance, and Enforcement	1.0	0	0
School Property Evaluation Program Sites (SCH)	1.0	0	0
California Hazardous Material Incident Report System (CHMIRS)	TP	0	0
Hazardous Waste Manifest Data (HAZNET)	TP	0	0
Historical California Hazardous Material Incident Report System (HIST CHMIRS)	TP	0	0
Historical Hazardous Waste Manifest Data (HIST MANIFEST)	TP	0	0
Historical Cortese List (HIST CORTESE)	0.5	0	0
Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)	0.5	0	0
California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)	0.125	0	0
Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)	0.5	0	0
Sites in GeoTracker (GEOTRACKER)	0.125	0	0
Waste Discharge Requirements (WDR)	0.25	0	0
Toxic Pollutant Emissions Facilities (EMISSIONS)	0.25	0	0
Clandestine Drug Lab Sites (CDL)	0.125	0	0

TP- target property, NR- not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency (EPA) has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. The ASTM Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or

adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site and no State and tribal equivalent CERCLIS, Confirmed and Suspected Contaminated Sites List (CSCSL), identified within 1 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal facilities (TSDF) lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by EPA, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSDF within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSDF within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS (CSCSL) properties be identified within 1 mile of the Site. There are no sites identified on CSCSL within 1 mile of the Site.

3.1.8 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.9 California State Leaking Underground Storage Tank Sites

The LUST database is a listing of confirmed or suspected releases to soil or groundwater from USTs that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.10 California State Registered Underground Storage Tanks

The UST database contains registered USTs. USTs are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated October 31, 2019 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.11 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.12 Orphaned / Unmappable Properties

The ERIS Report listed no properties as “orphaned” or unmappable due to incomplete or incorrect location information.

3.1.13 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.14 California Environmental Protection Agency Regulated Site Portal

The California Environmental Protection Agency Regulated Site Portal (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.15 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds,

and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSDF	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside Environmental Health Department
- Department of Toxic Substances
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- Geotracker
- Envirostor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received

that the department is unable to look up records based on APN numbers and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government data base EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

Geotracker

As part of the environmental review process, Tetra Tech reviewed the online government data base Geotracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is I- 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. W: The area immediately west of the is undeveloped land.	A (1939)
1940	The Site appears as undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is I- 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the is undeveloped land.	T (1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is I- 10. Past I- 10 construction appears to have begun in the 1953 aerial. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is a dirt access road leading to a pipeline control station to the southeast. W: The area immediately west of the is undeveloped land.	A (1953) T (1955, 1957)
960	The Site appears to be in a similar configuration as the previous years, except that a small shed size structure appears to be near the southern portion of the parcel.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is I- 10. Construction near Route 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of I- 10 has also been constructed. E: The area immediately to the east is undeveloped land. Further to the east is more shed-like sized structures. S: The area immediate to the south of the Site is a dirt access road leading to a pipeline control station to the southeast. Further to the south is more shed-like sized structures. W: The area immediately west of the is undeveloped land.	A (1967)
1970	The Site appears to be in a similar configuration as the previous years	No significant changes could be discerned in the surrounding properties to the Site	A (1972) T (1972, 1978)

Decade Starting	Site	Surrounding Properties	Sources
1980	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A (1980, 1984)
1990	The Site appears to be in a similar configuration as the previous years, except that the structure appears to be gone and just the foundation footprint remains. Site appears in a configuration largely matching that of the current property configuration.	Aerial resolution however, no significant changes could be discerned in the surrounding properties to the Site, except that the surrounding structures appear to be leveled with only the foundation footprint remaining.	A (1996)
2000	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site, except that there are now multiple wind turbines further to the east and west of the Site. Associated with the wind turbines are new dirt access roads and a graded area to the northwest.	A (2002, 2005)
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A (2010, 2012, 2014, 2016, 2018) T (2015)

N= north, E = east, S = south, W= west

Sources:

A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939 with a small man-made structure appearing near the southern portion of the parcel as far back as 1967. No evidence of tilling and agriculture activities throughout the Site have been documented. Documentation of surrounding areas show some land improvements of a road and some buildings to the north and east as far back as 1953. No further land development has appeared on the property. The surrounding areas appeared to have had wind turbines installed as early as 2002. No Sanborn maps exist to confirm to confirm previous ownership for the Site or the surrounding areas.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figures 2 and 3.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 4.97 acres of mostly undeveloped located in Whitewater California, on the outskirts of Palm Springs. The Site is currently undeveloped with a single small concrete landing located on the southern portion of the parcel.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Section 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be improved with a single 15- by 20-foot concrete pad on the southern portion of the parcel. The rest of the Site is undeveloped.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

A single abandoned or unidentified container was observed on the Site during the site reconnaissance. No significant staining was observed.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells was observed at the site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens was observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases was observed during the site reconnaissance.

4.4.17 Surface Debris

No evidence of major surface debris was found on the Site during the site reconnaissance; however, a loose metal container was observed on the Site.

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance.

4.4.27 Utilities

No utilities are provided to the Site, however there are a few power poles in the surrounding properties. Power is provided to the offsite pipeline control station to the southeast with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with areas further to the east and west used for wind turbine locations. Directly adjacent to the south of the Site is a dirt access road that leads to a pipeline control station to the southeast of the Site. There are no other structures located in the vicinity of the Site.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Mr. Berardi, owner of the property, on August 13, 2020. Mr. Berardi indicated in the owner questionnaire that he was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Mr. Berardi indicated that he is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.97 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently mostly undeveloped except for a 15- by 20-foot concrete pad located near the southern portion of the parcel (see Appendix D). The concrete pad appears to have once held a small wooden structure based on leftover materials. The surrounding areas are all undeveloped except for some similar concrete pads, dirt access roads, a pipeline control station to the southeast and wind generation turbines. No buildings are located on the Site or the surrounding vicinity. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears as partially developed land as far back as 1967 with a small man-made structure of unknown usage. The rest of the property is undeveloped. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the “*presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.*”

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no REC(s) in connection with the Site as defined by ASTM E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).*” *Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.*”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction*

of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA."

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as "a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations."

This Phase I ESA has revealed no business environmental risks in connection with the Site as defined by ASTM E2247-16.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of the AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech, and is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining recognized environmental conditions at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package, dated August 12, 2020.
- ERIS Historical Topographic Map Report, dated August 12, 2020.
- ERIS Physical Settings Report, dated August 12, 2020
- ERIS Certified Fire Insurance Maps, dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- Envirostor
- Geotracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13, 2013.
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-290-003
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

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September 30, 2020

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the "Site") identified by the Riverside County Assessor's Office as Assessor's Parcel Number (APN): 668-290-003, located in Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: "the presence or likely presence of any hazardous substances or petroleum products on 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."

SITE DESCRIPTION

The Site is located at Riverside County APN 668-290-003 in Whitewater, California, approximately 7 miles northwest of the city of Palm Springs. The Site is approximately 11 acres of vacant land and is bounded by Garnet Road to the north and northeast with Interstate 10 Highway to the north of Garnet Road. There is a dirt access road located directly west of the Site along with undeveloped land and a dirt lot located to the south. A dry riverbed appears to traverse the northwestern portion of the Site. The Site boundaries as pertaining to this report include only the APN parcel 668-290-003 (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939. Documentation from 1939 also shows that Interstate 10 Highway was developed north of the site and the dry riverbed traversed through the northwestern portion of the Site. In 1967, the road known in the present as Garnet Road was developed to the north and northeast of the Site. By 2002, several wind turbines can be seen in the surrounding areas southwest of the Site. Additionally, there is a dirt access road leading to the wind turbines and a vacant dirt lot that is located directly west of the Site. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted during the site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 Code of Federal Regulations Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site however it is noted that aerially deposited lead associated with leaded gasoline usage can result in higher lead levels along the shoulders of older roadways such as Garnet Road and Interstate 10. If aerially deposited lead soil is disturbed, a soil management plan could be required. Tetra Tech's conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified no business environmental risks associated with the Site, with the exception that there could be elevated lead associated with the shoulders of older roadways at or near the Site that, if disturbed could require a soil management plan.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	5
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	9
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.14 Orphaned / Unmappable Properties.....	10
3.1.15 California Integrated Water Quality System	10
3.1.16 California Environmental Protection Agency Regulated Site Portal.....	10
3.1.17 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	11
3.3 Agency Records	12
3.4 Previous Environmental Reports	13
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	14
4.0 SITE RECONNAISSANCE	16
4.1 Methodology and Limitations	16
4.2 Current Property Use	16

4.3 Past Property Use	16
4.4 Observations	16
4.4.1 Interior and Exterior Observations	16
4.4.2 Chemical Usage/Waste Storage	16
4.4.3 Abandoned or Unidentified Containers	16
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains	16
4.4.5 Dry Wells	17
4.4.6 Soil Staining	17
4.4.7 Vegetative Stress	17
4.4.8 Sheens	17
4.4.9 Soil Disturbance	17
4.4.10 Odors	17
4.4.11 Underground Storage Tanks	17
4.4.12 Aboveground Storage Tanks	17
4.4.13 Oil and Gas Wells/Activities	17
4.4.14 Polychlorinated Biphenyl-Containing Materials	17
4.4.15 Monitoring Wells and Soil Borings	17
4.4.16 Spills/Releases	17
4.4.17 Surface Debris	17
4.4.18 Hydraulic Equipment	17
4.4.19 Air Compressor Usage	17
4.4.20 Asbestos-Containing Materials	18
4.4.21 Lead-Based Paint and Other Lead-Containing Materials	18
4.4.22 Lead in Drinking Water	18
4.4.23 Microbial Growth and Moisture Intrusion	18
4.4.24 Waste Disposal	18
4.4.25 Wastewater Discharges	18
4.4.26 Storm Water Discharges	18
4.4.27 Utilities	18
4.5 Current Use of Adjoining Properties	18
4.6 Past Use of Adjoining Properties	18
5.0 INTERVIEWS	19
5.1 Past and/or Present Owners and/or Occupants	19
5.2 State and Local Government Officials	19
6.0 FINDINGS AND CONCLUSIONS	20
6.1 Characteristics of the Site and Vicinity	20
6.2 Summary of Findings	20
6.3 RECs	20
6.4 HRECs	20
6.5 CRECs	21
6.6 Business Environmental Risks	21
6.7 Non-ASTM Environmental Issues	21
6.8 Limitations and Exceptions of Assessments	21
6.8.1 Data Failures, Data Gaps, and Other Opinions	21
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	23
8.0 REFERENCES	24

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-290-003 located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological Agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM practice E2247-16 governing Phase I ESAs and All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified as APN 668-290-003 (Figures 1 and 2). The Site is located approximately 80 feet south of Interstate 10 and is approximately 7 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single triangular parcel totaling approximately 11 acres of vacant land and is surrounded by undeveloped land, dirt access roads, the Interstate 10 Highway to the north, and wind turbines located to the southwest and southeast. The Site is configured of one triangle-shaped parcel, that is approximately 7 miles northwest of the city of Palm Springs (Figure 2). The parcel is accessed through Garnet Road to the north and various dirt roads located around the vicinity of the Site. The surrounding areas contain various wind turbines and a vacant lot that is located to the southwest. A dry riverbed or arroyo appears to traverse the northwestern portion of the Site.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial environmental site assessments in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood).

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner, Mr. Stephen Culver Nichols, for completion. Information from the questionnaire, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM-E2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Mr. Nichols or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is undeveloped. To the west of the Site is a dirt access road leading to a vacant lot that is located to the south. To the north is Garnet Road. The other surrounding areas to the south contain various wind turbines.

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) are presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
Facility Response Plan (FRP)	0.25	0	0
National Priority List (NPL)	1.0	0	0
National Priority List - Proposed	1.0	0	0
Deleted NPL	1.0	0	0
SEMS List 8R Active Site Inventory (SEMS)	0.5	0	0
Inventory of Open Dumps (ODI)	0.5	0	0
SEMS List 8R Archive Sites	0.5	0	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.5	0	0
Open Dumps on Indian Lands	0.5	0	0
CERCLIS - No Further Remedial Action Planned	0.5	0	0
CERCLIS Liens	TP	0	NR
RCRA CORRACTS-Corrective Action (RCRA CORRACTS)	1.0	0	0
RCRA non-CORRACTS TSD Facilities (RCRA TDS)	0.5	0	0
RCRA Generator List (RCRA LQG)	0.25	0	0
RCRA Small Quantity Generators List (RCRA SQG)	0.25	0	0
RCRA Conditionally Exempt and Very Small Quantity Generators List	0.25	0	0
RCRA Non-Generators (RCRA Non-Gen)	0.25	0	0
Federal Engineering Controls (FED ENG)	0.5	0	0
Federal Institutional Controls (FED INST)	0.5	0	0
Emergency Response Notification System 1982-1986	TP	0	NR
Emergency Response Notification System 1987-1989	TP	0	NR
Emergency Response Notification System (ERNS)	TP	0	NR
The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0	0
FEMA Underground Storage Tank Listing (FEMA UST)	0.25	0	0
Petroleum Refineries (REFN)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUUST)	0.25	0	0
County			
Riverside County - Local Oversight Program List (RIVERSIDE LOP)	0.5	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Riverside County - Underground Storage Tanks List (UST RIVERSIDE)	0.25	0	0
State			
Dry Cleaning Facilities (DRYCLEANERS)	0.25	0	0
Delisted Drycleaners	0.25	0	0
Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)	0.25	0	0
Per- and Polyfluoroalkyl Substances (PFAS)	0.5	0	0
PFOA/PFOS Groundwater	0.5	0	0
Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)	0.5	0	0
List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)	0.5	0	0
EnviroStor Inspection, Compliance, and Enforcement	1.0	0	0
School Property Evaluation Program Sites (SCH)	1.0	0	0
California Hazardous Material Incident Report System (CHMIRS)	TP	0	0
Hazardous Waste Manifest Data (HAZNET)	TP	0	0
Historical California Hazardous Material Incident Report System (HIST CHMIRS)	TP	0	0
Historical Hazardous Waste Manifest Data (HIST MANIFEST)	TP	0	0
Historical Cortese List (HIST CORTESE)	0.5	0	0
Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)	0.5	0	0
California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)	0.125	0	0
Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)	0.5	0	0
Sites in GeoTracker (GEOTRACKER)	0.125	0	0
Waste Discharge Requirements (WDR)	0.25	0	0
Toxic Pollutant Emissions Facilities (EMISSIONS)	0.25	0	0
Clandestine Drug Lab Sites (CDL)	0.125	0	0

TP- target property, NR- not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency (EPA) has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. The ASTM Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or

adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site and no State and tribal equivalent CERCLIS, Confirmed and Suspected Contaminated Sites List (CSCSL), identified within 1 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal facilities (TSDF) lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by EPA, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSDF within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSDF within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) list records and stores information on reported releases of US Department of Transportation Pipeline and Hazardous Materials Safety Administration Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS (CSCSL) properties be identified within 1 mile of the Site. There are no sites identified on CSCSL within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Site (LUST) database is a listing of confirmed or suspected releases to soil or groundwater from underground storage tanks (USTs) that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs that are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated August 12, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services. No mappable CHMIRS sites were identified on the target property.

3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.14 Orphaned / Unmappable Properties

Three unmappable properties were listed on the ERIS database.

- CHMIRS – A big rig caught fire and approximately 150 gallons of diesel was released. This release took place at the 114 Whitewater exit on Interstate 10, approximately 2 miles northwest of the Site. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- CHMIRS – A semi-tractor trailer with a crane got into a collision on the Whitewater cutoff on Interstate 10 where approximately 10 gallons of hydraulic fluid was released. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- HMIRS – A 55-gallon drum of potassium hydroxide was punctured during a traffic collision with a tractor trailer along Interstate 10. Cleanup was performed by a qualified environmental specialist and supervised by the Riverside County Department of Environmental Health. Due to the distance from the highway, the contents, quality released, and the cleanup status, this listing is not considered a REC for the Site.

3.1.15 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.16 California Environmental Protection Agency Regulated Site Portal

The California Environmental Protection Agency Regulated Site Portal (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.17 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's

HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSDF	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside Environmental Health Department
- Department of Toxic Substances (DTSC)
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- Geotracker
- Envirostor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received that the department is unable to look up records based on APNs and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government data base EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

Geotracker

As part of the environmental review process, Tetra Tech reviewed the online government data base Geotracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land. A dry riverbed runs through the northern portion of the Site.	N: Immediately north of the Site is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. W: The area immediately west of the is undeveloped land.	A(1939)
1940	The Site appears as undeveloped land.	N: Immediately north of the Site is Interstate 10. A dry riverbed runs through the northern portion of the Site. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the is undeveloped land.	T(1940, 1944)

Decade Starting	Site	Surrounding Properties	Sources
1950	The Site appears to be in a similar configuration as the previous years.	N: Immediately north of the Site is Interstate 10. The 1957 aerial shows that Route 10 was expanded from a two lane to a four-lane highway. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. Further south is a dirt road running from east to west. W: The area immediately west of the is undeveloped land.	A(1953) T(1955, 1957)
1960	The Site appears to be in a similar configuration as the previous years.	N: Immediately north of the Site is Interstate 10. Construction near Interstate 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: To the southeast corner of the Site, there is a structure and dirt access roads branching off from Garnet Road in the north. Further south of the Site is a dirt access road leading to a pipeline control station to the southeast. Further to the south are more shed-like sized structures. W: The area immediately west of the is undeveloped land.	A(1967)
1970	The Site appears to be in a similar configuration as the previous years	No significant changes could be discerned in the surrounding properties to the Site, except for the road associated with the structure to the southeast appears to extend further south.	A(1972) T(1972, 1978)
1980	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A(1980, 1984)
1990	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A(1996)
2000	No significant changes noted. Site appears in a configuration largely matching that of the current property configuration.	There are now multiple wind turbines further to the east and west of the Site. Associated with the wind turbines are new dirt access roads and a graded area located southwest of the Site. The structure to the southeast appears to be gone and just the foundation footprint remains.	A(2002, 2005)
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2010, 2012, 2014, 2016, 2018) T(2015)

N= north, E = east, S = south, W= west

Sources:

A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939. Documentation from 1939 also shows that the Interstate 10 Highway was developed north of the site and the dry riverbed traversed through the northwestern portion of the Site. In 1967, the road known in the present as Garnet Road was developed to the northeast of the Site. A dirt access road appears to branch off from Garnet Road and

lead to a small building located east and southeast of the Site. By 2002, several wind turbines can be seen in the surrounding areas southwest of the Site. Additionally, there is a dirt access road leading to the wind turbines and a graded area that is located directly west and southwest of the Site. In 2010, the small building located to the southeast of the Site is no longer visible. No evidence of tilling and agriculture activities throughout the Site have been documented. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 11 acres of mostly undeveloped land located in Whitewater California, on the outskirts of Palm Springs. The Site is currently undeveloped with a dry riverbed traversing through the northwestern portion of the Site.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Sections 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be undeveloped land. Some minor northern portions of the property along Garnet Road may have been minimally graded at one time to build the slope along the road.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

No abandoned or unidentified containers were observed on the Site during the site reconnaissance. Directly to the north of the Site is Interstate 10 with some municipal trash and debris along the road. No significant staining was observed.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells were observed at the site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens were observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.17 Surface Debris

No evidence of major surface debris were found on the Site during the site reconnaissance; however, a loose metal container was observed on the Site.

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance. A dry riverbed is seen traversing through the northwest portion of the Site which may be a result of stormwater runoff.

4.4.27 Utilities

No utilities are provided to the Site, however there are a few power poles along the northern border of the Site. Power is provided to the offsite pipeline control station to the southeast with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with areas further to the east and west used for wind turbine locations. Directly adjacent to the east of the Site is a dirt access road that leads to the wind turbines. Directly to the north of the Site is Garnet Road and past that is Interstate 10. Two small concrete pads are located to the southeast and east of the Site. A pipeline control station is located further to the southeast of the Site. There are no other structures located in the vicinity of the Site other than wind turbines.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Mr. Nichols, owner of the property, on August 13, 2020. Mr. Nichols indicated in the owner questionnaire that he was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Mr. Nichols indicated that he is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 11 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently undeveloped with a dry riverbed traversing the northwestern portion of the Site (see Appendix D). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, a pipeline control station to the southeast and wind generation turbines. To the north is a frontage road and Interstate 10. No buildings are located on the Site or the surrounding vicinity. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance. Note that aerially deposited lead (ADL) associated with leaded gasoline usage can result in higher lead levels of lead in soil along the shoulders of older roadways such as Garnet Road and Interstate 10. Usually these impacts are at distances no greater than 20 feet from the roadways however that distance can vary. If ADL soil is disturbed a soil management plan could be required.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the “*presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.*”

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice E2247-16. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no REC(s) in connection with the Site as defined by ASTM E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).*” *Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.*”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA.”

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as “a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.”

This Phase I ESA has revealed no business environmental risks in connection with the Site as defined by ASTM E2247-16, with the exception that there could be a small risk associated with the northern fringe of the Site where ADL could be more of a possibility due to the proximity of Garnet Road.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech. This report is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the Site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining recognized environmental conditions at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package dated August 12, 2020.
- ERIS Historical Topographic Map Report dated August 12, 2020.
- ERIS Physical Settings Report dated August 12, 2020
- ERIS Certified Fire Insurance Maps dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- Envirostor
- Geotracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13, 2013.
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-300-003
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

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September 30, 2020

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) identified by the Riverside County Assessor’s Office as Assessor’s Parcel Number (APN): 668-300-003, located in Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations (CFR) Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located at Riverside County APN 668-300-003 in Whitewater, California, approximately 7 miles northwest of the city of Palm Springs. The Site is vacant land that is rectangular in shape (long in the north-south direction), totals approximately 4.89 acres, and is surrounded by Garnet Road and Interstate 10 to the north and northeast. There is a dirt access road and a dirt staging lot located to the west of the Site. A dirt road runs north-south through the Site, connecting with Garnet Road at the north. The dirt road leads to two concrete pads (larger and smaller). The larger pad is in the northwestern area of the Site and the smaller pad is further east along the eastern edge of the Site. Wind turbines and various dirt access roads are in the surrounding areas, along with a pipeline control station to the south-southeast of the Site. The Site boundaries as pertaining to this report include only the APN parcel 668-300-003 (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939, with the only development being Interstate 10 located north of the Site. Documentation of surrounding areas show some land improvements of a dirt access road and a small structure to the south as far back as 1953. The historical topographic map shows a pipeline directly to the south-southeast of the Site and a control station to the southeast. In 1967, the road known in the present as Garnet Road was developed north of the Site. A dirt access road appears to branch off from Garnet Road and lead to a small building located in the northwestern corner of the Site. Documentation from 1972 show that the dirt access road was extended from the building into the land parcel that is located directly south. In 2002, wind turbines and dirt access roads associated with the turbines were developed to the east and west. The small building on the northwestern side of the Site is no longer visible in 2010, but the dirt access road that runs through the Site is still visible in 2018. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Based on the recent on-site visit conducted by Tetra Tech on August 18, 2020, there is a large concrete pad of unknown purpose located in the northwestern corner of the Site and a small concrete pad of unknown purpose in the northeastern portion of the Site. The larger concrete pad in the northwestern corner of the Site appears to have a metal pipe sticking out the ground in the vicinity. No significant environmental concerns were noted during the Site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 CFR Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site. Tetra Tech's conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified no potential business environmental risks associated with the Site within the Phase I ESA scope as defined by ASTM E2247-16.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	4
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	9
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.14 Orphaned / Unmappable Properties.....	10
3.1.15 California Integrated Water Quality System	10
3.1.16 California Environmental Protection Agency Regulated Site Portal.....	10
3.1.17 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	11
3.3 Agency Records	12
3.4 Previous Environmental Reports	13
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	15
4.0 SITE RECONNAISSANCE	16
4.1 Methodology and Limitations	16
4.2 Current Property Use	16
4.3 Past Property Use	16

4.4 Observations	16
4.4.1 Interior and Exterior Observations.....	16
4.4.2 Chemical Usage/Waste Storage	16
4.4.3 Abandoned or Unidentified Containers	16
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains.....	16
4.4.5 Dry Wells	16
4.4.6 Soil Staining.....	16
4.4.7 Vegetative Stress	17
4.4.8 Sheens.....	17
4.4.9 Soil Disturbance	17
4.4.10 Odors	17
4.4.11 Piping.....	17
4.4.12 Underground Storage Tanks	17
4.4.13 Aboveground Storage Tanks.....	17
4.4.14 Oil and Gas Wells/Activities.....	17
4.4.15 Polychlorinated Biphenyl-Containing Materials.....	17
4.4.16 Monitoring Wells and Soil Borings.....	17
4.4.17 Spills/Releases	17
4.4.18 Surface Debris	17
4.4.19 Hydraulic Equipment	17
4.4.20 Air Compressor Usage	17
4.4.21 Asbestos-Containing Materials.....	18
4.4.22 Lead-Based Paint and Other Lead-Containing Materials.....	18
4.4.23 Lead in Drinking Water	18
4.4.24 Microbial Growth and Moisture Intrusion.....	18
4.4.25 Waste Disposal.....	18
4.4.26 Wastewater Discharges.....	18
4.4.27 Storm Water Discharges	18
4.4.28 Utilities	18
4.5 Current Use of Adjoining Properties	18
4.6 Past Use of Adjoining Properties	18
5.0 INTERVIEWS	19
5.1 Past and/or Present Owners and/or Occupants	19
5.2 State and Local Government Officials	19
6.0 FINDINGS AND CONCLUSIONS	20
6.1 Characteristics of the Site and Vicinity.....	20
6.2 Summary of Findings	20
6.3 RECs	20
6.4 HRECs	20
6.5 CRECs	21
6.6 Business Environmental Risks.....	21
6.7 Non-ASTM Environmental Issues.....	21
6.8 Limitations and Exceptions of Assessments.....	21
6.8.1 Data Failures, Data Gaps, and Other Opinions.....	21
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	23
8.0 REFERENCES	24

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-300-003 located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the Site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The Site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological Agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM Standard E2247-16 governing Phase I ESAs and All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified by APN 668-300-003 (Figures 1 and 2). The Site is located south of Interstate 10 at the intersection with Highway 62 and is approximately 7 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single rectangular parcel totaling approximately 4.89 acres and is surrounded by undeveloped land, dirt access roads, Interstate 10 and Garnet Road to the north, a pipeline control station further to the south-southeast and wind generation turbines further to the east and west. The parcel is accessed by Garnet Road to the north and dirt access roads around the vicinity.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial environmental site assessments in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood).

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner, Ms. Prudencia Campos Potestas, for completion. Information from the questionnaire, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM- E2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Ms. Potestas or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, contained a structure of unknown purpose located in the northwestern corner of the Site, until 1980 when the building was no longer visible in the aerial photographs. The Site now contains a large concrete pad located in the northwestern corner where the structure once stood and a small concrete pad in the northeastern portion of the Site. The larger concrete pad in the northwestern corner appears to have a metal pipe sticking out from the ground in the vicinity. A dirt access road runs from north to south through the Site (Figure 2).

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) is presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
Facility Response Plan (FRP)	0.25	0	0
National Priority List (NPL)	1.0	0	0
National Priority List - Proposed	1.0	0	0
Deleted NPL	1.0	0	0
SEMS List 8R Active Site Inventory (SEMS)	0.5	0	0
Inventory of Open Dumps (ODI)	0.5	0	0
SEMS List 8R Archive Sites	0.5	0	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.5	0	0
Open Dumps on Indian Lands	0.5	0	0
CERCLIS - No Further Remedial Action Planned	0.5	0	0
CERCLIS Liens	TP	0	NR
RCRA CORRACTS-Corrective Action (RCRA CORRACTS)	1.0	0	0
RCRA non-CORRACTS TSD Facilities (RCRA TSD)	0.5	0	0
RCRA Generator List (RCRA LQG)	0.25	0	0
RCRA Small Quantity Generators List (RCRA SQG)	0.25	0	0
RCRA Conditionally Exempt and Very Small Quantity Generators List	0.25	0	0
RCRA Non-Generators (RCRA Non-Gen)	0.25	0	0
Federal Engineering Controls (FED ENG)	0.5	0	0
Federal Institutional Controls (FED INST)	0.5	0	0
Emergency Response Notification System 1982-1986	TP	0	NR
Emergency Response Notification System 1987-1989	TP	0	NR
Emergency Response Notification System (ERNS)	TP	0	NR
The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0	0
FEMA Underground Storage Tank Listing (FEMA UST)	0.25	0	0
Petroleum Refineries (REFN)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
Hazardous Materials Information Reporting System (HMIRS)	0.125	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUST)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
County			
<i>Riverside County - Local Oversight Program List (RIVERSIDE LOP)</i>	0.5	0	0
<i>Riverside County - Underground Storage Tanks List (UST RIVERSIDE)</i>	0.25	0	0
State			
<i>Dry Cleaning Facilities (DRYCLEANERS)</i>	0.25	0	0
<i>Delisted Drycleaners</i>	0.25	0	0
<i>Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)</i>	0.25	0	0
<i>Per- and Polyfluoroalkyl Substances (PFAS)</i>	0.5	0	0
<i>PFOA/PFOS Groundwater</i>	0.5	0	0
<i>Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)</i>	0.5	0	0
<i>List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)</i>	0.5	0	0
<i>EnviroStor Inspection, Compliance, and Enforcement</i>	1.0	0	0
<i>School Property Evaluation Program Sites (SCH)</i>	1.0	0	0
<i>California Hazardous Material Incident Report System (CHMIRS)</i>	TP	0	0
<i>Hazardous Waste Manifest Data (HAZNET)</i>	TP	0	0
<i>Historical California Hazardous Material Incident Report System (HIST CHMIRS)</i>	TP	0	0
<i>Historical Hazardous Waste Manifest Data (HIST MANIFEST)</i>	TP	0	0
<i>Historical Cortese List (HIST CORTESE)</i>	0.5	0	0
<i>Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)</i>	0.5	0	0
<i>California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)</i>	0.125	0	0
<i>Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)</i>	0.5	0	0
<i>Sites in GeoTracker (GEOTRACKER)</i>	0.125	0	0
<i>Waste Discharge Requirements (WDR)</i>	0.25	0	0
<i>Toxic Pollutant Emissions Facilities (EMISSIONS)</i>	0.25	0	0
<i>Clandestine Drug Lab Sites (CDL)</i>	0.125	0	0

TP- target property, NR- not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency (EPA) has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL

site. The ASTM Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal (TSD) facilities lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by EPA, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSD facilities within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSDF within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) ERNS list records and stores information on reported releases of US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS properties be identified within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal on-site. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The LUST database is a listing of confirmed or suspected releases to soil or groundwater from USTs that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs. USTs are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated August 12, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services. No mappable CHMIRS sites were identified on the target property.

3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.14 Orphaned / Unmappable Properties

Three unmappable properties were listed on the ERIS database.

- CHMIRS – A big rig caught fire and approximately 150 gallons of diesel was released. This release took place at the 114 Whitewater exit on Interstate 10, approximately 2 miles northwest of the Site. Cleanup was performed by California Department of Transportation (CalTrans) and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- CHMIRS – A semi-tractor trailer with a crane was in a collision on the Whitewater cutoff on Interstate 10 where approximately 10 gallons of hydraulic fluid was released. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- HMIRS – A 55-gallon drum of potassium hydroxide was punctured during a traffic collision with a tractor trailer along Interstate 10. Cleanup was performed by a qualified environmental specialist and supervised by the Riverside County Department of Environmental Health. Due to the distance from the highway, the contents, quality released, and the cleanup status, this listing is not considered a REC for the Site.

3.1.15 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.16 California Environmental Protection Agency Regulated Site Portal

The California Environmental Protection Agency Regulated Site Portal (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.17 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses

and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addressed associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSD Facilities	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside County Department of Environmental Health
- Department of Toxic Substances
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- Geotracker
- EnviroStor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received that the department is unable to look up records based on APN numbers and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the Department of Toxic Substances Control (DTSC) in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government data base EnviroStor. EnviroStor is the DTSC's data management system for tracking cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

Geotracker

As part of the environmental review process, Tetra Tech reviewed the online government data base Geotracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST sites, Department of Defense sites, and Cleanup Program sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: irrigated lands, oil and gas production, operating permitted USTs, and land disposal sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. W: The area immediately west of the is undeveloped land.	A(1939)

Decade Starting	Site	Surrounding Properties	Sources
1940	The Site appears as undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the is undeveloped land.	T(1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. Past Interstate 10 construction appears to have begun in the 1953 aerial. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped. Further south is a dirt access road leading to a pipeline control station to the southeast. W: The area immediately west of the is undeveloped land.	A(1953) T(1955, 1957)
1960	The Site appears to be in a similar configuration as the previous year except two small structures can be seen, one in the northwest corner and one in northeast corner.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. Construction near Interstate 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped. Further to the southeast, there is a dirt access road leading to a pipeline control station. Further to the south are more shed-like sized structures. W: The area immediately west of the Site is undeveloped land.	A(1967)
1970	No significant changes noted, except for a dirt access road has been extended south and now runs vertically through the Site. The two structures appear to have been knocked down with only concrete pads left over.	No significant changes could be discerned in the surrounding properties to the Site.	A(1972) T(1972, 1978)
1980	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(1980, 1984)
1990	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(1996)
2000	No significant changes noted. Site appears in a configuration largely matching that of the current property configuration.	No significant changes could be discerned in the surrounding properties to the Site, except that there are now multiple wind turbines further to the east and west of the Site. Associated with the wind turbines are new dirt access roads and a graded area to the west. The structure directly north of the Site is gone and just the foundation footprints remain.	A(2002, 2005)

Decade Starting	Site	Surrounding Properties	Sources
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2010, 2012, 2014, 2016, 2018) T(2015)
<p>N= north, E = east, S = south, W= west</p> <p>Sources: A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).</p>			

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939, with the only development being Interstate 10 located north of the Site. Documentation of surrounding areas show some land improvements of a dirt access road and a small structure to the south as far back as 1953. The historical topographic map shows a pipeline directly to the south-southeast of the Site and a control station to the southeast. In 1967, the road known in the present as Garnet Road was developed further north of the Site. A dirt access road appears to branch off from Garnet Road and lead to a small building located in the northwestern corner of the Site. Documentation from 1972 show that the dirt access road was extended from the building into the land parcel that is located directly south. The documentation from 1972 shows that the dirt access road was extended from the building to the south and it now runs through the Site. In 2002, wind turbines and dirt access roads associated with the turbines were developed to the east and west. The small building on the northern side of the Site is no longer visible in 2010, but the dirt access road that runs through the Site is still visible in 2018. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 4.89 acres of mostly undeveloped located in Whitewater California, on the outskirts of Palm Springs. The Site is currently undeveloped with a dry riverbed traversing through the northwestern portion of the Site.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Section 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be undeveloped land with the exception of two concrete pads located on the northeastern and northwestern portions of the Site.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

No abandoned or unidentified containers were observed on the Site during the site reconnaissance.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells was observed at the site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens were observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Piping

The northwestern concrete pad has a metal pipe sticking out of the ground. The pipe did not appear to be a vent pipe and no USTs were documented to be in the area. No odors were detected from the pipe. Although the purpose of the pipe is unknown, it is not considered a REC for the Site.

4.4.12 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.13 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.14 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.15 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.16 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.17 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.18 Surface Debris

No evidence of major surface debris were found on the Site during the site reconnaissance; however, ceramic tiles were observed near the vicinity of the northeastern-most cement pad.

4.4.19 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.20 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.21 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.23 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.24 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.25 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.26 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.27 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance. A dry riverbed is seen traversing through the northwest portion of the Site which may be a result of stormwater runoff.

4.4.28 Utilities

No utilities are provided to the Site, however there are a few power poles north of the Site along Garnet Road. Power is provided to the offsite pipeline control station to the south-southeast with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with areas further to the east and west used for wind turbine locations with adjoining dirt roads. Through the middle of the Site is a dirt access road that leads to the wind turbines. Directly to the north of the Site is Garnet Road and past that is Interstate 10. A pipeline control station is located further to the south-southeast of the Site. There are no other structures located in the vicinity of the Site other than wind turbines.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Ms. Potestas, owner of the property, on August 13, 2020. Ms. Potestas indicated in the owner questionnaire that she was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Ms. Potestas indicated that she is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.89 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently undeveloped land with the exception of two concrete pads on the northwestern and northeastern corners of the Site and a dirt access road running through the middle traversing north to south (see Appendix D). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, a pipeline control station to the south-southeast and wind generation turbines. To the north is a frontage road and Interstate 10. No buildings are located on the Site or the surrounding vicinity. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939 with a small man-made structure of unknown usage located on the northeastern and northwestern corners of the Site that were no longer visible after 2010, according to the historical aerials. A dirt access road traverses the Site north to south through the middle. The rest of the property is undeveloped. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the “*presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.*”

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).*” Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA.”

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as “a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.”

This Phase I ESA has revealed no potential business environmental risks in connection with the Site as defined by ASTM E2247-16.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of the AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech, and is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining recognized environmental conditions at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package, dated August 12, 2020.
- ERIS Historical Topographic Map Report, dated August 12, 2020.
- ERIS Physical Settings Report, dated August 12, 2020
- ERIS Certified Fire Insurance Maps, dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- EnviroStor
- Geotracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-300-008
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) identified by the Riverside County Assessor’s Office as Assessor’s Parcel Number (APN): 668-300-008, located in Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located at Riverside County APN 668-300-008 in Whitewater, California, approximately 7 miles northwest of the city of Palm Springs. The Site is a rectangular, approximately 4.99 acres of vacant land and is bounded by Pipeline Road to the south, and undeveloped land to the north, east and west. Further to the north is Garnet Road with Interstate 10 Highway to the north of Garnet Road. Access to the Site is gained through the dirt access road, Pipeline Road, to the south of the Site. A dry wash or arroyo appears to traverse the southern portion of the Site. The Site boundaries as pertaining to this report include only the APN parcel 668-300-008 (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939. No evidence of tilling or agricultural activities throughout the Site have been documented. Documentation from 1939 also shows that Interstate 10 Highway was developed north of the Site and surrounding areas show some land improvements of a road and some buildings to the north and east as far back as 1953. No further land development has appeared on the property. In 1967, the road known in the present as Garnet Road was developed to the north and northeast of the Site. By 2002, several wind turbines can be seen in the surrounding areas southwest of the Site. Additionally, there is a dirt access road leading to the wind turbines that are located west of the Site. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history. Further details regarding the history of the Site, previous Site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted during the site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 Code of Federal Regulations Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site. Tetra Tech’s conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified no potential business environmental risks associated with the exception that there could be elevated lead associated with the shoulders of older roadways at or near with the Site that, if disturbed could require a soil management plan.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	5
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	9
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.14 Orphaned / Unmappable Properties.....	10
3.1.15 California Integrated Water Quality System	10
3.1.16 California Environmental Protection Agency Regulated Site Portal.....	10
3.1.17 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	11
3.3 Agency Records	12
3.4 Previous Environmental Reports	13
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	15
4.0 SITE RECONNAISSANCE	16
4.1 Methodology and Limitations	16
4.2 Current Property Use	16
4.3 Past Property Use	16

4.4 Observations	16
4.4.1 Interior and Exterior Observations.....	16
4.4.2 Chemical Usage/Waste Storage	16
4.4.3 Abandoned or Unidentified Containers	16
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains.....	16
4.4.5 Dry Wells	16
4.4.6 Soil Staining.....	17
4.4.7 Vegetative Stress	17
4.4.8 Sheens.....	17
4.4.9 Soil Disturbance	17
4.4.10 Odors	17
4.4.11 Underground Storage Tanks	17
4.4.12 Aboveground Storage Tanks.....	17
4.4.13 Oil and Gas Wells/Activities.....	17
4.4.14 Polychlorinated Biphenyl-Containing Materials	17
4.4.15 Monitoring Wells and Soil Borings.....	17
4.4.16 Spills/Releases	17
4.4.17 Surface Debris	17
4.4.18 Hydraulic Equipment	17
4.4.19 Air Compressor Usage	17
4.4.20 Asbestos-Containing Materials.....	18
4.4.21 Lead-Based Paint and Other Lead-Containing Materials.....	18
4.4.22 Lead in Drinking Water	18
4.4.23 Microbial Growth and Moisture Intrusion.....	18
4.4.24 Waste Disposal.....	18
4.4.25 Wastewater Discharges.....	18
4.4.26 Storm Water Discharges	18
4.4.27 Utilities	18
4.5 Current Use of Adjoining Properties	18
4.6 Past Use of Adjoining Properties	18
5.0 INTERVIEWS	19
5.1 Past and/or Present Owners and/or Occupants	19
5.2 State and Local Government Officials	19
6.0 FINDINGS AND CONCLUSIONS	20
6.1 Characteristics of the Site and Vicinity.....	20
6.2 Summary of Findings	20
6.3 RECs	20
6.4 HRECs	20
6.5 CRECs	20
6.6 Business Environmental Risks.....	21
6.7 Non-ASTM Environmental Issues.....	21
6.8 Limitations and Exceptions of Assessments.....	21
6.8.1 Data Failures, Data Gaps, and Other Opinions.....	21
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	23
8.0 REFERENCES	24

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-300-008 located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological Agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM Standard E2247-16 governing Phase I ESAs and All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified as APN 668-300-008 (Figures 1 and 2). The Site is located about 1,000 feet south of Interstate 10 and is approximately 7 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single triangular parcel totaling approximately 4.99 acres of vacant land and is surrounded by undeveloped land, dirt access roads, the Interstate 10 Highway to the north, and wind turbines located to the west and east. The Site is configured of one rectangular-shaped parcel, that is approximately 7 miles northwest of the city of Palm Springs (Figure 2). The parcel is accessed through the dirt access road, Pipeline Road, to the south. The surrounding areas contain various wind turbines and a vacant lot that is located to the northwest. A dry riverbed or arroyo appears to traverse the southern portion of the Site.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial ESAs in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed (the Whitewater River wash is located approximately 2,000 feet south of the Site). The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood).

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner, Mr. Osborn Hurston, for completion. Information from the questionnaire, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM 2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Mr. Hurston or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is undeveloped. To the east and west of the Site are dirt access roads with wind turbines located along them. To the north is Garnet Road. Surrounding areas to the southeast contain a pipeline control station.

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) is presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
Facility Response Plan (FRP)	0.25	0	0
National Priority List (NPL)	1.0	0	0
National Priority List - Proposed	1.0	0	0
Deleted NPL	1.0	0	0
SEMS List 8R Active Site Inventory (SEMS)	0.5	0	0
Inventory of Open Dumps (ODI)	0.5	0	0
SEMS List 8R Archive Sites	0.5	0	0
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	0.5	0	0
Open Dumps on Indian Lands	0.5	0	0
CERCLIS - No Further Remedial Action Planned	0.5	0	0
CERCLIS Liens	TP	0	NR
RCRA CORRACTS-Corrective Action (RCRA CORRACTS)	1.0	0	0
RCRA non-CORRACTS TSD Facilities (RCRA TDS)	0.5	0	0
RCRA Generator List (RCRA LQG)	0.25	0	0
RCRA Small Quantity Generators List (RCRA SQG)	0.25	0	0
RCRA Conditionally Exempt and Very Small Quantity Generators List	0.25	0	0
RCRA Non-Generators (RCRA Non-Gen)	0.25	0	0
Federal Engineering Controls (FED ENG)	0.5	0	0
Federal Institutional Controls (FED INST)	0.5	0	0
Emergency Response Notification System 1982-1986	TP	0	NR
Emergency Response Notification System 1987-1989	TP	0	NR
Emergency Response Notification System (ERNS)	TP	0	NR
The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database	0.5	0	0
FEMA Underground Storage Tank Listing (FEMA UST)	0.25	0	0
Petroleum Refineries (REFN)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
Hazardous Materials Information Reporting System (HMIRS)	0.125	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUST)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
County			
<i>Riverside County - Local Oversight Program List (RIVERSIDE LOP)</i>	0.5	0	0
<i>Riverside County - Underground Storage Tanks List (UST RIVERSIDE)</i>	0.25	0	0
State			
<i>Dry Cleaning Facilities (DRYCLEANERS)</i>	0.25	0	0
<i>Delisted Drycleaners</i>	0.25	0	0
<i>Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)</i>	0.25	0	0
<i>Per- and Polyfluoroalkyl Substances (PFAS)</i>	0.5	0	0
<i>PFOA/PFOS Groundwater</i>	0.5	0	0
<i>Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)</i>	0.5	0	0
<i>List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)</i>	0.5	0	0
<i>EnviroStor Inspection, Compliance, and Enforcement</i>	1.0	0	0
<i>School Property Evaluation Program Sites (SCH)</i>	1.0	0	0
<i>California Hazardous Material Incident Report System (CHMIRS)</i>	TP	0	0
<i>Hazardous Waste Manifest Data (HAZNET)</i>	TP	0	0
<i>Historical California Hazardous Material Incident Report System (HIST CHMIRS)</i>	TP	0	0
<i>Historical Hazardous Waste Manifest Data (HIST MANIFEST)</i>	TP	0	0
<i>Historical Cortese List (HIST CORTESE)</i>	0.5	0	0
<i>Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)</i>	0.5	0	0
<i>California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)</i>	0.125	0	0
<i>Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)</i>	0.5	0	0
<i>Sites in GeoTracker (GEOTRACKER)</i>	0.125	0	0
<i>Waste Discharge Requirements (WDR)</i>	0.25	0	0
<i>Toxic Pollutant Emissions Facilities (EMISSIONS)</i>	0.25	0	0
<i>Clandestine Drug Lab Sites (CDL)</i>	0.125	0	0

TP- target property, NR- not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency (EPA) has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL

site. The ASTM Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal facilities (TSDF) lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by EPA, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSDF within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSDF within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) ERNS list records and stores information on reported releases of US Department of Transportation Pipeline and Hazardous Materials Safety Administration Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS properties be identified within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Site (LUST) database is a listing of confirmed or suspected releases to soil or groundwater from underground storage tanks (USTs) that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs that are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated August 12, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services. No mappable CHMIRS sites were identified on the target property.

3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.14 Orphaned / Unmappable Properties

Three unmappable properties were listed on the ERIS database.

- CHMIRS – A big rig caught fire and approximately 150 gallons of diesel was released. This release took place at the 114 Whitewater exit on Interstate 10, approximately 2 miles northwest of the Site. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- CHMIRS – A semi-tractor trailer with a crane got into a collision on the Whitewater cutoff on Interstate 10 where approximately 10 gallons of hydraulic fluid was released. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- HMIRS – A 55-gallon drum of potassium hydroxide was punctured during a traffic collision with a tractor trailer along Interstate 10. Cleanup was performed by a qualified environmental specialist and supervised by the Riverside County Department of Environmental Health. Due to the distance from the highway, the contents, quantity released, and the cleanup status, this listing is not considered a REC for the Site.

3.1.15 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.16 California Environmental Protection Agency Regulated Site Portal

The California Environmental Protection Agency (CalEPA) Regulated Site Portal (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.17 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's

HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSDF	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside County Department of Environmental Health
- Department of Toxic Substances (DTSC)
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- GeoTracker
- EnviroStor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), aboveground storage tanks (ASTs) and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received that the department is unable to look up records based on APNs and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government data base EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

GeoTracker

As part of the environmental review process, Tetra Tech reviewed the online government data base GeoTracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: irrigated lands, oil and gas production, operating permitted USTs, and land disposal sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land. A dry riverbed or arroyo runs through the southern portion of the Site.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. W: The area immediately west of the is undeveloped land.	A(1939)

Decade Starting	Site	Surrounding Properties	Sources
1940	The Site appears as undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the is undeveloped land.	T(1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years.	N: Immediately north of the Site is Interstate 10. The 1957 aerial shows that Route 10 was expanded from a two lane to a four-lane highway. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is a dirt access road leading to a pipeline control station to the southeast. W: The area immediately west of the is undeveloped land.	A(1953) T(1955, 1957)
1960	The Site appears to be in a similar configuration as the previous years.	N: Immediately north of the Site is Interstate 10. Construction near Interstate 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. E: The area immediately to the east is undeveloped land except for a small shed size structure appears to be near the southern portion of the adjacent parcel. Further to the east is more shed-like sized structures. S: The area immediate to the south of the Site is a dirt access road leading to a pipeline control station to the southeast. Further to the south is more shed-like sized structures. W: The area immediately west of the is undeveloped land.	A(1967)
1970	The Site appears to be in a similar configuration as the previous years	No significant changes could be discerned in the surrounding properties to the Site.	A(1972) T(1972, 1978)
1980	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site, except for the structure appears to be gone that was formerly located near the southern portion of the Site and just the foundation footprint remains.	A(1980, 1984)
1990	The Site appears to be in a similar configuration as the previous years. Site appears in a configuration largely matching that of the current property configuration.	No significant changes could be discerned in the surrounding properties to the Site.	A(1996)
2000	No significant changes noted. Site appears in a configuration largely matching that of the current property configuration.	There are now multiple wind turbines further to the east and west of the Site. Associated with the wind turbines are new dirt access roads and a graded area located northwest of the Site.	A(2002, 2005)

Decade Starting	Site	Surrounding Properties	Sources
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2010, 2012, 2014, 2016, 2018) T(2015)
<p>N= north, E = east, S = south, W= west</p> <p>Sources: A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).</p>			

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939. Documentation from 1939 also shows that the Interstate 10 Highway was developed north of the Site and the dry riverbed or arroyo traversed through the southern portion of the Site. In 1967, the road known in the present as Garnet Road was developed to the north of the Site. A dirt access road appears south of the Site by 1953. By 2002, several wind turbines can be seen in the surrounding areas southwest of the Site. Additionally, there is a dirt access road leading to the wind turbines and a graded area that is located directly west and southwest of the Site. No evidence of tilling and agriculture activities throughout the Site have been documented. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 4.99 acres of mostly undeveloped land located in Whitewater California, on the outskirts of Palm Springs. The Site is currently undeveloped with a dry riverbed traversing through the southern portion of the Site.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Section 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be undeveloped land. No site improvements appeared to have occurred on the Site.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

No abandoned or unidentified containers were observed on the Site during the site reconnaissance.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells was observed at the site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens was observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.17 Surface Debris

No evidence of major surface debris was found on the Site during the site reconnaissance.

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance. A dry riverbed or arroyo is seen traversing through the southern portion of the Site which may be a result of stormwater runoff.

4.4.27 Utilities

No utilities are provided to the Site, however there are a few power poles north of the Site along Garnet Road. Power is provided to the offsite pipeline control station to the southeast with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with areas further to the east and west used for wind turbine locations. Directly adjacent to the south of the Site is a dirt access road (Pipeline Road) that leads to a pipeline control station to the southeast. Further to the north of the Site is Garnet Road and past that is Interstate 10. One small concrete pad is located to the east of the Site in the adjoining parcel. There are no other structures located in the vicinity of the Site other than wind turbines.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Mr. Hurston, owner of the property, on August 13, 2020. Mr. Hurston indicated in the owner questionnaire that he was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Mr. Hurston indicated that he is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.99 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently undeveloped with a dry riverbed or arroyo traversing the southern portion of the Site (see Appendix D). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, a pipeline control station to the southeast and wind generation turbines. To the north is a frontage road and Interstate 10. No buildings are located on the Site or the surrounding vicinity. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the “*presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.*”

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no REC(s) in connection with the Site as defined by ASTM E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).*” *Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.*”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent,*

or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA.”

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as “a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.”

This Phase I ESA has revealed no potential business environmental risks in connection with the Site as defined by ASTM E2247-16.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of the AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech, and is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining RECs at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package, dated August 12, 2020.
- ERIS Historical Topographic Map Report, dated August 12, 2020.
- ERIS Physical Settings Report, dated August 12, 2020
- ERIS Certified Fire Insurance Maps, dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- EnviroStor
- GeoTracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-300-010
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) identified by the Riverside County Assessor’s Office as Assessor’s Parcel Number (APN): 668-300-010, located in Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located at Riverside County APN 668-300-010 in Whitewater, California, approximately 7 miles northwest of the city of Palm Springs. The Site is approximately 4.91 acres of vacant land and is bounded by vacant undeveloped land to the north, east, and west, with wind turbines further to the east, a dirt access road to the south, and a fenced in pipeline control station to the southeast. The Site boundaries as pertaining to this report include only the APN 668-300-010 in its totality (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears to be undeveloped at least as far back as 1939. Documentation of surrounding areas show some land improvements of a dirt access road and a small structure to the southeast as far back as 1953. The historical topographic map shows a pipeline directly to the south of the Site and a control station to the southeast. In 1967, a dirt access road runs through the Site in the southwestern corner which leads to a small structure located to the west of the Site. Land developments surrounding the Site include various dirt access roads, structures in the east, and an improved Interstate 10 further north. In 1972, a dirt access road branching off from Garnet Road further north runs vertically through the Site and appears to lead to the control station. By 2002, multiple wind turbines can be seen in the surrounding areas. A dirt access road appears to run from the northeastern corner of the Site to the wind turbines located to the east. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted during the site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 Code of Federal Regulations Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site. Tetra Tech’s conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified no business environmental risks associated with the Site.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	4
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	9
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.14 Orphaned / Unmappable Properties.....	10
3.1.15 California Integrated Water Quality System	10
3.1.16 California Environmental Reporting System.....	10
3.1.17 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	11
3.3 Agency Records	12
3.4 Previous Environmental Reports	13
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	15
4.0 SITE RECONNAISSANCE	16
4.1 Methodology and Limitations	16
4.2 Current Property Use	16

4.3 Past Property Use	16
4.4 Observations	16
4.4.1 Interior and Exterior Observations	16
4.4.2 Chemical Usage/Waste Storage	16
4.4.3 Abandoned or Unidentified Containers	16
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains	16
4.4.5 Dry Wells	16
4.4.6 Soil Staining	16
4.4.7 Vegetative Stress	17
4.4.8 Sheens	17
4.4.9 Soil Disturbance	17
4.4.10 Odors	17
4.4.11 Underground Storage Tanks	17
4.4.12 Aboveground Storage Tanks	17
4.4.13 Oil and Gas Wells/Activities	17
4.4.14 Polychlorinated Biphenyl-Containing Materials	17
4.4.15 Monitoring Wells and Soil Borings	17
4.4.16 Spills/Releases	17
4.4.17 Surface Debris	17
4.4.18 Hydraulic Equipment	17
4.4.19 Air Compressor Usage	17
4.4.20 Asbestos-Containing Materials	17
4.4.21 Lead-Based Paint and Other Lead-Containing Materials	18
4.4.22 Lead in Drinking Water	18
4.4.23 Microbial Growth and Moisture Intrusion	18
4.4.24 Waste Disposal	18
4.4.25 Wastewater Discharges	18
4.4.26 Storm Water Discharges	18
4.4.27 Utilities	18
4.5 Current Use of Adjoining Properties	18
4.6 Past Use of Adjoining Properties	18
5.0 INTERVIEWS	19
5.1 Past and/or Present Owners and/or Occupants	19
5.2 State and Local Government Officials	19
6.0 FINDINGS AND CONCLUSIONS	20
6.1 Characteristics of the Site and Vicinity	20
6.2 Summary of Findings	20
6.3 RECs	20
6.4 HRECs	20
6.5 CRECs	20
6.6 Business Environmental Risks	21
6.7 Non-ASTM Environmental Issues	21
6.8 Limitations and Exceptions of Assessments	21
6.8.1 Data Failures, Data Gaps, and Other Opinions	21
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	23
8.0 REFERENCES	24

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-300-010 located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM Standard E2247-16 governing Phase I ESAs and U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified as APN 668-300-010 (Figures 1 and 2). The Site is located south of Interstate 10 and is approximately 7 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single rectangular parcel (long in the north-south direction), totaling approximately 4.91 acres of vacant land and is surrounded by undeveloped land, dirt access roads, the Interstate 10 Highway further to the north, wind turbines located to the east and west, and a pipeline control station to the southeast. The Site is configured of one rectangular-shaped parcel, that is approximately 7 miles northwest of the city of Palm Springs (Figure 2). The parcel is accessed through Garnet Road to the north and various dirt roads located around the vicinity of the Site. The surrounding areas contain various wind turbines.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial ESAs in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood).

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner, Ms. Prudencia Campos Potestas, for completion. Information from the questionnaire, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM E2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Ms. Potestas or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is mostly undeveloped with various dirt access roads. To the south of the Site is a dirt access road and the surrounding areas are all undeveloped or contain concrete pads, dirt access roads or wind turbines. A small area of land to the southeast is a pipeline control station (Figure 2).

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) are presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
<i>Facility Response Plan (FRP)</i>	0.25	0	0
<i>National Priority List (NPL)</i>	1.0	0	0
<i>National Priority List - Proposed</i>	1.0	0	0
<i>Deleted NPL</i>	1.0	0	0
<i>SEMS List 8R Active Site Inventory (SEMS)</i>	0.5	0	0
<i>Inventory of Open Dumps (ODI)</i>	0.5	0	0
<i>SEMS List 8R Archive Sites</i>	0.5	0	0
<i>Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)</i>	0.5	0	0
<i>Open Dumps on Indian Lands</i>	0.5	0	0
<i>CERCLIS - No Further Remedial Action Planned</i>	0.5	0	0
<i>CERCLIS Liens</i>	TP	0	NR
<i>RCRA CORRACTS-Corrective Action (RCRA CORRACTS)</i>	1.0	0	0
<i>RCRA non-CORRACTS TSD Facilities (RCRA TDS)</i>	0.5	0	0
<i>RCRA Generator List (RCRA LQG)</i>	0.25	0	0
<i>RCRA Small Quantity Generators List (RCRA SQG)</i>	0.25	0	0
<i>RCRA Conditionally Exempt and Very Small Quantity Generators List</i>	0.25	0	0
<i>RCRA Non-Generators (RCRA Non-Gen)</i>	0.25	0	0
<i>Federal Engineering Controls (FED ENG)</i>	0.5	0	0
<i>Federal Institutional Controls (FED INST)</i>	0.5	0	0
<i>Emergency Response Notification System 1982-1986</i>	TP	0	NR
<i>Emergency Response Notification System 1987-1989</i>	TP	0	NR
<i>Emergency Response Notification System (ERNS)</i>	TP	0	NR
<i>The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database</i>	0.5	0	0
<i>FEMA Underground Storage Tank Listing (FEMA UST)</i>	0.25	0	0
<i>Petroleum Refineries (REFN)</i>	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Hazardous Materials Information Reporting System (HMIRS)	0.125	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUUST)	0.25	0	0
County			
Riverside County - Local Oversight Program List (RIVERSIDE LOP)	0.5	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Riverside County - Underground Storage Tanks List (UST RIVERSIDE)	0.25	0	0
State			
Dry Cleaning Facilities (DRYCLEANERS)	0.25	0	0
Delisted Drycleaners	0.25	0	0
Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)	0.25	0	0
Per- and Polyfluoroalkyl Substances (PFAS)	0.5	0	0
PFOA/PFOS Groundwater	0.5	0	0
Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)	0.5	0	0
List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)	0.5	0	0
EnviroStor Inspection, Compliance, and Enforcement	1.0	0	0
School Property Evaluation Program Sites (SCH)	1.0	0	0
California Hazardous Material Incident Report System (CHMIRS)	TP	0	0
Hazardous Waste Manifest Data (HAZNET)	TP	0	0
Historical California Hazardous Material Incident Report System (HIST CHMIRS)	TP	0	0
Historical Hazardous Waste Manifest Data (HIST MANIFEST)	TP	0	0
Historical Cortese List (HIST CORTESE)	0.5	0	0
Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)	0.5	0	0
California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)	0.125	0	0
Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)	0.5	0	0
Sites in GeoTracker (GEOTRACKER)	0.125	0	0
Waste Discharge Requirements (WDR)	0.25	0	0
Toxic Pollutant Emissions Facilities (EMISSIONS)	0.25	0	0
Clandestine Drug Lab Sites (CDL)	0.125	0	0

TP- target property, NR- not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. The ASTM Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or adjoining

properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal (TSD) facilities lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by U.S. Environmental Protection Agency, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSD facilities within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSD facilities within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) list records and stores information on reported releases of U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS properties be identified within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Site (LUST) database is a listing of confirmed or suspected releases to soil or groundwater from underground storage tanks (USTs) that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs that are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated August 12, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services. No mappable CHMIRS sites were identified on the target property.

3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.14 Orphaned / Unmappable Properties

Three unmappable properties were listed on the ERIS database.

- CHMIRS – A big rig caught fire and approximately 150 gallons of diesel was released. This release took place at the 114 Whitewater exit on Interstate 10, approximately 2 miles northwest of the Site. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- CHMIRS – A semi-tractor trailer with a crane got into a collision on the Whitewater cutoff on Interstate 10 where approximately 10 gallons of hydraulic fluid was released. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- HMIRS – A 55-gallon drum of potassium hydroxide was punctured during a traffic collision with a tractor trailer along Interstate 10. Cleanup was performed by a qualified environmental specialist and supervised by the Riverside County Department of Environmental Health. Due to the distance from the highway, the contents, quality released, and the cleanup status, this listing is not considered a REC for the Site.

3.1.15 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.16 California Environmental Reporting System

The California Environmental Reporting System (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.17 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses

and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSD Facilities	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside County Department of Environmental Health Department
- Department of Toxic Substances (DTSC)
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- GeoTracker
- EnviroStor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), aboveground storage tanks (ASTs) and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received that the department is unable to look up records based on APNs and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government data base EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

GeoTracker

As part of the environmental review process, Tetra Tech reviewed the online government data base GeoTracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. W: The area immediately west of the Site is undeveloped land.	A(1939)

Decade Starting	Site	Surrounding Properties	Sources
1940	The Site appears as undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the Site is undeveloped land.	T(1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. Past Interstate 10 construction appears to have begun in the 1953 aerial. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediate to the south of the Site is a dirt access road leading to a pipeline control station to the southeast. W: The area immediately west of the Site is undeveloped land.	A(1953) T(1955, 1957)
1960	The Site appears to be in a similar configuration as the previous years, except that a dirt access road now runs through the southwestern corner of the Site which leads to a small structure located west of the Site.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. Construction near Interstate 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. E: Immediately to the east are small shed like structures. S: The area immediately south of the Site is a dirt access road leading to a pipeline control station to the southeast. Further to the south is more shed-like sized structures. W: The area immediately west of the Site is undeveloped land.	A(1967)
1970	The Site appears to be in a similar configuration as the previous years, except that a dirt access road now runs vertically through the center of the parcel and leads to developments to the south.	No significant changes could be discerned in the surrounding properties to the Site.	A(1972) T(1972, 1978)
1980	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A(1980, 1984)
1990	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site except that the surrounding structures appear to be leveled with only the foundation footprint remaining.	A(1996)
2000	No significant changes noted, except for a dirt access road that now runs through the northeastern corner of the Site to the wind turbines located to the east.	There are now multiple wind turbines further to the east and west of the Site. Associated with the wind turbines are new dirt access roads and a graded area located southwest of the Site.	A(2002, 2005)
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2010, 2012, 2014, 2016, 2018) T(2015)

N= north, E = east, S = south, W= west

Sources:

A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears to be undeveloped at least as far back as 1939. Documentation from 1939 also shows that the Interstate 10 Highway was developed north of the Site. By 1953, surrounding areas show some land improvements of a dirt access road and a small structure to the southeast. The historical topographic map shows a pipeline directly to the south of the Site and a pipeline control station to the southeast. In 1967, a dirt access road runs through the Site in the southwestern corner which leads to a small structure located to the west of the Site. Land developments surrounding the Site include various dirt access roads, structures in the east, and an improved Interstate 10 further north. In 1972, a dirt access road branching off from Garnet Road further north now runs vertically through the Site and appears to lead to the control station. By 2002, multiple wind turbines can be seen in the surrounding areas. A dirt access road appears to run from the northeastern corner of the Site to the wind turbines located to the east. No evidence of tilling and agriculture activities throughout the Site have been documented. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 4.91 acres of mostly undeveloped land located in Whitewater California, on the outskirts of Palm Springs. The Site is currently undeveloped with the remnants of an old dirt access road in the northeastern corner of the Site.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Sections 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be undeveloped land.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

No abandoned or unidentified containers were observed on the Site during the site reconnaissance.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells were observed at the site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the Site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens were observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.17 Surface Debris

No evidence of major surface debris were found on the Site during the site reconnaissance.

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance.

4.4.27 Utilities

No utilities are provided to the Site, however there are a few power poles along Garnet Road, north of the Site. Power is provided to the offsite pipeline control station to the southeast with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with areas further to the east and west used for wind turbine locations. Directly adjacent to the south of the Site is a dirt access road that leads to the pipeline control station to the southeast. Directly to the north of the Site is open land with Garnet Road and Interstate 10 past that. There are no other structures located in the vicinity of the Site other than wind turbines.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Ms. Potestas, owner of the property, on August 13, 2020. Ms. Potestas indicated in the owner questionnaire that she was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Ms. Potestas indicated that she is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.91 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently undeveloped (see Appendix D). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, a pipeline control station to the southeast and wind generation turbines. Further to the north is a frontage road and Interstate 10. No buildings are located on the Site or the surrounding vicinity. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears as undeveloped land as far back as 1939. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the *“presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.”*

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E2247-16. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no REC(s) in connection with the Site as defined by ASTM E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as *“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).” Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.”*

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an *“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in*

place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA."

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as "a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations."

This Phase I ESA has revealed no business environmental risks in connection with the Site as defined by ASTM E2247-16.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech. This report is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the Site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining recognized environmental conditions at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package dated August 12, 2020.
- ERIS Historical Topographic Map Report dated August 12, 2020.
- ERIS Physical Settings Report dated August 12, 2020
- ERIS Certified Fire Insurance Maps dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- EnviroStor
- Geotracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13, 2013.
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-310-030
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

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September 30, 2020

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) identified by the Riverside County Assessor’s Office as Assessor’s Parcel Number (APN): 668-310-030, located in Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located at Riverside County APN 668-310-030 in Whitewater, California, approximately 7 miles northwest of the city of Palm Springs. The Site is approximately 4.43 acres of vacant land and is bounded by vacant undeveloped land to the north and east, with wind turbines to the west, a dirt access road to the south, and a fenced in pipeline control station further to the northeast. The Site boundaries as pertaining to this report include only the APN parcel 668-310-030 (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939. Documentation of surrounding areas shows some land improvements of a dirt access road to the north leading to a pipeline control station in the northeast as far back as 1953. A dried drainage bed appears to traverse the upper northeast corner. The historical topographic map shows a pipeline further north of the Site along the dirt access road and a control station to the northeast. In 1967, multiple dirt access roads run vertically adjacent to the west of the Site, and an improved Interstate 10 is to the north. Two small structures with dirt access roads can be seen in the historic aerial along the northern side of the Site. By 1980, it appears that the two structures have been removed and all the foundations can be seen. In 2002, the Site is bounded by wind turbines to the west. Further east, there are more wind turbine developments and dirt access roads. In 2018, a dry drainage gully appears to run from the southeast to the northwest corner of the Site. Additional structures and dirt access roads appear further north in 2016 and 2018. No Fire Insurance Maps exist to confirm ownership of the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

In the site reconnaissance conducted by Tetra Tech on August 18, 2020, a concrete pad with wooden structure remnants was found, along with an empty metal container. No significant environmental concerns were noted during the site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 (and Final Rule 40 Code of Federal Regulations Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site. Tetra Tech’s conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM Standard E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM Standard E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM Standard E2247-16.

Tetra Tech identified no business environmental risks associated with the Site.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	5
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	9
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.14 Orphaned / Unmappable Properties.....	10
3.1.15 California Integrated Water Quality System	10
3.1.16 California Environmental Reporting System.....	10
3.1.17 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	11
3.3 Agency Records	12
3.4 Previous Environmental Reports	13
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	15
4.0 SITE RECONNAISSANCE	16
4.1 Methodology and Limitations	16
4.2 Current Property Use	16

4.3 Past Property Use	16
4.4 Observations	16
4.4.1 Interior and Exterior Observations	16
4.4.2 Chemical Usage/Waste Storage	16
4.4.3 Abandoned or Unidentified Containers	16
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains	16
4.4.5 Dry Wells	16
4.4.6 Soil Staining	17
4.4.7 Vegetative Stress	17
4.4.8 Sheens	17
4.4.9 Soil Disturbance	17
4.4.10 Odors	17
4.4.11 Underground Storage Tanks	17
4.4.12 Aboveground Storage Tanks	17
4.4.13 Oil and Gas Wells/Activities	17
4.4.14 Polychlorinated Biphenyl-Containing Materials	17
4.4.15 Monitoring Wells and Soil Borings	17
4.4.16 Spills/Releases	17
4.4.17 Surface Debris	17
4.4.18 Hydraulic Equipment	17
4.4.19 Air Compressor Usage	17
4.4.20 Asbestos-Containing Materials	18
4.4.21 Lead-Based Paint and Other Lead-Containing Materials	18
4.4.22 Lead in Drinking Water	18
4.4.23 Microbial Growth and Moisture Intrusion	18
4.4.24 Waste Disposal	18
4.4.25 Wastewater Discharges	18
4.4.26 Storm Water Discharges	18
4.4.27 Utilities	18
4.5 Current Use of Adjoining Properties	18
4.6 Past Use of Adjoining Properties	18
5.0 INTERVIEWS	19
5.1 Past and/or Present Owners and/or Occupants	19
5.2 State and Local Government Officials	19
6.0 FINDINGS AND CONCLUSIONS	20
6.1 Characteristics of the Site and Vicinity	20
6.2 Summary of Findings	20
6.3 RECs	20
6.4 HRECs	20
6.5 CRECs	21
6.6 Business Environmental Risks	21
6.7 Non-ASTM Environmental Issues	21
6.8 Limitations and Exceptions of Assessments	21
6.8.1 Data Failures, Data Gaps, and Other Opinions	21
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	23
8.0 REFERENCES	24

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-310-030 located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM Standard E2247-16 governing Phase I ESAs and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified as APN 668-310-030 (Figures 1 and 2). The Site is located south of Interstate 10 and is approximately 7 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.43 acres of vacant land and is surrounded by vacant undeveloped land, dirt access roads, the Interstate 10 Highway further to the north, wind turbines located to the east and west, and a pipeline control station to the northeast. The Site is configured of one rectangular-shaped parcel, that is approximately 7 miles northwest of the city of Palm Springs (Figure 2). The parcel is accessed through Garnet Road to the north and various dirt roads located around the vicinity of the Site. The surrounding areas contain numerous wind turbines.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial ESAs in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X which is considered area of minimal flood hazard. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood). The Site is about 0.2 miles from Zone A (1 percent chance of flooding).

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner, Mr. Ernst Borno, for completion. Information from the questionnaire, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM E2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Mr. Borno or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is mostly undeveloped with various dirt access roads. In the northeast corner of the Site is a concrete pad with some wooden structure remnants. Directly to the south of the Site is a dirt access road and to the west are wind turbines with an associated dirt access road. The surrounding areas are all undeveloped or contain concrete pads, dirt access roads or wind turbines. A small area of land to the northeast is a pipeline control station (Figure 2).

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) are presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM Standard E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
<i>Facility Response Plan (FRP)</i>	0.25	0	0
<i>National Priority List (NPL)</i>	1.0	0	0
<i>National Priority List - Proposed</i>	1.0	0	0
<i>Deleted NPL</i>	1.0	0	0
<i>SEMS List 8R Active Site Inventory (SEMS)</i>	0.5	0	0
<i>Inventory of Open Dumps (ODI)</i>	0.5	0	0
<i>SEMS List 8R Archive Sites</i>	0.5	0	0
<i>Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)</i>	0.5	0	0
<i>Open Dumps on Indian Lands</i>	0.5	0	0
<i>CERCLIS - No Further Remedial Action Planned</i>	0.5	0	0
<i>CERCLIS Liens</i>	TP	0	NR
<i>RCRA CORRACTS-Corrective Action (RCRA CORRACTS)</i>	1.0	0	0
<i>RCRA non-CORRACTS TSD Facilities (RCRA TDS)</i>	0.5	0	0
<i>RCRA Generator List (RCRA LQG)</i>	0.25	0	0
<i>RCRA Small Quantity Generators List (RCRA SQG)</i>	0.25	0	0
<i>RCRA Conditionally Exempt and Very Small Quantity Generators List</i>	0.25	0	0
<i>RCRA Non-Generators (RCRA Non-Gen)</i>	0.25	0	0
<i>Federal Engineering Controls (FED ENG)</i>	0.5	0	0
<i>Federal Institutional Controls (FED INST)</i>	0.5	0	0
<i>Emergency Response Notification System 1982-1986</i>	TP	0	NR
<i>Emergency Response Notification System 1987-1989</i>	TP	0	NR
<i>Emergency Response Notification System (ERNS)</i>	TP	0	NR
<i>The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database</i>	0.5	0	0
<i>FEMA Underground Storage Tank Listing (FEMA UST)</i>	0.25	0	0
<i>Petroleum Refineries (REFN)</i>	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
Hazardous Materials Information Reporting System (HMIRS)	0.125	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUST)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
County			
<i>Riverside County - Local Oversight Program List (RIVERSIDE LOP)</i>	0.5	0	0
<i>Riverside County - Underground Storage Tanks List (UST RIVERSIDE)</i>	0.25	0	0
State			
<i>Dry Cleaning Facilities (DRYCLEANERS)</i>	0.25	0	0
<i>Delisted Drycleaners</i>	0.25	0	0
<i>Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)</i>	0.25	0	0
<i>Per- and Polyfluoroalkyl Substances (PFAS)</i>	0.5	0	0
<i>PFOA/PFOS Groundwater</i>	0.5	0	0
<i>Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)</i>	0.5	0	0
<i>List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)</i>	0.5	0	0
<i>EnviroStor Inspection, Compliance, and Enforcement</i>	1.0	0	0
<i>School Property Evaluation Program Sites (SCH)</i>	1.0	0	0
<i>California Hazardous Material Incident Report System (CHMIRS)</i>	TP	0	0
<i>Hazardous Waste Manifest Data (HAZNET)</i>	TP	0	0
<i>Historical California Hazardous Material Incident Report System (HIST CHMIRS)</i>	TP	0	0
<i>Historical Hazardous Waste Manifest Data (HIST MANIFEST)</i>	TP	0	0
<i>Historical Cortese List (HIST CORTESE)</i>	0.5	0	0
<i>Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)</i>	0.5	0	0
<i>California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)</i>	0.125	0	0
<i>Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)</i>	0.5	0	0
<i>Sites in GeoTracker (GEOTRACKER)</i>	0.125	0	0
<i>Waste Discharge Requirements (WDR)</i>	0.25	0	0
<i>Toxic Pollutant Emissions Facilities (EMISSIONS)</i>	0.25	0	0
<i>Clandestine Drug Lab Sites (CDL)</i>	0.125	0	0

TP- target property, NR- not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. The ASTM

Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal (TSD) facilities lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by the U.S. Environmental Protection Agency, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSD facilities within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSD facilities within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM Standard E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) list records and stores information on reported releases of U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS properties be identified within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Site (LUST) database is a listing of confirmed or suspected releases to soil or groundwater from underground storage tanks (USTs) that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs that are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated August 12, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services. No mappable CHMIRS sites were identified on the target property.

3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.14 Orphaned / Unmappable Properties

Three unmappable properties were listed on the ERIS database.

- CHMIRS – A big rig caught fire and approximately 150 gallons of diesel was released. This release took place at the 114 Whitewater exit on Interstate 10, approximately 2 miles northwest of the Site. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- CHMIRS – A semi-tractor trailer with a crane got into a collision on the Whitewater cutoff on Interstate 10 where approximately 10 gallons of hydraulic fluid was released. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- HMIRS – A 55-gallon drum of potassium hydroxide was punctured during a traffic collision with a tractor trailer along Interstate 10. Cleanup was performed by a qualified environmental specialist and supervised by the Riverside County Department of Environmental Health. Due to the distance from the highway, the contents, quality released, and the cleanup status, this listing is not considered a REC for the Site.

3.1.15 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.16 California Environmental Reporting System

The California Environmental Reporting System (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.17 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create

environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM Standard E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM Standard E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSD Facilities	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances (DTSC)
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- GeoTracker
- EnviroStor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), aboveground storage tanks (ASTs) and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received that the department is unable to look up records based on APNs and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the

conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government data base EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

GeoTracker

As part of the environmental review process, Tetra Tech reviewed the online government data base GeoTracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. W: The area immediately west of the site is undeveloped land.	A(1939)

Decade Starting	Site	Surrounding Properties	Sources
1940	The Site appears as undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the Site is undeveloped land.	T(1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years, except for a dry gully/wash running through the upper northeastern corner.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is a dirt access road leading to a pipeline control station to the northeast and Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately south of the Site is undeveloped land. W: The area immediately west of the Site is undeveloped land.	A(1953) T(1955, 1957)
1960	The Site appears to be in a similar configuration as the previous years, except that a small shed size structure appears to be near the northeastern portions of the parcel.	N: In the area immediately north of the Site are small shed-like structures, along with dirt access roads. Further to the north are more structures and Interstate 10. Construction near Interstate 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is a dirt access road leading to a pipeline control station to the southeast. Further to the south is more shed-like sized structures. W: In the area immediately west of the Site, there are various dirt access roads.	A(1967)
1970	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A(1972) T(1972, 1978)
1980	The Site appears to be in a similar configuration as the previous years, except the shed-like structure appear to have been demolished with only a concrete pad left.	No significant changes could be discerned in the surrounding properties to the Site.	A(1980, 1984)
1990	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site except that the surrounding structures appear to be leveled with only the foundation footprint remaining.	A(1996)
2000	No significant changes noted.	There are now multiple wind turbines further to the east and west of the Site. Associated with the wind turbines are new dirt access roads.	A(2002, 2005)
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2010, 2012, 2014, 2016, 2018) T(2015)

N= north, E = east, S = south, W= west

Sources:

A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears to be undeveloped at least as far back as 1939. Documentation of surrounding areas show some land improvements of a dirt access road to the north and a small structure to the northeast as far back as 1953. A dried drainage bed or arroyo appears to traverse the upper northeast corner. The historical topographic map shows a pipeline further north of the Site and a control station to the northeast. In 1967, multiple dirt access roads run vertically adjacent to the west of the Site, and an improved Interstate 10 is to the north. Two small structures with dirt access roads are constructed on the northern side of the Site. By 1980, it appears that the two structures were removed and all foundations can be seen. In 2002, the Site is bounded by wind turbines to the west. Further east, there are more wind turbine developments and dirt access roads. In 2018, a dry drainage bed appears to run from the southeast to the northwest corner of the Site. Additional structures and dirt access roads appear further north in 2016 and 2018. No Fire Insurance Maps exist to confirm ownership of the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM Standard E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 4.43 acres of mostly undeveloped land located in Whitewater California, on the outskirts of Palm Springs. The Site is currently undeveloped with a concrete pad and the remnants of a wooden structure near the northeastern corner of the Site.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Sections 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be undeveloped land except for a concrete pad.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

One abandoned metal container was observed on the concrete pad located on the northeastern corner of the Site. The metal container was empty, and no staining was observed under or near the vicinity of the container.

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells were observed at the site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens was observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.17 Surface Debris

No evidence of major surface debris was found on the Site during the site reconnaissance, except some minor residential debris associated with the concrete pad and residual wooden structure in the northeastern corner of the Site.

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance. A dry river wash or arroyo was observed running through the southern portion of the Site.

4.4.27 Utilities

No utilities are provided to the Site, however there are a few power poles along Garnet Road, north of the Site. Power is provided to the offsite pipeline control station to the northeast with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with the adjacent property to the west used for wind turbine locations. Directly adjacent to the south of the Site is a dirt access road. Further to the northeast is the pipeline control station. Directly to the north of the Site is open land with Garnet Road and Interstate 10 past that. There are no other structures located in the vicinity of the Site other than wind turbines.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Mr. Borno, owner of the property, on August 13, 2020. Mr. Borno indicated in the owner questionnaire that he was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Mr. Borno indicated that he is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.43 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently undeveloped except for a concrete pad in the northeast corner (see Appendix D). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, a pipeline control station to the northeast and wind generation turbines. Further to the north is a frontage road and Interstate 10. No buildings are located on the Site or the surrounding vicinity. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears as undeveloped land at least as far back as 1939. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the “*presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.*”

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E2247-16. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no REC(s) in connection with the Site as defined by ASTM Standard E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).*” Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM Standard E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA.”

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM Standard E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as “a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.”

This Phase I ESA has revealed no business environmental risks in connection with the Site as defined by ASTM Standard E2247-16.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech. This report is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the Site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining recognized environmental conditions at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package dated August 12, 2020.
- ERIS Historical Topographic Map Report dated August 12, 2020.
- ERIS Physical Settings Report dated August 12, 2020
- ERIS Certified Fire Insurance Maps dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- EnviroStor
- GeoTracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

**Phase I Environmental Site Assessment:
AES Distributed Energy Solutions
Mountain View Wind Repower Project
APN: 668-310-032
Whitewater, California 92282**

Tt Project No. 194-7160



TETRA TECH

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September 30, 2020

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EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC and any entity in which it has an ownership interest, either directly or indirectly, for the real property (hereinafter referred to as the “Site”) identified by the Riverside County Assessor’s Office as Assessor’s Parcel Number (APN): 668-310-032, located in the rural community of Whitewater, California (Figure 1).

INTRODUCTION

This Phase I ESA was performed in accordance with American Society for Testing and Materials (ASTM) Standard E2247-16 and the U.S. Environmental Protection Agency’s All Appropriate Inquiries Final Rule, 40 Code of Federal Regulations Part 312. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. The objective of this Phase I ESA is to identify Recognized Environmental Conditions (RECs) in connection with the Site. ASTM defines a REC as: “the presence or likely presence of any hazardous substances or petroleum products on 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.”

SITE DESCRIPTION

The Site is located approximately 7 miles northwest of the city of Palm Springs. The rectangular Site is approximately 4.82 acres of mostly vacant land with a strip of approximately three wind turbines and a direct access road traversing through the Site on a north to south axis. Graded land surrounds the locations of the wind turbines. The Site is bounded by vacant undeveloped land to the east and west, with more wind turbines to the north and south, a dirt access road runs on a diagonal to the northeast, and a fenced in pipeline control station is located further to the northwest. The Site boundaries as pertaining to this report include only the APN 668-310-032 (Figure 2).

SITE HISTORY

Based on a review of historical documentation, the Site appears to be undeveloped at least as far back as 1939 with a dirt access road to the east and Interstate 10 further to the north. Documentation of surrounding areas show some land improvements of a dirt access road to the north leading to a pipeline control station in the north and northwest as far back as 1953. The historical topographic map shows a pipeline further north of the Site along the dirt access road and a control station to the northwest. In 1967, multiple dirt access roads with small structures can be seen north of the Site and an improved Interstate 10 is further to the north. In 1972, a dirt access road can be seen adjacent to the Site to the northeast. In 2002, the Site contains wind turbines and a dirt access road running north to south through the center of the Site. More wind turbines can be seen to the north and south. Further west, there is more wind turbine developments and dirt access roads running parallel to the Site. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history until 2002 when wind generation turbines were installed. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.1.

FINDINGS

Tetra Tech conducted a site reconnaissance on August 18, 2020 and observed three wind turbines with associated graded land and a dirt access road running through the center of the Site. No significant environmental concerns were noted during the site reconnaissance.

CONCLUSIONS

Tetra Tech performed a Phase I ESA in general conformance with the scope and limitations of ASTM E2247-16 (and Final Rule 40 Code of Federal Regulations Part 312 *et seq.*) with respect to the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no RECs in connection with the Site. Tetra Tech’s conclusions are set forth, as follows:

This Phase I ESA investigation has revealed no RECs in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Historical RECs* in connection with the Site as defined by ASTM E2247-16.

This Phase I ESA investigation has revealed no *Controlled RECs* with respect to the Site as defined by ASTM E2247-16.

Tetra Tech identified no business environmental risks associated with the Site.

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	ES-1
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Limiting Conditions and Methodology	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	3
1.6 User Reliance.....	3
2.0 PROJECT DESCRIPTION	4
2.1 Location of the Site	4
2.2 Characteristics of the Site and Vicinity.....	4
2.3 User Provided Information	4
2.3.1 Title Records	4
2.3.2 Environmental Liens	5
2.3.3 Site Improvements.....	5
3.0 RECORDS REVIEW	6
3.1 Standard Environmental Record Sources.....	6
3.1.1 National Priorities List (Superfund).....	8
3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System	8
3.1.3 Resource Conservation and Recovery Act Corrective Action Reports	9
3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities.....	9
3.1.5 Resource Conservation and Recovery Act Generator List	9
3.1.6 Federal Emergency Response Notification System List	9
3.1.7 Hazardous Materials Information Reporting System.....	9
3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)	9
3.1.9 State Landfills and/or Solid Waste Disposal Sites.....	9
3.1.10 California State Leaking Underground Storage Tank Sites	9
3.1.11 California State Registered Underground Storage Tanks.....	10
3.1.12 California Hazardous Material Incident Report System	10
3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program	10
3.1.14 Orphaned / Unmappable Properties.....	10
3.1.15 California Integrated Water Quality System	10
3.1.16 California Environmental Reporting System.....	10
3.1.17 Other Historical or Regulatory Findings	10
3.2 Vapor Encroachment Screen	11
3.3 Agency Records	12
3.4 Previous Environmental Reports	13
3.5 Additional Environmental Record Sources	13
3.5.1 Prior Uses of the Site and Surrounding Properties	13
3.6 Property History Summary	15
4.0 SITE RECONNAISSANCE	16
4.1 Methodology and Limitations	16
4.2 Current Property Use	16

4.3 Past Property Use	16
4.4 Observations	16
4.4.1 Interior and Exterior Observations	16
4.4.2 Chemical Usage/Waste Storage	16
4.4.3 Abandoned or Unidentified Containers	16
4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains	16
4.4.5 Dry Wells	17
4.4.6 Soil Staining	17
4.4.7 Vegetative Stress	17
4.4.8 Sheens	17
4.4.9 Soil Disturbance	17
4.4.10 Odors	17
4.4.11 Underground Storage Tanks	17
4.4.12 Aboveground Storage Tanks	17
4.4.13 Oil and Gas Wells/Activities	17
4.4.14 Polychlorinated Biphenyl-Containing Materials	17
4.4.15 Monitoring Wells and Soil Borings	17
4.4.16 Spills/Releases	17
4.4.17 Surface Debris	17
4.4.18 Hydraulic Equipment	17
4.4.19 Air Compressor Usage	17
4.4.20 Asbestos-Containing Materials	18
4.4.21 Lead-Based Paint and Other Lead-Containing Materials	18
4.4.22 Lead in Drinking Water	18
4.4.23 Microbial Growth and Moisture Intrusion	18
4.4.24 Waste Disposal	18
4.4.25 Wastewater Discharges	18
4.4.26 Storm Water Discharges	18
4.4.27 Utilities	18
4.5 Current Use of Adjoining Properties	18
4.6 Past Use of Adjoining Properties	18
5.0 INTERVIEWS	19
5.1 Past and/or Present Owners and/or Occupants	19
5.2 State and Local Government Officials	19
6.0 FINDINGS AND CONCLUSIONS	20
6.1 Characteristics of the Site and Vicinity	20
6.2 Summary of Findings	20
6.3 RECs	20
6.4 HRECs	20
6.5 CRECs	20
6.6 Business Environmental Risks	21
6.7 Non-ASTM Environmental Issues	21
6.8 Limitations and Exceptions of Assessments	21
6.8.1 Data Failures, Data Gaps, and Other Opinions	21
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	23
8.0 REFERENCES	24

LIST OF TABLES

Table 3-1. Records Review	6
Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)	11
Table 3-3. Prior Uses and Features of Site and Surrounding Properties	13

LIST OF FIGURES

Figure 1. Site Location Map
Figure 2. Site Map with Surrounding Areas

APPENDICES

Appendix A – ERIS Regulatory Database Report and Historical Documentation
Appendix B – User and Owner Questionnaires
Appendix C – Regulatory Documentation
Appendix D – Site Photographs
Appendix E – Qualifications of Environmental Professionals

1.0 INTRODUCTION

Tetra Tech, Inc. (Tetra Tech) conducted a Phase I Environmental Site Assessment (ESA) on behalf of AES North American Development, LLC (AES) for the asset listed as the Riverside County Assessor's Parcel Number (APN) 668-310-032 located in Whitewater, California (hereinafter referred to as the "Site"; Figures 1 and 2). This Phase I ESA was completed in accordance with the requirements of American Society for Testing and Materials (ASTM) E2247-16 and the U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 Code of Federal Regulations (CFR) Part 312.

Tetra Tech conducted interviews with owners, operators, and/or occupants of the facility on the Site, reviewed federal, tribal, state and local government records, and performed a visual inspection of the Site.

This report was prepared based on review of the data as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. The scope of this report is intended to provide a preliminary evaluation of the current readily observable/obvious environmental conditions at the Site at the time of the site reconnaissance and report preparation and does not constitute a definitive or in-depth review of all of the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the Site is either fully characterized or is free of environmental impairments and/or contamination.

In order to conduct the investigation for this report, Tetra Tech reviewed readily available records and information, as discussed in this report, and unless explicitly included in our scope included no verification of the accuracy or completeness of documentation or data or possible withholding of information by the interviewees, agencies, or other parties.

1.1 PURPOSE

Pursuant to the scope of work and the applicable ASTM standard, the purpose of this ESA is to identify recognized environmental conditions (RECs) in connection with the Site. As defined in Section 1.1.1 of ASTM Standard E2247-16, "recognized environmental conditions" means "the presence or likely presence of any hazardous substances or petroleum products on 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." A "hazardous substance or petroleum product" is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

1.2 LIMITING CONDITIONS AND METHODOLOGY

The scope of work includes interviews with the property owners, occupants and/or operators, regulatory database review, visual noninvasive reconnaissance of the Site, compilation and evaluation of data, and preparation of this report.

Tetra Tech's assessment is limited strictly to identifying RECs, controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the Site. Tetra Tech's assessment did not include evaluation of structural conditions of any buildings on the Site, nor were sampling of soils, groundwater, or surface water within the scope of work. In addition, this assessment did not attempt to identify the presence of environmental contamination that exists in areas that were not able to be visually inspected. This includes surface soils located under pavement, interiors of structures, landfills, vehicles, or other media interference;

subsurface soils; groundwater; or areas of the Site or buildings on the Site which were otherwise inaccessible due to locked or blocked accesses; geographic or vegetation impediments; weather interferences; or size of the Site.

The site reconnaissance was conducted by ground inspection and vehicle inspection completed as warranted based on visual observations and data developed during a pre-site reconnaissance desktop review of aerial photography, historic topographic maps, and regulatory agency database search. A complete description of the site reconnaissance is provided in Section 4.0. The inspection covered the Site with particular focus on areas of suspected chemical and petroleum usage and/or storage, discharges, soil disturbance, review of groundwater investigation data, and/or unusual vegetation. Tetra Tech did not inspect subsurface features such as underground utilities or utility corridors. Additionally, Tetra Tech did not inspect the interior of related structures.

Tetra Tech did not sample the Site for the potential for liabilities associated with the following:

- Asbestos-containing building materials
- Biological agents
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality
- Mold

This list is not all-inclusive, and no implication is intended as to the relative importance of inquiry. These can present environmental liabilities to a property owner but are not included in the ASTM Standard E2247-16 scope of work for Phase I ESAs.

1.3 SIGNIFICANT ASSUMPTIONS

In reviewing the information from the client, Tetra Tech evaluated the thoroughness and reliability of the information provided. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

1.4 LIMITATIONS AND EXCEPTIONS

Results of this assessment are based upon the visual site inspection of readily accessible areas of the Site conducted by Tetra Tech personnel, information from interviews with knowledgeable persons regarding the Site, information reviewed regarding historical uses, information provided by contacted regulatory agencies, and review of publicly available and practically reviewable information identifying current and historical uses of the Site and surrounding properties. A title search was not conducted for the Phase I ESA. No environmental samples were collected from the Site.

1.5 SPECIAL TERMS AND CONDITIONS

In accordance with the agreed upon scope of work between AES and Tetra Tech, there are no special terms and conditions. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between AES and Tetra Tech, the consulting services agreement shall control.

1.6 USER RELIANCE

This report was prepared for the sole use of AES and its beneficiaries and any entity in which it has an ownership interest, whether directly or indirectly. This report was prepared in accordance with generally accepted professional practices, applicable to work of similar nature and complexity of similar localities, at the time the services were performed. No warranty, express or implied, is made. Tetra Tech's services, and the resulting scope and conclusions of this report are in accordance with the criteria of ASTM Standard E2247-16 governing Phase I ESAs and U.S. Environmental Protection Agency's All Appropriate Inquiries Final Rule 40 CFR Part 312.

2.0 PROJECT DESCRIPTION

2.1 LOCATION OF THE SITE

The Site is located in Whitewater, California, a census-designated place of Riverside County, in an undeveloped rural/agricultural area identified as APN 668-310-032 (Figures 1 and 2). The Site is located south of Interstate 10 and is approximately 7 miles northwest of the city of Palm Springs.

2.2 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.82 acres of mostly vacant land except for three wind generation turbines and associated graded land and a dirt access road traversing through the center of the Site from north to south. The Site is surrounded by undeveloped land, dirt access roads, the Interstate 10 Highway further to the north, wind turbines located to the north and south, and a pipeline control station to the northwest. The Site is configured of one rectangular-shaped parcel, that is approximately 7 miles northwest of the city of Palm Springs (Figure 2). The parcel is accessed through Garnet Road to the north and various dirt roads located around the vicinity of the Site. The surrounding areas contain various wind turbines.

Section 8.2.4 of the ASTM Standard E2247-16 states “a current United States Geological Survey (USGS) 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained.” A topographic map of the Site was reviewed (Figure 1). Discretionary physical setting sources shall be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to the property or from or within the property into the groundwater or soil and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial and customary practice in initial ESAs in the type of commercial real estate transaction involved, in order to assess the impact of such migration on RECs in connection with the Site.

The Site is located within the Coachella Valley and is located in the Whitewater River watershed. The Site and surrounding area are mapped as being Quaternary alluvium deposits (ERIS Physical Settings Report included in Appendix A). These deposits consist of alluvium, lake and terrace deposits; unconsolidated and semi-consolidated. The soil is classified as Carsitas cobbly sand that is excessively drained with a low runoff potential. The strata are from the Pliocene to Holocene epochs.

Federal Emergency Management Agency

According to Federal Emergency Management Agency information Flood Insurance Rate Map (Appendix A) the Site is located in Zone X. According to Federal Emergency Management Agency website information, Zone X includes areas outside of the 0.2 percent annual chance flood (500-year flood). The Site lies about 2,700 feet north of the Whitewater River/Wash.

2.3 USER PROVIDED INFORMATION

A Phase I ESA questionnaire was provided to the current landowner, Ms. Prudencia Campos Potestas, for completion. Information from the questionnaire, as well as other documentation provided to Tetra Tech by AES, is referenced below and included in applicable sections of this Phase I ESA report. A copy of the completed questionnaire is provided in Appendix B.

2.3.1 Title Records

A title search was not conducted by Tetra Tech as part of this Phase I ESA and is not required as part of ASTM E2247-16 requirements. The lack of this information does not represent a significant data gap.

2.3.2 Environmental Liens

No information regarding environmental liens or activity and use limitations was provided to Tetra Tech by Ms. Potestas or AES and none were indicated based on the files received for this Phase I ESA.

2.3.3 Site Improvements

The Site, as described in Section 2.2, Characteristics of the Site and Vicinity, is mostly undeveloped with various wind turbines and a dirt access road. Three large wind generation turbines are located on the Site and are located next to a dirt access road that traverses the Site in the lateral direction. Surrounding the wind turbines, the soil has been graded with a gravel-like top layer, and next to each wind turbine is an electric transformer. The wind turbines and the dirt access road continue on to the adjacent properties to the north and south of the Site in a row. There are a total of fifteen wind turbines in this row, including the three within the Site boundaries. A small concrete pad is located within the graded area on the western side. This pad does not appear to have held any kind of structure. A small area of land to the northwest is a pipeline control station (Figure 2).

3.0 RECORDS REVIEW

This section includes the results of the database search, review of physical setting services, and historical uses of the Site and adjoining properties.

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

A search of readily available federal, state, regional, and local agency database listings was conducted by ERIS. The ERIS Radius Map and GeoCheck report (and related source documentation) are presented in Appendix A. ERIS searched numerous government databases as described in detail in its report, including, but not limited to the following databases specified in Section 8.2.1 of ASTM E2247-16.

Table 3-1. Records Review

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Federal			
<i>Facility Response Plan (FRP)</i>	0.25	0	0
<i>National Priority List (NPL)</i>	1.0	0	0
<i>National Priority List - Proposed</i>	1.0	0	0
<i>Deleted NPL</i>	1.0	0	0
<i>SEMS List 8R Active Site Inventory (SEMS)</i>	0.5	0	0
<i>Inventory of Open Dumps (ODI)</i>	0.5	0	0
<i>SEMS List 8R Archive Sites</i>	0.5	0	0
<i>Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)</i>	0.5	0	0
<i>Open Dumps on Indian Lands</i>	0.5	0	0
<i>CERCLIS - No Further Remedial Action Planned</i>	0.5	0	0
<i>CERCLIS Liens</i>	TP	0	NR
<i>RCRA CORRACTS-Corrective Action (RCRA CORRACTS)</i>	1.0	0	0
<i>RCRA non-CORRACTS TSD Facilities (RCRA TDS)</i>	0.5	0	0
<i>RCRA Generator List (RCRA LQG)</i>	0.25	0	0
<i>RCRA Small Quantity Generators List (RCRA SQG)</i>	0.25	0	0
<i>RCRA Conditionally Exempt and Very Small Quantity Generators List</i>	0.25	0	0
<i>RCRA Non-Generators (RCRA Non-Gen)</i>	0.25	0	0
<i>Federal Engineering Controls (FED ENG)</i>	0.5	0	0
<i>Federal Institutional Controls (FED INST)</i>	0.5	0	0
<i>Emergency Response Notification System 1982-1986</i>	TP	0	NR
<i>Emergency Response Notification System 1987-1989</i>	TP	0	NR
<i>Emergency Response Notification System (ERNS)</i>	TP	0	NR
<i>The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database</i>	0.5	0	0
<i>FEMA Underground Storage Tank Listing (FEMA UST)</i>	0.25	0	0
<i>Petroleum Refineries (REFN)</i>	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
Petroleum Product and Crude Oil Rail Terminals (BULK TERMINALS)	0.25	0	0
LIEN on Property (SEMS LIEN)	TP	0	NR
Superfund Decision Documents (SUPERFUND ROD)	1.0	0	0
Hazardous Materials Information Reporting System (HMIRS)	0.125	0	0
State			
State Response Sites (RESPONSE)	1.0	0	0
EnviroStor Database	1.0	0	0
Delisted State Response Sites (DELISTED ENVS)	1.0	0	0
Solid Waste Information System (SWF/LF)	0.5	0	0
EnviroStor Hazardous Waste Facilities (HWP)	1.0	0	0
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report	0.5	0	0
Land Disposal Sites (LDS)	0.5	0	0
Leaking Underground Fuel Tank Reports (LUST)	0.5	0	0
Delisted Leaking Storage Tanks (DELISTED LST)	0.5	0	0
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels (SWRCB SWF)	0.5	0	0
Permitted Underground Storage Tank (UST) in GeoTracker (UST)	0.25	0	0
Proposed Closure of Underground Storage Tank Cases (UST CLOSURE)	0.5	0	0
Historical Hazardous Substance Storage Information Database (HHSS)	0.25	0	0
Aboveground Storage Tanks (AST)	0.25	0	0
Oil and Gas Facility Tanks (TANK OIL GAS)	0.25	0	0
Delisted Storage Tanks (DELISTED TNK)	0.25	0	0
California Environmental Reporting System (CERS) Tanks (CERS TANK)	0.5	0	0
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	0.5	0	0
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (HLUR)	0.5	0	0
Deed Restrictions and Land Use Restrictions (DEED)	0.5	0	0
Voluntary Cleanup Program (VCP)	0.5	0	0
GeoTracker Cleanup Program Sites (CLEANUP SITES)	0.5	0	0
Delisted County Records (DELISTED COUNTY)	0.25	0	0
Delisted California Environmental Reporting System (CERS) Tanks (DELISTED CTNK)	0.25	0	0
Historical Hazardous Substance Storage Container Information (HIST TANK)	0.25	0	0
Tribal			
Leaking Underground Storage Tanks (LUSTs) on Indian Lands (Indian LUST)	0.5	0	0
Underground Storage Tanks (USTs) on Indian Lands (Indian UST)	0.25	0	0
Delisted Tribal Leaking Storage Tanks (DELISTED ILST)	0.5	0	0
Delisted Tribal Underground Storage Tanks (DELISTED IUST)	0.25	0	0

Data Source*	Search Distance, Miles	# of Records on Site	# Of Records Within Search Area
County			
<i>Riverside County - Local Oversight Program List (RIVERSIDE LOP)</i>	0.5	0	0
<i>Riverside County - Underground Storage Tanks List (UST RIVERSIDE)</i>	0.25	0	0
State			
<i>Dry Cleaning Facilities (DRYCLEANERS)</i>	0.25	0	0
<i>Delisted Drycleaners</i>	0.25	0	0
<i>Non-Toxic Dry-Cleaning Incentive Program (DRYC GRANT)</i>	0.25	0	0
<i>Per- and Polyfluoroalkyl Substances (PFAS)</i>	0.5	0	0
<i>PFOA/PFOS Groundwater</i>	0.5	0	0
<i>Hazardous Waste and Substances Site List - Site Cleanup (HWSS CLEANUP)</i>	0.5	0	0
<i>List of Hazardous Waste Facilities Subject to Corrective Action (DTSC HWF)</i>	0.5	0	0
<i>EnviroStor Inspection, Compliance, and Enforcement</i>	1.0	0	0
<i>School Property Evaluation Program Sites (SCH)</i>	1.0	0	0
<i>California Hazardous Material Incident Report System (CHMIRS)</i>	TP	0	0
<i>Hazardous Waste Manifest Data (HAZNET)</i>	TP	0	0
<i>Historical California Hazardous Material Incident Report System (HIST CHMIRS)</i>	TP	0	0
<i>Historical Hazardous Waste Manifest Data (HIST MANIFEST)</i>	TP	0	0
<i>Historical Cortese List (HIST CORTESE)</i>	0.5	0	0
<i>Cease and Desist Orders and Cleanup and Abatement Orders (CDO/CAO)</i>	0.5	0	0
<i>California Environmental Reporting System (CERS) Hazardous Waste Sites (CERS HAZ)</i>	0.125	0	0
<i>Delisted Environmental Reporting System (CERS) Hazardous Waste Sites (DELIST HAZ)</i>	0.5	0	0
<i>Sites in GeoTracker (GEOTRACKER)</i>	0.125	0	0
<i>Waste Discharge Requirements (WDR)</i>	0.25	0	0
<i>Toxic Pollutant Emissions Facilities (EMISSIONS)</i>	0.25	0	0
<i>Clandestine Drug Lab Sites (CDL)</i>	0.125	0	0

TP- target property, NR - not required

* Not all databases are listed in Table 3-1. A complete listing of databases searched are included in Appendix A.

3.1.1 National Priorities List (Superfund)

The National Priorities List (NPL) identifies federal Superfund sites with the highest priority for cleanup. ASTM Standard E2247-16 requires the identification of NPL sites within 1 mile of the Site. There are no NPL sites identified within 1 mile of the boundaries of the Site.

3.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list identifies sites that the U.S. Environmental Protection Agency has investigated or is in the process of investigating for potential hazardous substance contamination. A CERCLIS site may or may not become an NPL site. The ASTM

Standard E2247-16 requires the identification of CERCLIS sites within 0.5 mile of the Site. The standard also requires the identification of CERCLIS No Further Remedial Action Planned sites on a Property or adjoining properties. There are no federal CERCLIS No Further Remedial Action Planned sites identified within 0.5 mile of the boundaries of the Site.

3.1.3 Resource Conservation and Recovery Act Corrective Action Reports

The Resource Conservation and Recovery Act (RCRA) Corrective Action Reports (CORRACTS) is used to track the status and filing of any corrective actions that have taken place at a facility. ASTM Standard E2247-16 requires the identification of RCRA CORRACTS facilities within 1 mile of the Site. There are no RCRA CORRACTS sites identified within 1 mile of the boundaries of the Site.

3.1.4 Resource Conservation and Recovery Act Non-Corrective Action Reports Treatment, Storage, and Disposal Facilities

The RCRA non-CORRACTS treatment, storage, and disposal (TSD) facilities lists those facilities where treatment, storage, and/or disposal of hazardous wastes takes place and where corrective remedial action has not been required by U.S. Environmental Protection Agency, as defined and regulated by RCRA. ASTM Standard E2247-16 requires the identification of RCRA non-CORRACTS TSD facilities within 0.5 mile of the Site. There are no RCRA non-CORRACTS TSD facilities within 0.5 mile of the boundaries of the Site.

3.1.5 Resource Conservation and Recovery Act Generator List

The ERIS Report lists no RCRA generator property within 0.25 mile of the Site (ASTM E2247-16 criteria is to identify RCRA generator sites that are on, adjacent to, or adjoining, the Site).

3.1.6 Federal Emergency Response Notification System List

The federal Emergency Response Notification System (ERNS) list records and stores information on reported releases of oil and hazardous substances. ASTM Standard E2247-16 requires the identification of ERNS on the Site. The Site and adjacent properties were not listed on the ERNS list.

3.1.7 Hazardous Materials Information Reporting System

The federal Hazardous Materials Information Reporting System (HMIRS) list records and stores information on reported releases of U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation. No listings are identified within 0.125 miles of the Site.

3.1.8 State Hazardous Waste List (State-Equivalent NPL and CERCLIS)

ASTM Standard E2247-16 requires that state-equivalent NPL (Hazardous Sites List), Response, and CERCLIS properties be identified within 1 mile of the Site.

3.1.9 State Landfills and/or Solid Waste Disposal Sites

Landfills and/or solid waste disposal sites are facilities that used to accept or currently accept waste of any kind for disposal onsite. ASTM Standard E2247-16 requires the identification of these sites within 0.5 mile of the subject properties. There are no state landfills and/or solid waste disposal sites within 0.5 mile of the boundaries of the Site.

3.1.10 California State Leaking Underground Storage Tank Sites

The Leaking Underground Storage Tank Site (LUST) database is a listing of confirmed or suspected releases to soil or groundwater from underground storage tanks (USTs) that have been reported to the state. ASTM Standard E2247-16 requires the identification of LUST sites within 0.5 mile of the Site. No LUST sites were identified within 0.5 miles of the Site.

3.1.11 California State Registered Underground Storage Tanks

The UST database contains registered USTs that are regulated under Subtitle I of the RCRA. A review of the UST list, as provided by ERIS, and dated August 12, 2020 (Appendix A) revealed no UST sites within approximately 0.25 miles of the target property.

3.1.12 California Hazardous Material Incident Report System

The California Hazardous Material Incident Report System (CHMIRS) database contains a list of reported hazardous material incidents, spills, and releases from the CHMIRS. This list has been made available by the California Office of Emergency Services. No mappable CHMIRS sites were identified on the target property.

3.1.13 California State Voluntary Cleanup Sites and/or Independent Remedial Action Program

A review of the California State Voluntary Cleanup Program sites list by ERIS has no listed Voluntary Cleanup Program within 0.5 mile of the boundaries of the Site.

3.1.14 Orphaned / Unmappable Properties

Three unmappable properties were listed on the ERIS database.

- CHMIRS – A big rig caught fire and approximately 150 gallons of diesel was released. This release took place at the 114 Whitewater exit on Interstate 10, approximately 2 miles northwest of the Site. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- CHMIRS – A semi-tractor trailer with a crane got into a collision on the Whitewater cutoff on Interstate 10 where approximately 10 gallons of hydraulic fluid was released. Cleanup was performed by CalTrans and no waterways or drinking water were impacted. This listing is not a REC for the Site.
- HMIRS – A 55-gallon drum of potassium hydroxide was punctured during a traffic collision with a tractor trailer along Interstate 10. Cleanup was performed by a qualified environmental specialist and supervised by the Riverside County Department of Environmental Health. Due to the distance from the highway, the contents, quality released, and the cleanup status, this listing is not considered a REC for the Site.

3.1.15 California Integrated Water Quality System

The California Integrated Water Quality System is a system used by the state and regional water quality boards to track information about places of environmental interest. No sites were listed by the California Integrated Water Quality System within 1 mile of the Site.

3.1.16 California Environmental Reporting System

The California Environmental Reporting System (CERS) is a database that combines data about environmentally regulated sites and facilities in California into one database. No sites were listed by CERS within 1 mile of the Site.

3.1.17 Other Historical or Regulatory Findings

ERIS US Historical Auto Stations: ERIS has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information ERIS classifies as "High Risk Historical Records", or HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses

and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

ERIS US Historical Cleaners: ERIS has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to ERIS researchers. ERIS's review was limited to those categories of sources that might, in ERIS's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash and dry etc. This database falls within a category of information ERIS classifies as HRHR. ERIS's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns but may not show up in current government records searches. A review of the addresses and historic addresses associated with the Site and adjacent properties revealed that none of the properties are located on or adjacent to the Site. There are also no listed properties found within 0.25 miles of the Site.

Based on Tetra Tech's review, the remaining surrounding properties listed in the ERIS Report are not likely to present a significant environmental concern to the Site, based on the nature of their hazardous waste operations, releases and/or their distance/gradient location relative to the Site.

3.2 VAPOR ENCROACHMENT SCREEN

Tetra Tech completed an initial vapor encroachment screen to determine if a vapor encroachment condition (VEC) exists in the subsurface below any existing structures at the subject property from hazardous substances, petroleum, and petroleum products that can include volatile organic compounds, semi volatile organic compounds, and inorganic volatile compounds. The Tier 1 non-invasive vapor encroachment screen was performed for the chemicals of concern and the approximate recommended minimum search distances included in ASTM E2600-10, *Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions*. The following minimum search distances are outlined in ASTM E2600-10 (ASTM 2010) and Table 3-2 below.

Table 3-2. Vapor Encroachment Screen Approximate Minimum Search Distances Surrounding the Subject Property (miles)

Standard Environmental Record Sources (where available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	0.33	0.1
Federal CERCLIS	0.33	0.1
Federal RCRA CORRACTS	0.33	0.1
Federal RCRA non-CORRACTS TSD Facilities	0.33	0.1
Federal RCRA Generators	Subject Property Only	Subject Property Only
Federal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
Federal ERNS	Subject Property Only	Subject Property Only
State and Tribal-equivalent NPL	0.33	0.1
State and Tribal-equivalent CERCLIS	0.33	0.1
State and Tribal Landfill or Solid Waste Disposal Sites	0.33	0.1
State and Tribal LUST	0.33	0.1
State and Tribal UST	Subject Property Only	Subject Property Only
State and Tribal Institutional Control/Engineering Control	Subject Property Only	Subject Property Only
State and Tribal Voluntary Cleanup	0.33	0.1
State and Tribal Brownfield	0.33	0.1

Based on the results of the Tier 1 vapor encroachment screening, no potential VEC sites were identified, therefore no Tier 2 screening was conducted to further evaluate whether these facilities pose a VEC with respect to the Site.

3.3 AGENCY RECORDS

The following agencies and government databases were contacted for information related to environmental issues associated with the Site and surrounding properties:

- Riverside County Department of Environmental Health
- Department of Toxic Substances (DTSC)
- California Environmental Protection Agency (CalEPA) Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- GeoTracker
- EnviroStor

Regulatory correspondence documents are provided as Appendix C.

Riverside County Department of Environmental Health

On August 10, 2020 Tetra Tech emailed the Riverside County Department of Environmental Health in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), aboveground storage tanks (ASTs) and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response was received that the department is unable to look up records based on APNs and as there is no address associated with the Site, this request was unable to be completed. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

Department of Toxic Substances Control

On August 10, 2020, Tetra Tech filled out a public records release request and sent an email to the DTSC in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. The DTSC responded on August 13, 2020 indicating that no site records were found pertaining to the Site.

California Environmental Protection Agency Office of Environmental Health Hazard Assessment

On August 10, 2020 Tetra Tech emailed a records request through the CalEPA Office of Environmental Health Hazard Assessment in an effort to obtain any records that include groundwater or soil sampling reports/analytical results, reports of spills of petroleum or hazardous chemicals (both closed and open), ASTs and USTs closure reports/certificates, inspection reports, wastewater permits, air permits, building permits, and reports of chemical odors or fumes. A response from the CalEPA Office of Environmental Health Hazard Assessment indicated that they do not have any records pertaining to Site.

Riverside County Fire Department

On August 10, 2020, Tetra Tech reached out to the Riverside County Fire Department for any permits that might pertain to environmental issues. A response from the Deputy Fire Marshall and the Office of the Fire Marshal on August 19, 2020 requested that Tetra Tech submit our request to the Records Bureau which was done the same day. At the time of this report, no response from the Records Bureau has been received. Based on its review of other sources, however, Tetra Tech considers it unlikely that any further records from this agency would alter the conclusions or recommendations of this report and concludes that the lack of this information does not represent a significant data gap.

EnviroStor

As part of the environmental review process, Tetra Tech reviewed the online government database EnviroStor. EnviroStor is the DTSC's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties.

GeoTracker

As part of the environmental review process, Tetra Tech reviewed the online government database GeoTracker. GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, such as LUST Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. After reviewing the database, Tetra Tech was unable to find any records pertaining to the Site or any of the surrounding properties

3.4 PREVIOUS ENVIRONMENTAL REPORTS

Previous environmental investigation reports were not provided to Tetra Tech by either AES or by the current owners. Based on a review of available records and during the performance of the current Phase I ESA, it does not appear that any previous environmental reports exist for the Site.

3.5 Additional Environmental Record Sources

Prior uses of the Site and surrounding properties were drawn from review of agency records and historical information obtained from ERIS including aerial photographs and topographic maps; fire insurance maps were not available. Table 3-3 below is a summary of historical information drawn from the ERIS records (provided in Appendix A).

3.5.1 Prior Uses of the Site and Surrounding Properties

Table 3-3. Prior Uses and Features of Site and Surrounding Properties

Decade Starting	Site	Surrounding Properties	Sources
1890	No Sources Found	No Sources Found	N/A
1900	No Sources Found	No Sources Found	N/A
1910	No Sources Found	No Sources Found	N/A
1920	No Sources Found	No Sources Found	N/A
1930	The Site appears to be undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. W: The area immediately west of the Site is undeveloped land.	A(1939)

Decade Starting	Site	Surrounding Properties	Sources
1940	The Site appears as undeveloped land.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. Further to the south is a railroad that runs east to west. W: The area immediately west of the Site is undeveloped land.	T(1940, 1944)
1950	The Site appears to be in a similar configuration as the previous years.	N: The area immediately north of the Site appears to be undeveloped open land. Further to the north is a dirt access road leading to a pipeline control station to the northwest and Interstate 10. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately south of the Site is undeveloped land. W: The area immediately west of the Site is undeveloped land.	A(1953) T(1955, 1957)
1960	The Site appears to be in a similar configuration as the previous years.	N: In the area north of the Site are small shed-like structures, along with dirt access roads. Further to the north are more structures and Interstate 10. Construction near Interstate 10 has been completed and Twenty-Nine Palms Highway running to the north has been completed along with an off ramp. Garnet Road directly south of Interstate 10 has also been constructed. E: The area immediately to the east is undeveloped land. Further to the east is a dirt road running north to south. S: The area immediately to the south of the Site is undeveloped land. W: The area immediately west of the Site is undeveloped land.	A(1967)
1970	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site, except a dirt access road now runs at a diagonal to the northeast of the Site.	A(1972) T(1972, 1978)
1980	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A(1980, 1984)
1990	The Site appears to be in a similar configuration as the previous years.	No significant changes could be discerned in the surrounding properties to the Site.	A(1996)
2000	The Site appears in a similar configuration as present day. There are now wind turbines and an associated dirt access road traversing through the center of the Site from north to south.	N: In the area north of the Site are various dirt access roads and a row of wind turbines. E: The area immediately to the east is undeveloped land. Further to the east is another row of wind turbines. S: The area immediately to the south of the Site is occupied by a row of wind turbines. W: In the area immediately west of the Site is undeveloped land. Further to the west is another row of wind turbines.	A(2002, 2005)
2010	No significant changes noted.	No significant changes could be discerned in the surrounding properties to the Site.	A(2010, 2012, 2014, 2016, 2018) T(2015)

N= north, E = east, S = south, W= west

Sources:

A = aerial photograph (year in parentheses), CD = city directory abstract (year in parentheses), T = topographic map (year in parentheses), FIM=Fire Insurance Maps, and NA = not applicable (no sources found).

3.6 PROPERTY HISTORY SUMMARY

Based on a review of historical documentation, the Site appears to be undeveloped as far back as 1939 with a dirt access road to the east and Interstate 10 further to the north. Documentation of surrounding areas show some land improvements of a dirt access road to the north leading to a pipeline control station in the north and northwest as far back as 1953. The historical topographic map shows a pipeline further north of the Site along the dirt access road and a control station to the northwest. In 1967, multiple dirt access roads with small structures can be seen north of the Site and an improved Interstate 10 is further to the north. In 1972, a dirt access road can be seen adjacent to the Site to the northeast. In 2002, the Site contains wind turbines and a dirt access road running north to south through the center of the Site. More wind turbines can be seen to the north and south. Further west, there is more wind turbine developments and dirt access roads running parallel to the Site. No Fire Insurance Maps exist to confirm ownership for the Site or the surrounding areas. Based on aerial imagery and the questionnaire provided by the current owner, the Site was mostly undeveloped, throughout its history until 2002 when wind generation turbines were installed.

4.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to obtain information about the Site and surrounding properties indicating the likelihood of RECs associated with the Site. This includes describing the exterior and interior of the Site buildings and the general Site setting and obtaining photographs of the Site which document the site reconnaissance. The photographs taken during this site reconnaissance are included in Appendix D.

A site reconnaissance was completed by Mr. Kian Lew of Tetra Tech on August 18, 2020. Weather at the time of the site reconnaissance was partly cloudy with an ambient air temperature of approximately 108 degrees Fahrenheit.

4.1 METHODOLOGY AND LIMITATIONS

The site reconnaissance consisted of a visual assessment of the facility and a curbside review of adjacent properties and was conducted consistent with the methodology specified in ASTM E2247-16. The purpose of the site reconnaissance was to evaluate the Site for evidence of current or previous activities that may have resulted in adverse environmental impacts. The following subsections detail visual observations of the Site and other potential sources of contamination identified during the site reconnaissance. All portions of the Site were accessible to Tetra Tech personnel and no specific limitations to our inspection were noted. Site features identified during the site reconnaissance are illustrated in Figure 2.

4.2 CURRENT PROPERTY USE

The Site consists of approximately 4.82 acres of land used for wind generation located in Whitewater California, on the outskirts of Palm Springs. The Site is currently developed with three wind turbines and a dirt access road that runs through the center of the Site from the north to south. A small concrete pad located along the dirt access road was also found. It does not appear that any structure was associated with the concrete pad. Around each wind turbine is a small area of graded land covered in gravel and containing a transformer.

4.3 PAST PROPERTY USE

Details regarding the past property use of the Site are provided in Sections 3.5 and 3.6.

4.4 OBSERVATIONS

4.4.1 Interior and Exterior Observations

At the time of the site reconnaissance by Tetra Tech, the Site was observed to be developed with three wind turbines. Tetra Tech did not inspect the interior of the wind turbines. This is not expected to be a data gap for the Site.

4.4.2 Chemical Usage/Waste Storage

Tetra Tech did not observe any areas of the Site that were utilized for chemical storage and/or hazardous waste storage.

4.4.3 Abandoned or Unidentified Containers

Tetra Tech did not observe any abandoned or unidentified containers on the Site .

4.4.4 Catch Basins, Pits, Ponds, Lagoons and Drains

No catch basins, pits, ponds, lagoons, and/or drains were observed during the site reconnaissance.

4.4.5 Dry Wells

No evidence of dry wells were observed at the Site during the site reconnaissance.

4.4.6 Soil Staining

No evidence of soil staining was observed at the Site during the site reconnaissance.

4.4.7 Vegetative Stress

No evidence of vegetative stress outside normal desert conditions was observed at the site during the site reconnaissance.

4.4.8 Sheens

No evidence of sheens were observed during the site reconnaissance.

4.4.9 Soil Disturbance

No evidence of soil disturbance was observed during the site reconnaissance other than normal leveling/grading around the three wind turbines.

4.4.10 Odors

No noticeable odors were detected during the site reconnaissance.

4.4.11 Underground Storage Tanks

No evidence of the presence of existing or previous USTs was observed on the Site during the site reconnaissance.

4.4.12 Aboveground Storage Tanks

No evidence of the presence of existing or previous ASTs was observed on the Site during the site reconnaissance.

4.4.13 Oil and Gas Wells/Activities

During the site reconnaissance, no visual evidence of current or historical oil wells and/or oil and gas activities was observed at the Site or in its immediate vicinity.

4.4.14 Polychlorinated Biphenyl-Containing Materials

No polychlorinated biphenyl-containing materials were observed during the site reconnaissance.

4.4.15 Monitoring Wells and Soil Borings

No previous boring locations were observed during the site reconnaissance.

4.4.16 Spills/Releases

No evidence of spills or releases were observed during the site reconnaissance.

4.4.17 Surface Debris

No evidence of major surface debris were found on the Site during the site reconnaissance.

4.4.18 Hydraulic Equipment

No hydraulic equipment was observed during the site reconnaissance.

4.4.19 Air Compressor Usage

No air compressor equipment was observed during the site reconnaissance.

4.4.20 Asbestos-Containing Materials

No buildings or structures are located on the Site and no evidence of asbestos-containing material was observed. At the time of the site reconnaissance, an asbestos-containing material survey was not conducted to evaluate the presence of such materials.

4.4.21 Lead-Based Paint and Other Lead-Containing Materials

No evidence of lead-based paint or other lead containing materials were observed on the Site during the site reconnaissance. At the time of the site reconnaissance, a lead-based paint survey was not conducted to evaluate the presence of such materials.

4.4.22 Lead in Drinking Water

No drinking water is supplied to the Site. Any drinking water supplied to the Site is expected to comply with state standards, such that lead is unlikely to be present at elevated levels. No information was provided or obtained suggesting elevated lead levels in drinking water at or near the Site.

4.4.23 Microbial Growth and Moisture Intrusion

Tetra Tech observed no evidence of potential mold/microbial growth and/or moisture intrusion at the Site during the site reconnaissance.

4.4.24 Waste Disposal

Tetra Tech observed no evidence of waste disposal at the Site during the site reconnaissance.

4.4.25 Wastewater Discharges

No wastewater discharges were observed on the Site during the site reconnaissance.

4.4.26 Storm Water Discharges

No stormwater drains or grates were observed on the Site during the site reconnaissance.

4.4.27 Utilities

No utilities are provided to the Site, however next to each wind turbine was a pad mounted transformer. No evidence of spills or releases were observed near the transformers. There are also a few power poles along Garnet Road, north of the Site. Power is provided to the offsite pipeline control station to the northwest with pole mounted transformers.

4.5 CURRENT USE OF ADJOINING PROPERTIES

The Site is surrounded by mostly open land in the adjoining properties with the adjacent properties to the north and south used for wind turbine locations. Directly adjacent to the east and west of the Site is undeveloped land. Further to the east and west are rows of wind turbines running parallel to the Site. Further to the northwest is the pipeline control station. There are no other structures located in the vicinity of the Site other than wind turbines.

4.6 PAST USE OF ADJOINING PROPERTIES

Past uses of the adjoining properties are discussed in Section 4.3 and in Table 3-3.

The adjoining properties to the Site were historically noted primarily as undeveloped with minimal development since the 1960s. Beginning in the early 2000s wind generation turbines were installed in the surrounding properties.

5.0 INTERVIEWS

5.1 PAST AND/OR PRESENT OWNERS AND/OR OCCUPANTS

An owner/occupant questionnaire was completed by Ms. Potestas, owner of the property, on August 13, 2020. Ms. Potestas indicated in the owner questionnaire that she was not aware of any environmental cleanup liens or activity/land use limitations at the Site. Ms. Potestas indicated that she is not aware of any environmental issues pertaining to the Site than already noted.

The completed Owner/Occupant questionnaire is provided in Appendix B.

5.2 STATE AND LOCAL GOVERNMENT OFFICIALS

State and local government agencies were contacted for information related to the Site as discussed in Section 3.3. No other interviews with state or local government agency officials were deemed necessary, based on the information available for the Site.

6.0 FINDINGS AND CONCLUSIONS

6.1 CHARACTERISTICS OF THE SITE AND VICINITY

The Site is comprised of a single parcel totaling approximately 4.82 acres and is surrounded by undeveloped land and commercial wind power generation (Figure 2). The Site is currently developed with three commercial wind power generation turbines and a dirt access road (see Appendix D). The surrounding areas are all undeveloped except for some concrete pads, dirt access roads, a pipeline control station to the northwest, wind generation turbines to the north and south, and more wind generation turbines in rows to the east and west. Further to the north is a frontage road and Interstate 10. The location of the Site is depicted on Figure 1.

6.2 SUMMARY OF FINDINGS

Tetra Tech has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E2247-16 of the Site. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Based on a review of historical documentation, the Site appears prior to 2002, as undeveloped land as far back as 1939. Three wind turbines and associated transformers were installed at the Site sometime in the early 2000s. Further details regarding the history of the Site, previous site occupants, and surrounding vicinity are provided in Section 3.5.

Tetra Tech conducted a site reconnaissance on August 18, 2020. No significant environmental concerns were noted or observed during the site reconnaissance.

6.3 RECs

Section 3.2.78 of ASTM Standard E2247-16 defines RECs as the “*presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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. De minimis conditions are not recognized environmental conditions.*”

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard E2247-16. Any exceptions to, or deletions from, this practice are described in Section 6.8 of this report.

This Phase I ESA has revealed no REC(s) in connection with the Site as defined by ASTM E2247-16.

6.4 HRECS

Section 3.2.42 of ASTM Standard E2247-16 defines HRECs as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls).*” *Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this 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.*”

This Phase I ESA has revealed no HRECs in connection with the Site as defined by ASTM E2247-16.

6.5 CRECs

Section 3.2.18 of ASTM Standard E2247-16 defines CRECs as an “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action letter or equivalent,*

or meeting risk-based criteria established by regulatory authority), with hazardous substances allowed to remain in place subject to the implementation of required controls. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the ESA and as a REC in the conclusions section of the ESA."

This Phase I ESA has revealed no CRECs with respect to the Site as defined by ASTM E2247-16.

6.6 BUSINESS ENVIRONMENTAL RISKS

Section 3.2.11 of ASTM Standard E2247-16 defines business environmental risk as "a risk which can have a material, environmental, or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations."

This Phase I ESA has revealed no business environmental risks in connection with the Site as defined by ASTM E2247-16.

6.7 NON-ASTM ENVIRONMENTAL ISSUES

Tetra Tech did not identify any non-ASTM environmental issues associated with the Site.

6.8 LIMITATIONS AND EXCEPTIONS OF ASSESSMENTS

This report is prepared for the sole use of AES and its representatives and assignees, pursuant to the Consulting Services Agreement between AES and Tetra Tech. This report is based on review of the available data, as described herein, in accordance with generally accepted professional practices, applicable to work of similar nature and complexity at similar localities, at the time the services were performed. No warranty, expressed or implied, is made.

The scope of this report is limited in nature and intended to provide a preliminary evaluation of the current conspicuous environmental conditions at the Site at the time of the report and does not constitute definitive or in-depth review of all the potential environmental impairments and situations. Tetra Tech assumes no responsibility for conditions of which it is unaware and/or as to which there was no opportunity or request for review.

It is important to recognize that even the most comprehensive scope of services may not detect all the environmental liabilities at a particular site. Therefore, nothing herein shall be construed as a representation or certification that the site is either fully characterized or is free of environmental impairments and/or contamination.

To conduct the ESA for this report, Tetra Tech evaluated the readily available information. Tetra Tech cannot, however, warrant or guarantee either the accuracy or the comprehensiveness of such information.

6.8.1 Data Failures, Data Gaps, and Other Opinions

Through the course of this assessment, Tetra Tech may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the EP as to the significance of the data gaps in terms of defining recognized environmental conditions at the Site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

6.8.1.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

Tetra Tech identified no data failures during the course of this Phase I ESA.

6.8.1.2 Data Gaps

A data gap is a lack of or inability to obtain information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raise reasonable concerns about the gap, it may be judged to be significant.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of EP as defined in Section 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 (Appendix E). I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Preparation of this Report was conducted by the following Tetra Tech personnel:



Kian Lew
Environmental Scientist

Review of the Report was performed by the following Tetra Tech personnel:



Jennifer Merrick
Senior Project Manager

8.0 REFERENCES

Resources Consulted:

- Environmental Risk Information Services Inc. (ERIS) of Toronto, Ontario, Regulatory Agency Database Report, dated August 12, 2020.
- ERIS Historical Aerial Photo Decade Package dated August 12, 2020.
- ERIS Historical Topographic Map Report dated August 12, 2020.
- ERIS Physical Settings Report dated August 12, 2020
- ERIS Certified Fire Insurance Maps dated August 12, 2020.

Regulatory Agencies Contacted:

- Riverside County Department of Environmental Health
- California Department of Toxic Substances Control
- CalEPA Office of Environmental Health Hazard Assessment
- Riverside County Fire Department
- EnviroStor
- GeoTracker

Documents and Maps:

- FEMA FIRM Map, 06065C0890G (effective:2008-08-28); 06065C0870G (effective:2008-08-28) USGS August 2020.
- ASTM, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property," ASTM Designation E2247-16, 2016
- ASTM, "Standard Guide for Vapor Encroachment Screening on Sites Involved in Real Estate Transactions," ASTM Designation E2600-10, 2010.

APPENDIX E – SITE PHOTOGRAPHS

**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 1

Description:

View of the Site from the northwestern corner of the parcel.

Orientation:

Facing southeast.



Photo: 2

Description:

View of the northern boundary of the Site from Garnet Road.

Orientation:

Facing northeast.



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 3

Description:

View of debris of a wind turbine blade

Orientation:

Facing west



Photo: 4

Description:

View of debris of a wind turbine tower on its side near the wind turbine blade.

Orientation:

Facing north.



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 5

Description:

View of an area of historic dumping containing wooden/metal scrap and construction debris. This historic dumping area is considered a REC.

Orientation:

Facing south.



Photo: 6

Description:

Closeup of a debris pile containing construction debris located in the historic dumping area. This historic dumping area is considered a REC.

Orientation:

Facing northeast.



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 7

Description:

Closeup a debris pile containing rubber tires and empty rusted cans of unknown contents located in the historic dumping area. This historic dumping area is considered a REC.

Orientation:

Facing west.



Photo: 8

Description:

View of a portion of the historic dumping area with wooden scrap. This historic dumping area is considered a REC.

Orientation:

Facing northwest.



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 9

Description:

View of a rusted empty 55-gallon drum located near the historic dumping area. No staining was visible, nor odors were present. This historic dumping area is considered a REC.

Orientation:

Facing south.



Photo: 10

Description:

View of the Whitewater River that partially runs through the southwestern corner of the Site.

Orientation:

Facing northwest.



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 11

Description:

View of a sign located in the middle-western portion of the Site indicating there is an underground petroleum pipeline owned by Kinder Morgan in the vicinity.

Orientation:

Facing southwest



Photo: 12

Description:

View of an example of a concrete foundation pad with construction debris and piping of unknown origin located within the Site. This piping is considered a business environmental risk.

Orientation:

Facing south



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 13

Description:

View of the underground petroleum pipeline connected to the pipeline control station located in the center of the Site.

Orientation:

Facing west



Photo: 14

Description:

View of one of the two abandoned single room concrete structures.

Orientation:



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 15

Description:

View of an example of a concrete foundation pad with piping of unknown origin located within the northern portion of the Site. This piping is considered a business environmental risk.

Orientation:

Facing south



Photo: 16

Description:

View of a laydown yard with additional wind turbine equipment.

Orientation:

Facing southwest



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 17

Description:

View of the pipeline control station located in the middle of the Site (not a part of the Site).

Orientation:

Facing southwest



Photo: 18

Description:

View of a pipeline marker and apparent well or access vault related to the pipeline that is apparently related to the pipeline control station.

Orientation:

Facing south



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 19

Description:

View of the abandoned multiroom concrete block structure located on the Site. Various piping was observed. This unknown piping is considered a business environmental risk.

Orientation:

Facing east



Photo: 20

Description:

Another view of the abandoned multiroom concrete block structure.

Orientation:

Facing southeast



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 21

Description:

View of the abandoned multiroom concrete structure. Piping of unknown origins were observed in the vicinity. This piping is considered a business environmental risk.

Orientation:

Facing southwest



Photo: 22

Description:

View of a closeup of the piping located near the abandoned multiroom concrete structure. This piping is considered a business environmental risk.

Orientation:

Facing west.



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 23

Description:

View of a section of concrete and piping near the abandoned multiroom concrete structure.

Orientation:

Facing east



Photo: 24

Description:

View of the southern boundary of the Site and the Southern Pacific Railroad.

Orientation:

Facing south



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 25

Description:

View of the substation located on the eastern portion of the Site.

Orientation:

Facing south



Photo: 26

Description:

View of an example of a concrete foundation pad with debris and unknown piping.

Orientation:

Facing southwest



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 27

Description:

Closeup of some of the piping located on the concrete foundation.

Orientation:

Facing



Photo: 28

Description:

View of the adjacent property between the eastern and western portions of the Site. Appears to be a burned area of a junk yard. This evidence of fire and junk yard is considered a REC due to its proximity to the Site.

Orientation:

Facing north



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 29

Description:

View of the adjacent property between the eastern and western portions of the Site. Concrete debris can be seen in the foreground with a car junk yard in the background. This site is considered a REC for the Site.

Orientation:

Facing north



Photo: 30

Description:

View of the second laydown yard located near the northern boundary of the Site.

Orientation:

Facing north



**Photographic Documentation
Mountain View Wind Repower Project
Whitewater, Riverside County, CA 92282
Tetra Tech Project Number: 194-7160**



Photo: 31

Description:

View of one of two small stucco shacks located at the southern end of the wind turbine rows. No staining or odors were observed in relation to the structure.

Orientation:

Facing northwest



Photo: 32

Description:

View of monitoring equipment used by the wind turbines.

Orientation:

Facing west



APPENDIX F – QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

EXPERIENCE SUMMARY

Mr. Lew possesses a Bachelor's degree in Environmental Science with a concentration in Alternative Energy and Sustainability and has provided support for a broad range of contaminated site investigations and relief efforts since joining Tetra Tech. Mr. Lew has experience in ArcGIS and IDRISI Tioga and has used that skill to support development and modification of land use maps and structures and related infrastructure as well as drawings delineating contamination at sites to support Remedial Investigation reports. Mr. Lew has conducted research, produced, and contributed text on several Phase I and Phase II Environmental Site Assessments (ESA). In addition to writing and producing Environmental Site Assessment reports, Mr. Lew has extensive experience performing site reconnaissance and onsite surveying to assess any environmental concerns attributed to project sites.

RELEVANT EXPERIENCE

RWE Solar Development, LLC, Janus Solar, Williams CA.

Environmental Professional (EP) for the preparation of a Phase I ESA located in Williams, California. A Phase I ESA was conducted for property owners of a Site currently operated as a cattle ranch comprised of three parcels taking up approximately 967 acres consisting of rural residential, agricultural fields, undeveloped lands, and agricultural buildings associated with the Site activities. The property was assessed to determine the potential impacts to the environment from historic and current activities. The due diligence activities were conducted following the ASTM E1527- 13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical U.S. Geological Survey (USGS) topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

Yakama Juice LLC, Selah, WA. EP for the preparation of a Phase I ESA located in Selah, Washington. A Phase I ESA was conducted for property owners of a Site that consisted of two parcels truncated by a rail line and taking up approximately 7.48 acres consisting of multiple bottling warehouse buildings associated with the Site activities. The property was assessed to determine the potential impacts to the environment from historic and current activities. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

Naumes Concentrates, Wapato, WA. Environmental Professional for the preparation of a Phase I ESA located in Selah, Washington. A Phase I ESA was conducted for property owners of a Site that consisted of multiple

EDUCATION

BS, Environmental Science, Ithaca College, Ithaca, NY, 2013

AREA OF EXPERTISE

Site remediation

Phase I Environmental Site Assessment

Phase II Environmental Site Assessment

TRAINING

Waste Management Employee Training Program (40 CFR 265.16); 2018

40-Hour HAZWOPER Health & Safety for Hazardous Waste Operations (29 CFR 1910.120); 2014

8-Hour HAZWOPER Refresher; Tetra Tech; 2019

DOT Employee Training; Tetra Tech; 2019 OSHA 1910.120 (e) (4) Supervisor Training; 2015

Environmental and Safety Supervisor Course; 2015 OSHA 30 Hour Construction; 2015

OFFICE

Irvine, California

YEARS OF EXPERIENCE

6

parcels with leased land from the Bureau of Indian Affairs taking up approximately 141 acres consisting of multiple buildings associated with the Site activities and spray fields. The property was assessed to determine the potential impacts to the environment from historic and current activities. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

US Storage & Westport Properties, Orange, NJ. EP for the preparation of a Phase II ESA located in New Jersey. Provided technical and administrative support in response to further investigate the potential recognized environmental conditions associated with the property, identified in a previous Phase I ESA through ASTM E1527 methodology. Phase II investigation activities included a soil and soil vapor investigation with concurrent geotechnical investigations to analyze the properties and strength characteristics of the subsurface materials with respect to the design and construction of a proposed storage building. The results of the Phase I and II ESAs were used by the seller and the potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

Jones Lang LaSalle, Multiple locations, WI. EP for the preparation of multiple Phase I ESA located in Wisconsin for an investment management company. Four properties were assessed through the ASTM Phase I ESA methodology to determine the potential impacts to the environment from past and current practices. The due diligence activities included review of facility information, collection of independent environmental information, site reconnaissance, and review of potential environmental issues. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

Cushman & Wakefield, The former Atlantic Club Casino and Hotel, Atlantic City, NJ. EP for the preparation of a Phase I ESA located in New Jersey. A Phase I ESA was conducted for third-party owned properties, developed as commercial properties, and a parking garage. The property was assessed to determine the potential impacts to the environment from historic and current activities. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

Insurance Auto Auctions Inc., Yaphank, NY. Environmental Site Assessor for the preparation of a Phase I ESA located in New York. The Phase I ESA was conducted for third-party owned properties, on a 6.5-acre property, developed with an asphalt pavement parking lot (5-acres) and a warehouse building (1.5-acres). The property was assessed to determine the potential impacts to the environment from historic and current activities. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

SunEdison, Multiple Locations, NY. EP for the preparation of multiple Phase I ESAs located throughout upstate New York. A Phase I ESA was conducted for third-party owned properties, ranging in size from 10-acres to 50-acres, developed as agricultural lands and/or undeveloped farmlands that may potentially be developed into ground-mounted solar energy facilities.

The property was assessed to determine the potential impacts to the environment from historic and current activities. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

Westport Properties Inc., Orange, NJ. Environmental Site Assessor for the preparation of a Phase I ESA located in New Jersey. The Phase I ESA was conducted for third-party owned properties, on a 1.6- acre property, comprised of three parcels with two structures onsite (a 18,000-square foot warehouse building with two garages and office along with a 2,400-square foot warehouse building) and the remainder of the site being partially asphalt paved and used for vehicle storage. The due diligence activities were conducted following the ASTM E1527-13 standard and comprised of a database search, historical aerial photographs, Sanborn fire insurance maps, and/or historical USGS topographic maps, the collection of independent environmental information, a site reconnaissance, and a review of potential environmental issues. The results of the Phase I ESAs are used by the seller and potential buyers to determine the magnitude of identified environmental issues and associated costs for remedial actions.

PROFESSIONAL SUMMARY

Ms. Merrick has over 16 years of experience as a project manager and environmental specialist, and she has managed National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) documents, prepared construction compliance documents, and overseen construction monitoring for wind, solar, and gas pipeline projects in Imperial, Kern, Orange, Riverside, San Bernardino, and San Diego counties in California. Her considerable energy project experience includes managing permitting, environmental assessment, and construction compliance for over 2,800 megawatts (MW) of wind and solar energy projects and over 50 miles of gas pipelines in California.

EDUCATION

- MS, Environmental Science and Management, Bren School, University of California-Santa Barbara, 1999
- BS, Ecology and Evolution, University of California, 1996

SELECTED PROJECT EXPERIENCE

North Sky River Wind Energy Project, 600 MW, Kern County, CA. The wind energy project includes 102 wind turbine generators capable of producing up to 255 MW on private land, with ancillary facilities located on lands managed by the Bureau of Land Management (BLM). Ms. Merrick supported the Kern County application and CEQA compliance processes, BLM right-of-way (ROW) and NEPA processes, and management of construction compliance for the project.

Painted Hills IV Wind Repowering Project, 50 MW Riverside County and City of Desert Hot Springs, CA. The wind repowering project included installation of up to 18 wind turbines within an existing wind energy facility. Ms. Merrick supported the City of Desert Hot Springs and County of Riverside land use permitting processes and managed consultation with California Department of Fish and Wildlife (CDFW) and United States Fish and Wildlife (USFWS).

Confidential Client, 200 MW Photovoltaic Solar and Battery Storage Project, Fresno County, CA.

Ms. Merrick is managing the field survey, County conditional use permit (CUP) application, and CEQA analysis for a 200 MW solar and battery storage

project on approximately 1,250 acres of land in Fresno County, California.

Confidential Client, 80 MW Solar Photovoltaic and Battery Storage Project, Colusa County, CA.

Ms. Merrick is managing the field survey, Colusa County CUP application, and CEQA analysis for an 80 MW solar and battery storage project on approximately 1,000 acres of Williamson Act contracted land in Colusa County, California.

Clearway Energy Group, 650 MW Solar and Battery Storage Project, San Bernardino County, CA.

Ms. Merrick is supporting the preparation of the San Bernardino County CUP application, the Water Supply Assessment, and resource analysis provided to the separate, third-party consultant for preparation of the Environmental Impact Report for the 650 MW solar and battery storage project.

Confidential Client, 115 MW Solar Project, Grant County, WA. Ms. Merrick is managing the field survey effort, Grant County CUP application, and State Environmental Policy Act document preparation for a 115 MW solar and battery storage project on 720 acres in Grant County, Washington.

Confidential Client, 20 MW Solar Project, Oahu Island, HI. Ms. Merrick is managing a critical issues analysis and preliminary environmental assessment to support a response to a Request for Proposal issued by Hawaiian Electric Company for 20 MW of solar energy on the island of Oahu.

NextEra Energy Resources, 300 MW Wind Project, Morrow County, OR. Ms. Merrick is managing the pre-construction compliance pursuant the Energy Facility Siting Council site certificate for a 300 MW wind energy project on approximately 8,000 acres in Morrow County, Oregon

Confidential Client, Offshore Central Coast, CA. Ms. Merrick is managing cable routing and critical issues analysis for a potential offshore wind energy project off the coast of Central California.

EDF Renewables, Offshore Central Coast, CA. Ms. Merrick managed the assessment of environmental resource constraints and delivery of information in support of the client's response to the Bureau of Ocean Energy Management's Call for Nominations for Commercial Leasing for Wind Power Development on the Outer Continental Shelf Offshore California.

Imperial Solar Energy Center West, Imperial Valley, CA. The solar photovoltaic project generates up to 250 MW of power and the facility connects with the existing San Diego Gas and Electric Imperial Valley Substation via an approximately 5-mile-long new electrical transmission line on private and BLM-managed land. Ms. Merrick supported the construction compliance effort for the project, including submittal of BLM Plans of Development and Imperial County environmental compliance plans.

Sirius Solar Photovoltaic Project, Kern County, CA. The proposed solar photovoltaic project included the capability of producing up to 20 MW on approximately 160 acres of private land. Ms. Merrick supported the Kern County application and CEQA compliance processes and managed consultation with CDFW and USFWS.

Imperial Valley Solar Project, Imperial County, CA. The solar energy project included 750 MW of electricity generated by up to 20,000 Stirling solar dishes, a new substation, and a 10.3-mile-long transmission line. The project was located predominantly on BLM-managed land with ancillary facilities on private land. Ms. Merrick supported the BLM ROW and NEPA processes and the California Energy Commission certification process. Ms. Merrick coordinated with United States Army Corps of Engineers (USACE) for a Section 404 permit and with Regional Water Quality Control Board (RWQCB) for 401 Certification. She assisted with organizing flat-tailed horned lizard surveys and coordinating with CDFW.

Calico Solar Project, San Bernardino County, CA. The solar energy project included 850 MW of electricity generated by up to 30,000 Stirling solar dishes on BLM-managed land. Ms. Merrick supported the BLM ROW and NEPA processes and the California Energy Commission certification process. Ms. Merrick organized surveys of the 8,230-acre site for desert tortoise to support consultation with USFWS.

Pipeline Safety Enhancement Plan, Southern California. Ms. Merrick provided environmental analysis, planning, permitting, and construction compliance for over 50 miles of natural gas pipeline replacement and hydrostatic testing projects in Southern California. Ms. Merrick managed the air quality, Stormwater Pollution Prevention Plan, biological, archaeological, permitting, construction

compliance, and monitoring for 16 pipeline and valve replacement projects.

Transbay Cover Project, Coronado, CA. The project included the installation of additional cover on the San Diego Gas and Electric natural gas pipeline that extends in the marine environment from the City of San Diego Harbor to the City of Coronado. Ms. Merrick managed the environmental permitting process, including obtaining Section 404 and Section 10 permits from the USACE, Section 401 Water Quality Certification from the RWQCB, consultation with National Oceanic and Atmospheric Administration Fisheries, and Coastal Zone Management Act federal consistency confirmation with the Port of San Diego.

Union Pacific Rail Road Bridge Replacement Projects, CA and AZ. The bridge replacement program included rail bridges throughout the nation. Ms. Merrick managed a portfolio of 12 bridges in California and Arizona. She obtained state, federal, and local environmental permits, including coordination with USACE, RWQCB, USFWS, and the California Coastal Commission. Ms. Merrick also managed the projects through the construction phase, including monitoring for compliance with environmental permits.

Washington Expansion Project, WA. The pipeline expansion project extended from Woodland, Washington to Sumas, Washington at the Canadian border. Ms. Merrick worked to manage the Federal Energy Regulatory Commission Environmental Report filing.