APPENDIX H

REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT, UNIFORM HAZARDOUS WASTE MANIFEST, AND CERTIFICATION OF DISPOSAL

Report of Phase I Environmental Site Assessment

LSA ASSOCIATES, INC. 901 EAST TAHQUITZ CANYON WAY SUITE B-200 PALM SPRINGS, CALIFORNIA 92262

REPORT OF PHASE I ENVIRONMENTAL SITE ASSESSMENT LA ENTRADA PROJECT APPROXIMATELY 2,200 ACRES SOUTH OF INTERSTATE 10 AND EAST OF THE COACHELLA CANAL COACHELLA, RIVERSIDE COUNTY, CALIFORNIA

December 18, 2012

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December 18, 2012

File No.: 12107-01 Doc. No. 12-12-717

LSA Associates, Inc. 901 East Tahquitz Canyon Way, Suite B-200 Palm Springs, California 92262

Attention: Mr. Grant Wilson

Subject: Report of Phase I Environmental Site Assessment

Project: La Entrada Project Approximately 2,200 Acres South of Interstate 10 and East of the Coachella Canal Coachella, Riverside County, California

As you requested, Earth Systems Southwest [Earth Systems] has completed this Phase I Environmental Site Assessment [ESA] of the site referenced above. This report was prepared for your exclusive use. It was prepared to stand as a whole and no part should be excerpted or used in exclusion of any other part. This project was conducted in accordance with our proposal dated October 31, 2011 and authorized on November 7, 2012. Thank you for this opportunity to be of service. If you have any questions regarding this report, or the information contained herein, please contact this office at your convenience.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject site. I have endeavored to perform this project in conformance with the standards and practices set forth in 40 CFR 312.

Respectfully Submitted, EARTH SYSTEMS SOUTHWEST

Scot A. Stormo, PG 4826, CHG 204 President, Associate Hydrogeologist

ESA/sas/rkh/klm/cen

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December 18, 2012

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1.0 INTRODUCTION

1.1 Project Information

This report presents the findings of the Phase I Environmental Site Assessment [ESA] conducted by Earth Systems Southwest [Earth Systems] for the La Entrada Project located in both the City of Coachella and unincorporated land of Riverside County, California. This project was conducted for LSA Associates, Inc. in accordance with our proposal dated October 31, 2011, and authorized on November 7, 2012. We understand the site will be developed as a large master planned mixed-use community of residential and commercial properties, open space, and a regional soccer facility. This project has been performed at the request of the client for due diligence purposes. We are not aware of special requirements for this ESA.

1.2 Purpose and Scope of Work

The purpose of an ESA is to evaluate the potential for the presence of soil or groundwater contamination that may be present because of the past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the property. The scope of work for this evaluation is based on the United States Environmental Protection Agency Final All Appropriate Inquiry Rule (2006) [US EPA AAI]; and, the ASTM Standard E-1527-05, *Standard Practice for Environmental Site Assessments*, and consisted of the tasks listed below.

<u>Site Reconnaissance</u>: This involved a visual reconnaissance of the site, noting physical evidence of potential contamination or possible sources of contamination; and observation of adjacent properties to identify readily observable visual evidence of possible impacts to the subject site. Figures depicting the site location and layout are presented in Appendix A. Significant on-site features were photographed to document current conditions. Selected site photographs are presented in Appendix B.

<u>Records Review</u>: Records regarding the regulatory status and history of the site were evaluated regarding the possible presence of Recognized Environmental Conditions [REC]. Regulatory agency records were reviewed by obtaining a report listing known sites that generate, store, use, and/or have released hazardous materials from a firm that specializes in maintaining a database of this type of information. A copy of the agency database search report is presented in Appendix C, and is discussed in Section 5.1. The search radius for the agency database search was in general accordance with the US EPA AAI and ASTM standard E-1527-05 as measured from the property boundary. Other sources of information are listed in the references section of this report and may include the following categories of information (note that each category is utilized at the discretion of Environmental Professional [EP] until, in the EP's opinion, sufficient data has been obtained):

- Historical aerial photographs
- Topographic maps
- California Department of Oil, Gas, and Geothermal Resources maps
- Fire insurance maps
- Land title information
- Local street directories

- Zoning/land use records
- Engineering and institutional controls, such as deed restrictions and restrictive zoning to a radius of ¼ mile, if contained in publicly available lists/registries
- Tribal records of subject property and adjoining properties (if tribal land)
- Local government records such as building department files
- Environmental cleanup liens

If the property was not previously developed, sources such as building department files and street directories were not reviewed. Relevant supporting documents are provided in Appendix D.

<u>Interviews:</u> Persons familiar with the site were interviewed (if possible) regarding the potential presence of RECs on the site or in a position to affect the site, including the site owner/operator/occupant, former site owners/operators/occupants (if reasonably accessible), neighboring property occupants (if the site is abandoned), and selected government personnel likely to have information regarding environmental conditions at or near the site. Information from persons who were successfully contacted is presented in Section 6.

<u>Report Preparation:</u> This report was prepared to present our findings, conclusions, and recommendations.

1.3 Definitions

ASTM 1527-05 provides definitions for 97 terms and 27 acronyms used in the ESA process. Earth Systems endeavors to use these terms and acronyms within the meaning provided by ASTM 1527-05. The majority of these terms are either obvious in their meaning or are seldom used in this report, but a few are significant enough to warrant defining here, as follows:

<u>Recognized Environmental Condition</u> [REC]: the presence or likely presence of an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products in structures, or into the ground, groundwater or surface water at a site or on an adjacent site that may affect the site. Note that the legal use of a hazardous material and/or petroleum product is an REC if potential mishandling of the material can result in a release. The term REC is applied when the potential for a release exists, but does not apply when it can be shown that a release did not occur and is unlikely to occur. The term does <u>not</u> include *de minimis* conditions that do not present a threat to human health or the environment, and would not result in an enforcement action if brought to the attention of an appropriate governmental agency.

<u>Site</u>: The term "site" is used in place of the term "property" as defined by ASTM 1527-05, and is the physical location that is the subject of the assessment. The site can include more than one parcel of land, or only a portion of a parcel of land, depending on the needs of the client. ESAs focus primarily on activities that occur within the boundaries of the site, or that could potentially affect conditions and activities within the boundaries of the site. RECs on off-site properties that are not likely to affect the site are not considered to be RECs for the subject site.

Environmental Professional [EP]: An EP is defined by US EPA AAI as "a person who

possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule)." Specific minimum credentials are required by US EPA AAI and ASTM 1527-05 to be identified as an EP.

<u>User</u>: The "user" of the report is defined by ASTM Practice 1527-05 as the party for whom the assessment is being conducted (the "client"), not the EP.

1.4 Qualifications

Work on this project was performed under the direct supervision of an Environmental Professional [EP], in accordance with the US EPA AAI and ASTM E-1527-05 requirements. Mr. Scot Stormo (PG, CHG) was the lead EP, the project manager, and provided senior review. Mr. Rich Howe, Staff Scientist, conducted the site reconnaissance and historical aerial photograph review. Ms. Kirsten Murch, Project Geologist, conducted other historical review and agency database review. A qualifications statement regarding the personnel who performed this evaluation is presented in Appendix E.

1.5 Exclusions and Data Gaps

The scope of work for this ESA did not include testing the air, groundwater, soil, or building materials for the presence of hazardous constituents.

The US EPA AAI and ASTM E1527-05 require that gaps in the data used in evaluating the site be identified. Data gaps encountered in this project, and their significance to the project, are summarized below.

- As stated in the proposal, land title information would only be reviewed if furnished by the Client. Land title information was not provided to Earth Systems, and therefore was not reviewed. Because of the availability of other data sources, the lack of title information is not considered to be significant.
- Certain portions of the site were not accessible. Earth Systems personnel conducted the site visit with an off-road vehicle, and followed existing tracks and signs of human access throughout the site. In addition, observations were made from several higher elevation locations using binoculars over areas where evidence of human access was not evident such as slopes and dense rocky areas. While Earth Systems was not able to gain access to every portion of the site, the risk of contamination at inaccessible locations is considered to be very low.
- Prior owners, operators, or employees of the site or owners, operators, or employees of adjacent properties could not be contacted to be interviewed. This data gap is not considered significant since the site and adjacent properties have never been developed.

- Historical street directories and city building department records were not requested since a street address is needed for that research. These data gaps are not considered significant due to a lack of development at the site.
- Sanborn maps were not available for the site. This data gap is not considered to be significant due to the remote location of the site.

Further investigations regarding the data gaps do not appear warranted.

1.6 Limitations and Reliance

This report has been prepared for the exclusive use of LSA Associates, Inc. Other parties participating in the transaction for which this project was conducted may also use the information presented in this report, <u>provided</u> said parties agree that Earth Systems shall have no additional liability arising from such use than described in the contract under which this project was conducted. Any other use of or reliance on the information and opinions contained in this report without the written authorization of Earth Systems is at the sole risk of the user (to apply for written authorization to rely on this report, please complete and submit the application provided in Appendix F).

Note that the conclusions and recommendations rendered in this report are opinions based on readily available information obtained to date within the scope of the work authorized by the client, and apply only to site conditions as of the date of the site visit. The scope of work for this project was developed to address the needs of the client as part of a property transaction (purchase, sale, refinance, etc.) and may not meet the needs of other users.

It should be noted that any level of assessment cannot ascertain that a property is completely free of chemical or toxic substances. We believe the scope of work has been appropriate to allow the client to make an informed business decision. According to US EPA AAI and ASTM 1527-05: the "shelf life" of an ESA report is six months; an "Update" can be provided to the client within the first year of the report's publication (at an additional cost); and if the report is older than one year, the ESA should be re-conducted. Changes in site conditions can render this report obsolete within a shorter period of time. Use of this report outside of these time frames or after site conditions have changed is at the sole risk of the user and without liability and legal exposure to Earth Systems.

The results contained in this report are based upon the information acquired during the assessment, including information obtained from third parties. Earth Systems makes no claim as to the accuracy of the information obtained from others. In addition, it is possible that variations exist beyond or between points evaluated during this assessment, and that changes in conditions can occur in the future due to the works of man, contaminant migration, variations in rainfall or temperature, a broadening of knowledge, changes in regulatory standards, and/or other factors not apparent at the time of the field investigation. It should also be noted that in active blow-sand areas, sand can accumulate quickly behind windbreaks. Consequently, materials can be buried out of view by natural wind-blown sand in a relatively short period of time under favorable conditions.

The services performed by Earth Systems have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the site vicinity. No warranty, express or implied, is offered.

2.0 GENERAL SITE INFORMATION

2.1 Size, Location, and Name

The site consists of approximately 2,200 acres of land located south of Interstate 10 and east of the Coachella Canal in both the City of Coachella and an unincorporated portion of Riverside County, California. The site is generally known as the La Entrada Project. The site location is depicted in Figure 1. The site layout is depicted in Figure 2.

2.2 Assessor's Parcel Number(s)

The site is identified as Assessor's Parcel Numbers [APNs] 603-580-001, -002, -003, and -004; 717-020-002; 763-110-010, -019, and -020; and 763-120-014 and -015. A copy of the Riverside County Land Information Service on the Riverside County Transportation and Land Management [TLMA] report is included in Appendix D.

2.3 Township, Range, Section

The site comprises most of Sections 35 and 36 in Township 5 South, Range 8 East, and most of Section 1 and all of Section 6 in Township 6 South, Range 9 East, San Bernardino Baseline and Meridian.

2.4 Site Boundaries

The property boundaries are generally not demarcated, although Interstate 10 defined slightly more than half of the eastern portion of the north boundary. For the purposes of this report, site boundaries were estimated based on the TLMA map with aerial photo, which depicts APN boundaries, and the La Entrada Specific Plan Project Location figure provided by the client.

2.5 Current Development and Access

The site is currently undeveloped remote native land. Access to the site is impeded by fencing, natural barriers, the All American Canal, and Interstate 10. For this ESA, access to the site was gained through a small break in barbed wire fencing along an abandoned road adjacent to Interstate 10 at the approximate location where the north site boundary parallels Interstate 10 at its westernmost point.

2.6 Zoning/Land Use Records

Zoning/Land Use information was obtained from the City of Coachella General Plan Map, dated 2010, which indicated that the property usage is designated as CG – General Commercial, RM – Medium Density Residential, CE – Entertainment Commercial, RL – Low Density Residential, and OS – Open Space.

2.7 Site Topography

The surface of the site is topographically complex, and is an alluvial slope bounding the eastern side of the Coachella Valley. Several major dry wash channels cross the site and cut fairly deeply into the rocky hills in the eastern and northeastern portion of the site. In the western and southwestern portion of the site, the slopes are flatter, the hills are smaller, and the topography is less pronounced. Elevation of the site varies from about 720 feet above mean sea level at the northeast corner of Section 6 in the eastern portion of the site to about 70 feet above mean sea level along the west boundaries near the Coachella Canal. Elevation at the northeast corner of the site near Interstate 10 is approximately 600 feet above mean sea level.

2.8 Surface Water

Perennial surface water bodies are not present on the site, either as lakes or streams. The nearest permanent surface water body is the Coachella Canal (the northern reach of the All-American Canal that diverts Colorado River water north to the Coachella Valley). The canal is located along the western margin of the site on the far side of a man-made flood-control embankment that extends roughly 15 to 20 feet above the surrounding terrain.

Intermittent stream channels cross the site from east to west, and drain many square miles of undeveloped land east of the site. Surface water is expected to be present in the channels primarily as a result of significant rainfall events either onsite or east of the site. Low quantities of rain would likely infiltrate without running off. The area east of the site is undeveloped land; therefore, there is a low potential for contaminants to be washed onto the site by these intermittent streams.

A flood control embankment is located along the western margin of the site. It appears that water that crosses the site is intended to be retained on the uphill site of this embankment during major flood events. A culvert allowing excessive water to flow under the embankment and canal was located near the southwest corner of the site. These do not appear to be RECs for the site from a contamination perspective. Flooding issues are beyond the scope of this ESA.

2.9 Geology and Hydrogeology

The site is located in a transition area between the Coachella Valley and the northern reach of the Mecca Hills of Southern California. The Coachella Valley is part of the tectonically active Salton Trough, which is a closed, internally draining basin bound by the San Jacinto and Santa Rosa Mountains to the southwest; the San Bernardino Mountains to the northwest; and the Little San Bernardino and Orocopia Mountains to the northeast and east. These mountain ranges, and the basement rock underlying the Coachella Valley, are primarily composed of granitic and metamorphic rock. Within the Coachella Valley, the basement complex is overlain by a series of unconsolidated and semi-consolidated continental clastic sediments eroded from the surrounding mountain ranges; lacustrine deposits of ancient Lake Cahuilla; and wind-blown sand deposited in the active blow-sand area of Riverside County (DWR, 1964). The site is located on alluvial fan deposits along the eastern margin of the Coachella Valley.

The northwest-trending San Andreas fault zone is the major geologic feature of the Coachella Valley. The Banning, Mission Creek, and Garnet Hill faults, which are part of the San Andreas

fault system, divide the Coachella Valley into four distinct hydrogeologic subbasins. Most subbasins are further divided into subareas, based on either the type of water-bearing formation, water quality, areas of confined groundwater, forebay areas, groundwater divides, or surface water divides. The site is located within the Fargo Canyon subarea of the Desert Hot Springs subbasin. This subbasin is bound by the Little San Bernardino Mountains to the north and east, the San Andreas fault to the south, the Indio Hills to the southwest, and the Mecca Hills to the southeast. The Indio Hills, Mecca Hills, and San Bernardino Mountains are considered not to be water-bearing. The San Andreas fault is a barrier to groundwater flow, so that significant differences in groundwater levels can be present on opposite sides of the fault. The alluvial materials within the Desert Hot Subbasin are primarily heterogeneous alluvial fan deposits exhibiting little sorting. Groundwater within the subarea generally flows in a southeasterly direction, though in the vicinity of the site the groundwater flow direction is likely to be toward the Coachella Valley to the east. The depth to groundwater in this subbasin ranges from flowing wells to depths in excess of 700 feet (DWR, 1964).

The depth to groundwater at the site was evaluated by reviewing depth to groundwater information from the California GeoTracker website for the Coachella Landfill, which is a closed municipal waste landfill located about 2 miles north of Interstate 10 at a geological similar location on the alluvial slope (Riverside County Waste Management Department, 2012). The depth to groundwater in March of 2012 ranged from 225 feet in the eastern-most well to 35 feet in the well near the All American Canal. The groundwater flow direction was interpreted to be generally to the west. The data presented in that report suggest a relatively flat groundwater gradient that is divided into separate units by faulting. The depth to groundwater increases to the east mostly due to an increase in the elevation of the ground surface. Based on their similar geologic settings, groundwater depth and flow direction under the subject site is anticipated to be similar to that detected under the Coachella Landfill.

3.0 SITE RECONNAISSANCE

3.1 **On-Site Observations**

Earth Systems personnel visited the site on November 13, 2012, to observe current site conditions and adjacent land use. Photographs of selected on-site features are presented in Appendix B. A summary of our findings is presented below.

- The site was observed to consist of undeveloped native desert of varying topography. Generally, the northwestern and western portions of the site were noted to consist of sloping alluvium and relatively low elevation hills with shallow braided drainage features (Photos 1 and 2). The northeast and eastern portions of the site consisted of higher steep rocky hills with pronounced drainage channels and wide sand and gravel canyons (Photos 3 and 4).
- A remnant of an old highway was observed extending from offsite to the west to near the center of the northern site boundary. Access to the site from Interstate 10 was via this roughly ³/₄ mile length of old asphalt roadway.
- Debris at the site was minor, consisting of old cans, plastic, glass, and a few tires, mostly near Interstate 10 and just offsite to the west at the base of the flood control embankment.

- Two small piles of an unknown matter were observed in the west-central portion of the site (Photo 5). The material appeared to have been a former gel substance that had hardened inside a plastic garbage bag. Odors or soil stains associated with the piles were not noted and the material consisted of a hard, slightly malleable, cohesive unit.
- Evidence of numerous former geotechnical fault trenches was observed throughout the site. Most of the trenches had been backfilled; and early stages of vegetation re-growth was present. However, at least two trenches remained open in the hilltops of the southeast portion of the site (Photo 6). Evidence of buried debris or illegal dumping associated with the investigative trenches was not observed.
- Overhead high voltage transmission lines were observed paralleling the Coachella Canal along portions of the southwest boundary of the site. Other utilities were not observed at the site.
- Significant amounts of waste and debris were observed offsite beyond the Coachella Canal and flood control embankment to the southwest. The debris, likely solid waste from the neighboring agricultural properties, is located down gradient and beyond a significant barrier and is not considered a threat to introduce contaminants to the site.
- Earth Systems did not observe evidence of the presence of the following on the site:
 - Underground or aboveground storage tanks.
 - Septic tanks or cesspools.
 - Ponds, lagoons, or other surface waters.
 - Transformers on the site.
 - Water supply wells.
 - Stored materials.
 - Staining or odors.
- Evidence of the on-site manufacture, use or storage of hazardous materials was not observed.

3.2 Site Vicinity Observations

The site vicinity generally consisted of undeveloped land. Properties adjacent to the site consisted of the following:

North: Interstate 10 with undeveloped land beyond

Northwest: Undeveloped land with Interstate 10 beyond

East: Undeveloped land

South: Undeveloped land with agricultural land and a composting site beyond.

West: Undeveloped land with the Coachella Canal and agricultural land beyond.

Evidence was not observed that the site was adversely affected by activities on properties in the site vicinity.

4.0 HISTORICAL INFORMATION

Information regarding the history of the site was obtained from various sources, as listed in the

references section of this report. The results of this research are summarized chronologically in the following table. Footnotes regarding the sources of historical information are provided following the table.

Date	Source	Discussion
1956	Earth Systems aerial photo archive	In 1956, the site was undeveloped. The Coachella Canal and flood control embankment were located near the southwest site boundary. A small two-lane road was present in the general vicinity of the current location of Interstate 10. A portion of the southern area of the site was not visible in the photograph. The site vicinity was undeveloped. Agricultural land was located west of the Coachella Canal.
1956	USGS Topographic map	In 1956, the site is depicted as undeveloped. The site vicinity is depicted as undeveloped. Interstate 10 is not depicted on the map. The Coachella Canal and flood control embankment are depicted near the west boundary and agricultural and undeveloped properties are depicted west of the canal. A gravel pit is depicted approximately ³ / ₄ miles south of the site.
1972	USGS Topographic map	In the 1972 revision, the site remained undeveloped. Interstate 10 is depicted near the north boundary and a power line is depicted near the southwest corner of the site. Five new irrigation ponds are depicted in agricultural land west of the canal.
6-20-1996	Google Earth aerial photo archive	In 1996, the site remained undeveloped. The site vicinity remained undeveloped land and agricultural land to the west beyond the canal. A power line was visible at the southwest corner of the site and paralleling the northeast side of the canal.
5-27-2002	Google Earth aerial photo archive	In 2002, the site and site vicinity remained unchanged. A small agricultural field and nearby aggregate mine was located about 1 mile south of the site.
10-11-2004	Google Earth aerial photo archive	By 2004, the site remained undeveloped and unchanged. The agricultural and aggregate mine properties to the south appeared to be related and a third area that appeared to be a soil and organic compost field had been developed between them.
4-27-2006	Google Earth aerial photo archive	In 2006, the site remained unchanged. The agricultural land to the south had expanded and the aggregate mine appeared no longer in use. Areas believed to have been used for composting had been developed as agricultural land and new compost fields were developed to within ½ mile of the site to the south.
5-24-2009	Google Earth aerial photo archive	In 2009, the site remained undeveloped and unchanged. The agricultural land to the south had expanded and previous compost land was converted to agricultural fields. New compost land had expanded to less than ¹ / ₄ mile south of the site.
9-16-2011	Google Earth aerial photo archive	In 2011, the site remained unchanged. The agricultural and compost facility to the south and expanded to include additional compost land and a small pond had been constructed at the facility.

Table 1 – Summary of Historical Site Usage

Historical information footnotes:

We attempted to obtain historical information from a standard set of resources, including historical aerial photographs, historical USGS topographic maps, Sanborn fire insurance maps, historical street directories, chain-of-title documents, city building permit files, and personnel interview. However, historical information was not obtained from some sources, as follows:

Sanborn Fire Insurance maps: Sanborn maps for the site and vicinity were not requested due to the lack of development.

<u>Historical City Directories</u>: Actual addresses are required to conduct searches using historical street directories. The TLMA website indicates that addresses have not been assigned to the site.

<u>Chain of Title documents</u>: Chain of title documents were not provided prior to publication of this report and, therefore, were not reviewed.

<u>City Building Permits</u> were not requested because of the lack of significant development of the site.

<u>County Building Permits</u> were not requested because of the lack of significant development of the site.

5.0 **RECORDS REVIEW**

5.1 Agency Database Search Report

A report summarizing the information available from regulatory agencies regarding sites that generate, store, use, and/or have released hazardous materials was obtained from a firm that specializes in maintaining a database of this type of information. The publications reviewed in the database search are referenced in the database report, presented in Appendix C. The search radii used for each list were in accordance with the US EPA AAI and ASTM E-1527-05 guidelines as measured from the property boundary. Significant information obtained in the database search is summarized below.

- The site is not listed in the database report.
- Three sites within the search radii are listed a total of four times in the database report. These sites are listed as generators of hazardous waste with no problems reported, and therefore do not appear to pose a threat to the site.
- The database search report has 118 listings categorized as unmapped, due to vague address listings or the inability of the automated search system to identify the location of the release site. A review of these listings did not identify them to be within the search radii.

The sites identified in the agency database review do not appear to be RECs for the subject site due to the distance, direction, status, or nature of the issue at these sites.

5.2 California EPA, State Water Resources Control Board

The California Environmental Protection Agency [EPA], State Water Resources Control Board [SWRCB] GeoTracker website was accessed to research records on file regarding known problems at the site address. The database search found no results for the site or properties in the vicinity.

5.3 California Department of Toxic Substances Control

The California Department of Toxic Substances Control [DTSC] EnviroStor website was accessed to research records on file regarding known problems at the site address or in the site vicinity. The database search found no results for the site or properties in the vicinity.

5.4 Tribal Records

This site is not within ¹/₄ mile of tribal land, and therefore Tribal records for the subject property or adjoining properties were not reviewed.

5.5 Engineering and Institutional Controls

Engineering and Institutional Controls [EICs] (i.e. deed restrictions and restrictive zoning) were not identified for the subject site in the agency database search report. Engineering and Institutional Controls to a radius of ¹/₄ mile were not identified.

5.6 Environmental Cleanup Liens

Recorded Environmental Cleanup Liens [ECLs] on a property are indicators that contamination exists or existed at the site. ECLs are "encumbrances on a property for the recovery of incurred cleanup costs on the part of a state, tribal, or federal government agency or other third party" (EPA 2006). In the EP's judgment, an ECL is not likely to be an issue on-site or in the vicinity due to lack of evidence that a release has occurred on-site.

5.7 CA Department of Conservation, Division of Oil, Gas & Geothermal Maps

The California Department of Conservation, Division of Oil, Gas, & Geothermal [DOGGR] maps on the DOGGR website were reviewed for information regarding historic oil-well drilling activities near the site. The maps did not depict oil wells having been drilled within 1 mile of the site.

6.0 INTERVIEWS, GENERAL RESEARCH, AND PRIOR REPORTS

6.1 Current Owners/Occupants/Operators

The current owners of the site were contacted by the client regarding their knowledge of the site and provided the following information:

- The current owners of the site are PSAV, LLC and LLSE Holdings, LLC. Both entities have owned the property since July 2011.
- There are no known Environmental Liens at the site.
- There are no known EICs on the site.
- There are no known storage tanks, either above or below ground, on the site.
- There are no known wells on the site.
- There is no current sale of the property and no sale information available the purpose of the ESA is for inclusion in an Environmental Impact Report.
- Information regarding prior owners was not provided.

6.2 Owners/Occupants of Neighboring Properties

The US EPA recommends that interviews with persons on adjoining properties be conducted for properties that are "abandoned." The subject site is surrounded by vacant land; therefore, interviews of owners/occupants of neighboring properties were not conducted.

7.0 SUMMARY AND CONCLUSIONS

This report presents the findings of the Phase I Environmental Site Assessment [ESA] conducted by Earth Systems Southwest [Earth Systems] for the La Entrada property, identified as APNs 603-580-001, -002, -003, and -004; 717-020-002; 763-110-010, -019, and -020; and 763-120-014 and -015, consisting of approximately 2,200 acres of undeveloped land south of Interstate 10 and east of the Coachella Canal in Coachella, California [the site]. We have endeavored to perform this ESA in conformance with the scope and limitations of ASTM Practice E 1527-05. Any exceptions to or deletions from this practice are described in Sections 1.5 and 1.6 of this report. The purpose of this assessment was to evaluate the site for the presence of Recognized Environmental Conditions [REC] related to the current or past use, handling, storage, or disposal of hazardous materials or petroleum products on or near the subject property. This assessment has revealed no evidence of RECs in connection with this property except as discussed in the project summary presented below. Our findings and conclusions are summarized as follows:

- 1. The site was observed to consist of undeveloped native desert. Two small piles of material were disposed of onsite in plastic bags. Given the remote location in which this disposal occurred and the obvious effort taken to dispose of it, this material is considered potentially hazardous and is a potential REC for the site. The quantity of the potentially hazardous material is too small to justify performing any type of investigation. Instead, we recommend the material be excavated and disposed off offsite as a precautionary measure. Other debris at the site was minimal and did not appear to contain hazardous materials and is not considered an REC.
- 2. Evidence of the on-site manufacture, use or storage of hazardous materials was not observed.
- 3. The site vicinity consists of primarily undeveloped property. Evidence was not observed that the site was adversely affected by activities in the site vicinity.
- 4. The site was not identified in the agency database review. The sites in the site vicinity do not appear to pose a risk to the subject site based on the status of those sites, the distance, or direction from the subject site, or the nature of the issue(s) at those sites.

8.0 **RECOMMENDATIONS**

One potential REC was identified at the site, consisting of the two piles of potentially hazardous material disposed of in plastic bags in the central portion of the site. The quantity of the potentially hazardous material is too small to justify performing any type of subsurface investigation. Instead, we recommend the material be excavated and disposed off offsite as a precautionary measure.

Other investigations or cleanup actions do not appear warranted.

-000-

REFERENCES

- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, <u>http://maps.conservation.ca.gov/doms/doms-app.html</u>, website accessed December 6, 2012.
- California Department of Toxic Substances Control, EnviroStor website, <u>http://www.envirostor.dtsc.ca.gov/public/default.asp</u>, accessed xx, 2012.
- California Department of Water Resources [DWR], 1964, Bulletin Number 108 Coachella Valley Investigation, July 1964.
- California Environmental Protection Agency, State Water Resources Control Board, <u>https://geotracker.waterboards.ca.gov/</u>, website accessed December 6, 2012.
- City of Coachella, Department of Community Development, 2010, *General Plan Land Map*, *dated 2010*, reviewed December 6, 2012.
- Coachella Valley Water District [CVWD], 2012, Saul Montalvo, Engineering Aide II, email communication, December 6, 2012.

Earth Systems Southwest, aerial photograph archives, as listed below:

Date	Source/Flight	Frame	Approximate Scale
1956	Fairchild, C-22693	1:38	1'' = 5,000'
06-20-74	RCFCD	631 & 632	1'' = 2,200'
04-15-80	RCFCD	666 & 667	1'' = 2,200'
01-20-84	RCFCD	822 & 823	1'' = 1,700'
01-15-90	RCFCD	12-90 & 12-91	1'' = 1,600'
03-18-95	RCFCD	13-71 & 13-72	1'' = 1,600'
03-14-00	RCFCD	12-77 & 12-88	1'' = 1,600'

Google Earth, website accessed November 16, 19, 21 through 28, 2012, aerial photograph archive as follows:

Date	Source/Flight	Frame	Approximate Scale
06-20-1996	Google Earth		
05-27-2002	Google Earth		
10-11-2004	Google Earth		
4-27-2006	Google Earth		
05-24-2009	Google Earth		
09-16-2011	Google Earth		

- LSA Associates, Ashely Davis, La Entrada Project Manager, email communication, December 13, 2012.
- Riverside County Waste Management Department, 2012. Semi-Annual Groundwater and General Site Monitoring Report (January 1, 2012 – June 30, 2012) for the Coachella Sanitary Landfill. Dated July, 2012.
- Riverside County Transportation and Land Management Agency, Riverside County Land Information Service, <u>www.tlma.co.riverside.ca.us/gis/gisdevelop.html</u>, website accessed November 12, 2012.

Track Info Services LLC, Environmental FirstSearch Report, dated November 13, 2012.

_____,United States Environmental Protection Agency, 2005, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule, dated November 1, 2005.

United States Geologic Survey, 7.5 minute Indio, Calif. Quadrangle, 1956, photo-revised 1972.

_____. *Thermal Canyon, Calif.* Quadrangle, 1956, photo-revised 1972.

APPENDIX A

FIGURES





APPENDIX B

PHOTOGRAPHS

EARTH SYSTEMS SOUTHWEST

Photo 1. Typical view of western portion of site where terrain was mostly sloping alluvium and shallow braided drainage features. View is to west showing roughly one third of the site.

Photo 2. Photo of smaller hills located in eastern portion of western half of site. View is to southwest.

	Farth System	S	Site Photographs
	Southwest	<u> </u>	La Entrada Project
12/18/12	File No.: 12107-01	Page 1 of 3	Coachella, Riverside County, California

Photo 3. Typical view of rocky hills and steep slopes covering most of the eastern half of the site. View is to the northeast.

Photo 4. Photo showing one of many wide sandy washes and steep rocky hillsides in east half of site.

	Earth System	S	Site Photographs
	Southwest	<u> </u>	La Entrada Project
12/18/12	File No.: 12107-01	Page 2 of 3	Coachella, Riverside County, California

Photo 5. Two small mounds of an unidentified substance in plastic bags were observed in the west-central portion of the site.

Photo 6. Photo showing open fault trench in the eastern half of the site. Most trenches had been backfilled.

	Earth System	S
	Southwest	
12/18/12	File No.: 12107-01	Page 3 of 3

Site Photographs

La Entrada Project Coachella, Riverside County, California

APPENDIX C

AGENCY DATABASE SEARCH REPORT

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearchTM Report

Target Property:

LA ENTRADA

COACHELLA CA 92236

Job Number: 12107-01

PREPARED FOR:

Earth Systems Southwest 79-811B Country Club Drive Bermuda Dunes, CA 92203

11-13-12

Tel: (866) 664-9981

Fax: (818) 249-4227

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Environmental FirstSearch Search Summary Report

Target Site: LA ENTRADA

COACHELLA CA 92236

FirstSearch Summary

Database		Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS	
NPL		Y	09-20-12	0.25	0	0	0	-	-	0	0	
NPL Delisted		Y	09-20-12	0.25	0	0	0	-	-	0	0	
CERCLIS		Y	10-01-12	0.25	0	0	0	-	-	0	0	
NFRAP		Y	10-01-12	0.25	0	0	0	-	-	1	1	
RCRA COR	ACT	Y	09-11-12	0.25	0	0	0	-	-	0	0	
RCRA TSD		Y	09-11-12	0.25	0	0	0	-	-	0	0	
RCRA GEN		Y	09-11-12	0.25	0	0	1	-	-	10	11	
RCRA NLR		Y	09-11-12	0.12	0	0	-	-	-	0	0	
Federal IC / E	EC	Y	10-14-12	0.25	0	0	0	-	-	0	0	
ERNS		Y	10-04-12	0.12	0	0	-	-	-	26	26	
Tribal Lands		Y	12-15-08	0.25	0	0	0	-	-	2	2	
State/Tribal S	ites	Y	08-13-12	0.25	0	0	0	-	-	2	2	
State Spills 9	0	Y	06-06-12	0.12	0	0	-	-	-	4	4	
State/Tribal S	WL	Y	10-10-12	0.25	1	0	0	-	-	9	10	
State/Tribal L	JUST	Y	06-06-12	0.25	0	0	0	-	-	7	7	
State/Tribal U	JST/AST	Y	06-01-12	0.25	0	0	0	-	-	20	20	
State/Tribal E	EC	Y	NA	0.25	0	0	0	-	-	0	0	
State/Tribal I	С	Y	07-11-12	0.25	0	0	0	-	-	0	0	
State/Tribal V	/CP	Y	08-13-12	0.25	0	0	0	-	-	0	0	
State/Tribal E	Brownfields	Y	NA	0.25	0	0	0	-	-	0	0	
State Permits		Y	06-06-12	0.25	0	0	1	-	-	24	25	
State Other		Y	08-13-12	0.25	0	0	1	-	-	13	14	
FI Map Cove	rage	Y	01-26-12	0.12	0	0	-	-	-	0	0	
1	č											
- TOTALS -					1	0	3	0	0	118	122	

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch Site Information Report

Request Date:	11-13-12	Search Type:	AREA
Requestor Name:	Kirsten Murch		3.97 sq mile(s)
Standard:	AREA	Job Number:	12107-01

Target Site:LA ENTRADACOACHELLA CA 92236

		Demograp	hics		
Sites: 1	22	Non-Geocoded: 118	8 Popu	lation: NA	
Radon: NA					
		Site Locat	ion		
	Degrees (Decimal)	Degrees (Min/Sec)	2	<u>UTMs</u>	
Longitude:	-116.101395	-116:6:5	Easting:	583291.794	
Latitude:	33.685693	33:41:8	Northing:	3727475.984	
			Zone:	11	

Comment

Comment:

Additional Requests/Services

Adjace	ent ZIP Codes: 0.25	Mile(s)	Services:		
ZIP Code	City Name	ST Dist/Dir Sel		Requested? Date	
92239	DESERT CENTER	CA 0.00 Y	Sanborns	No	
92274	THERMAL	CA 0.05 SW N	Aerial Photographs	No	
			Historical Topos	No	
			City Directories	No	
			Title Search/Env Liens	No	
			Municipal Reports	No	
			Online Topos	No	

Environmental FirstSearch Selected Sites Summary Report

Targ	get Property	y: LA ENTRADA COACHELLA CA 92236	JOB: 121	107-01	
TOTAL:	122	GEOCODED: 4	NON GEOCODED: 118	SELECTED: 5	
Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir Map ID	
1	SWL	COACHELLA CITY SWIS33-CR-0004/CLOSED	52ND AT STORM DRAIN COACHELLA CA 92501	0.00 1	
2	OTHER	GRIMMWAY FARMS - RANCH 320 RICOGEN_416/NOT REPORTED	87499 AVENUE 50 COACHELLA CA 92236	0.14 SW 2	
3	PERMITS	GRIMMWAY ENTERPRISES INC CAL000238480/ACTIVE	87499 AVENUE 50 COACHELLA CA 92274	0.14 SW 2	
4	RCRAGN	SFPP LP COACHELLA SITE CAR000032789/SGN	85985 AVENUE 52 COACHELLA CA 92236	0.18 SW 3	

Environmental FirstSearch Selected Sites Summary Report

Target Property:LControlControl		y: LA ENTRADA COACHELLA CA 92236	JOB: 12107-01			
TOTAL:	122	GEOCODED: 4	NON GEOCODED: 118	SELE	CCTED: 5	
Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID	
6	ERNS	UNKNOWN 497601/UNKNOWN (NRC)	AVENUE 52 CROSSING ALL AMER COACHELLA CA 92236	NON GC		

Environmental FirstSearch Site Detail Report

Turget Troperty	COACHELLA CA 92236		JOB: 12107-01	
	S	WL		
SEARCH ID: 2	DIST/DIR:	0.00	MAP ID:	1
NAME: COACHELLA C ADDRESS: 52ND AT STORI COACHELLA C RIVERSIDE CONTACT:	ITY M DRAIN A 92501	REV: ID1: ID2: STATUS: PHONE:	10/10/12 SWIS33-CR-0004 CLOSED	
SITE OPERATOR INFORMA	TION:			
Operator: Operator Address: Permit Date: Permit Status: Land Use Name: GIS Source for LAT and LON	Waste Management 1955 Market Street Riverside CA 92501 G: External			
SITE ACTIVITY INFORMAT	ION:			
Activity: Accepted Waste: Operational Status: Regulatory Status Program Type Closure Date: Closure Type: Permitted Throughput with Un Permitted Total Acreage: Permitted Total Acreage: Permitted Disposal Acreage: Last Tire Inspection Count: Last Tire Inspection Count Da Inspection Frequency: <u>SITE OWNER INFORMATIC</u> Owner: Owner Phone: Owner Address:	Solid Waste Disposal Site Closed Pre-regulations nits: 0 : 0 s (landfills only): 0 0 te: Quarterly <u>N:</u> Coachella Valley County Water Dist 6193982651			

Environmental FirstSearch Site Detail Report

Target Property:	LA ENTRADA
8 1 1	COACHELLA CA 92236

JOB: 12107-01

OTHER				
SEARCH ID: 4	DIST/DIR:	0.14 SW	MAP ID: 2	
NAME: GRIMMWAY FARMS - RANCH 3 ADDRESS: 87499 AVENUE 50 COACHELLA CA 92236	320	REV: ID1: ID2:	09/06/05 RICOGEN_416	
RIVERSIDE CONTACT:		STATUS: PHONE:	NOT REPORTED	
RIVERSIDE COUNTY DEPARTMENT OF EN Please Note: The responsible agency does not pro ontact the Riverside County Environmental Heal	NVIRONMENTAL HEALTH vide details for these records. th Department at the following	HAZARDOUS WAST For further information of phone number: (951) 35	E GENERATORS LIST: on a site or to schedule a file review, please 58-5055	

Environmental FirstSearch Site Detail Report

Target Troperty.	COACHELLA CA 92236	ſ	OB: 12107-01	
	PER	MITS		
SEARCH ID: 3	DIST/DIR:	0.14 SW	MAP ID:	2
NAME: GRIMMWAY ENTE ADDRESS: 87499 AVENUE 50 COACHELLA CA 9	BRPRISES INC	REV: ID1: ID2:	02/19/10 CAL000238480	
RIVERSIDE CONTACT:		STATUS: PHONE:	ACTIVE	
THE CALIFORNIA DEPARTM	ENT OF TOXIC SUBSTANCES CONTRO	OL HAZARDOUS WAS	TE MANIFEST INVENTOR	Y (HWMI)
SITE INFORMATION FROM TH Date Record was Created:	<u>HE CA EPA AND DTSC HAZARDOUS WA</u> 2/22/2002	ASTE TRACKING SYS	<u> 5TEM (HWTS) :</u>	
Inactivity Date: Facility Mail Name	IOFI SHERMAN	N/SAFFTY DIR		
Facility Mailing Address:	PO BOX 81498,	BAKERSFIELD, CA 933	80-1498	
Owner Name:	GRIMMWAY EN	TERPRISES INC	~~ ~~~~	
Owner Address:	PO BOX 81498, .	BAKERSFIELD, CA 933	80-0000	
Contact Name: Contact Address:	PO BOX 81498.	BAKERSFIELD. CA 933	80-1498	
Contact Phone:	6618546212	,,		
HWMI WASTE TYPE AND TO	ONNAGE INFORMATION BY YEAR 1993	<u>3-1999:</u>		
1999 Waste Type:				
1999 Total Tollage. 1998 Waste Type:				
1998 Total Tonnage:				
1997 Waste Type:				
1997 Total Tonnage: 1996 Wasta Typa:				
1996 Total Tonnage:				
1995 Waste Type:				
1995 Total Tonnage:				
1994 Waste Type:				
1994 Total Tollage: 1993 Waste Type:				
1993 Total Tonnage:				
HWMI WASTE TYPE AND TO	ONNAGE INFORMATION BY YEAR 200	0-2008:		
2008 Waste Type:				
2008 Total Tonnage: 2007 Weste Type:				
2007 Waste Type: 2007 Total Tonnage:				
2006 Waste Type:				
2006 Total Tonnage:				
2005 Waste Type: 2005 Total Toppago:				
2004 Waste Type:	Other organic so	olids		
2004 Total Tonnage:	0.84			
2003 Waste Type:				
2003 Total Tonnage: 2002 Waste Type:				
2002 Waste Type: 2002 Total Tonnage:				
2001 Waste Type:				
2001 Total Tonnage:				
2000 Waste Type: 2000 Total Tonnage:				
www.roun.rounage.				
Environmental FirstSearch Site Detail Report

Target Property:LA ENCOACE	NTRADA HELLA CA 9223	36	JOB	12107-01	
		RCR	AGN		
SEARCH ID: 1	DI	ST/DIR:	0.18 SW	MAP ID:	3
NAME: SFPP LP COACHELLA SITE ADDRESS: 85985 AVENUE 52 COACHELLA CA 92236 RIVERSIDE			REV: 9/1 ID1: CA ID2: STATUS: SG	1/12 R000032789 N	
CONTACT:			PHONE:		
SITE INFORMATION					
CONTACT INFORMATION:	ROBERT GRANAI 1100 TOWN AND C ORANGE CA 92868	DO COUNTRY RD 3			
PHONE:	7145604873				
OWNER NAME: OWNER TYPE: OPERATOR:	SFPP LP P-PRIVATE				
OPERATOR_TYPE: MAILING ADDRESS:	1100 TOWN AND ORANGE, CA 9286	COUNTRY RD 58)		
UNIVERSE INFORMATION:					
RECEIVED DATE:		01/26/1998			
SUBJECT TO CORRECTIVE ACTION (SU	BJCA)				
SUBJCA:		N - NO			
SUBJCA ISD 3004: SUBJCA NON TSD:		N - NO N - NO			
SIGNIFICANT NON-COMPLIANCE(SNC BEGINNING OF THE YEAR SNC:):	N - NO			
PERMIT WORKLOAD:					
CLOSURE WORKLOAD: POST CLOSURE WORKLOAD:					
PERMITTING /CLOSURE/POST-CLOSU	RE PROGRESS:				
CORRECTIVE ACTION WORKLOAD:		N - NO			
GENERATOR STATUS: KG/MONTH OF HAZARDOUS WASTE		SQG - SMAI	LL QUANTITY GENERATOR	K: GENEKATES 100 - 10	00
INSTITUTIONAL CONTROL:	N-NO	ENG	INEERING CONTROL:	Ν	
HUMAN EXPOSURE:	N-NO	GW	CONTROLS:	N- NO	
LAND TYPE: TRANS FACILITY:	P-PRIVATE N	SHO REC	ENT TERM GEN: WASTE FROM OFF SITE:	N N	
IMPORTER ACTIVITY:	N - NO	MIX	ED WASTE GEN:	N - NO	
TRANS ACTIVITY:	N - NO	TSD	ACTIVITY:	N - NO	
RECYCLER ACTIVITY:	N - NO	ONS	ITE BURNER EXEMPT:	N - NO	
FURNAUE EALMPTION: REC WASTE FROM OFF SITE:	n - nu N - nu		VEK INJEUT AUTIVITY: V WASTE DEST FAC:	n - nu N	
USED OIL TRANS:	N - NO	USE	D OIL PROCESSOR:	N - NO	
USED OIL REFINER:	N - NO	USE	D OIL FUEL BURNER:	N - NO	
UO FUEL MARKETER TO BURNER:	Ν	USE	D OIL SPEC MARKETER:	N - NO	
NAIC INFORMATION					

- Continued on next page -

Environmental FirstSearch Site Detail Report

	RC	RAGN		
EARCH ID: 1	DIST/DIR:	0.18 SW	MAP ID:	3
AME: SFPP LP COACHELLA SITE DDRESS: 85985 AVENUE 52 COACHELLA CA 92236 RIVERSIDE DNTACT:		REV: ID1: ID2: STATUS: PHONE:	9/11/12 CAR000032789 SGN	
FORCEMENT INFORMATION:				
OLATION INFORMATION:				
00 01 - IGNITABLE WASTE 18 - BENZENE				

Environmental FirstSearch Site Detail Report

Target Property:	LA ENTRADA COACHELLA CA	A 92236		J	OB: 12107-01	
		E	RNS			
SEARCH ID: 27		DIST/DIR:	NON	GC	MAP ID:	
NAME: UNKNOWN ADDRESS: AVENUE 52 CROS COACHELLA CA RIVERSIDE CONTACT:	SSING ALL AMERICAN 92236	N CANAL		REV: ID1: ID2: STATUS: PHONE:	3/3/96 497601 UNKNOWN (NRC)	
<u>SPILL INFORMATION</u> DATE OF SPILL:	3/3/1996	TIME OF SPILL:	1537			
PRODUCT RELEASED (1):	HYDROCHLORIC	ACID				
QUANTITY (1): UNITS (1):	I GAL					
PRODUCT RELEASED (2): QUANTITY (2): UNITS (2):						
PRODUCT RELEASED (3): QUANTITY (3): UNITS (3):						
MEDIUM/MEDIA AFFECTED	NO	CDOUNDWATED	• NO			
LAND: WATER: WATERBODY AFFECTED BY	YES NO RELEASE:	FIXED FACILITY OTHER:	NO NO			
<u>CAUSE OF RELEASE</u> DUMPING: NATURAL PHENOMENON: OTHER CAUSE:	NO NO YES	EQUIPMENT FAI OPERATOR ERR TRANSP. ACCIDI	LURE: OR: ENT:	N N N	0 0 0	
UNKNOWN: ACTIONS TAKEN: C/U I RELEASE DETECTION: ACIL MISC. NOTES: NEU	NO BY RIVERSIDE FD) BOMB CONSTRUCTI TRALIZED BY FD	ON JUVENILES MAR	KING AC	ID BOMBS. BO	DTTLE RUPTURED	
DISCHARGER INFORMATION DISCHARGER ID: TYPE OF DISCHARGER: NAME OF DISCHARGER: ADDRESS:	<u>N</u> 497601 UNKNOWN UNKNOWN		DUN :	and BRADSTI	REET :	

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated 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.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.

DELISTED - Deleted from the Final NPL

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- 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.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL FINAL - Currently on the Final NPL NOT PROPOSED - Not on the NPL NOT VALID - Not Valid Site or Incident PROPOSED - Proposed for NPL REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

NFRAP – No Further Remedial Action Plan

- P Site is part of NPL site
- D Deleted from the Final NPL
- F Currently on the Final NPL
- N Not on the NPL
- O Not Valid Site or Incident
- P Proposed for NPL
- R Removed from Proposed NPL
- S Pre-proposal Site
- W-Withdrawn

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM RCRA GEN: EPA GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN - Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES

- Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at

properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)

2. School Property Evaluation Program Properties (SCH)

3. Voluntary Cleanup Program Properties (VCP)

4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)

6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).

2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)

3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database 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. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a

groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: *CA EPA* DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

- 1. CalSites Properties (CS)
- 2. School Property Evaluation Program Properties (SCH)
- 3. Voluntary Cleanup Program Properties (VCP)
- 4. Unconfirmed Properties Needing Further Evaluation (RFE)
- 5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
- 6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: *CA COUNTY* SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances

Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

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3. Voluntary Cleanup Program Properties (VCP)

4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)

6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

FI Map Coverage: *PROPRIETARY* FIRE INSURANCE MAP AVAILABILITY - Database of historical fire insurance map availability.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency Updated quarterly NPL DELISTED: EPA Environmental Protection Agency Updated quarterly **CERCLIS:** EPA Environmental Protection Agency Updated quarterly NFRAP: EPA Environmental Protection Agency. Updated quarterly **RCRA COR ACT:** *EPA* Environmental Protection Agency. Updated quarterly RCRA TSD: EPA Environmental Protection Agency. Updated quarterly RCRA GEN: EPA Environmental Protection Agency. Updated quarterly RCRA NLR: EPA Environmental Protection Agency Updated quarterly Federal IC / EC: EPA Environmental Protection Agency Updated quarterly ERNS: EPA/NRC Environmental Protection Agency Updated semi-annually Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: CA EPA The CAL EPA, Depart. Of Toxic Substances Control

Updated quarterly/when available

State Spills 90: CA EPA The California State Water Resources Control Board

Updated when available

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* The California Integrated Waste Management Board Phone:(916) 255-2331 The State Water Resources Control Board Phone:(916) 227-4365 Orange County Health Department

Updated quarterly/when available

State/Tribal LUST: *CA SWRCB/COUNTY* The California State Water Resources Control Board Phone: (916) 227-4416 San Diego County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board Phone:(916) 227-4364 CAL EPA Department of Toxic Substances Control Phone:(916)227-4404 US EPA Region 9 Underground Storage Tank Program Phone: (415) 972-3372 ALAMEDA COUNTY CUPAS: * County of Alameda Department of Environmental Health * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union ALPINE COUNTY CUPA: * Health Department (Only updated by agency sporadically) AMADOR COUNTY CUPA: * County of Amador Environmental Health Department BUTTE COUNTY CUPA * County of Butte Environmental Health Division (Only updated by agency biannually) CALAVERAS COUNTY CUPA: * County of Calaveras Environmental Health Department COLUSA COUNTY CUPA: * Environmental Health Dept. CONTRA COSTA COUNTY CUPA: * Hazardous Materials Program DEL NORTE COUNTY CUPA: * Department of Health and Social Services EL DORADO COUNTY CUPAS: * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually) * County of El Dorado EMD Tahoe Division (Only updated by agency annually) FRESNO COUNTY CUPA: * Haz. Mat and Solid Waste Programs GLENN COUNTY CUPA: * Air Pollution Control District HUMBOLDT COUNTY CUPA: * Environmental Health Division IMPERIAL COUNTY CUPA: * Department of Planning and Building INYO COUNTY CUPA: * Environmental Health Department

KERN COUNTY CUPA: * County of Kern Environmental Health Department * City of Bakersfield Fire Department KINGS COUNTY CUPA: * Environmental Health Services LAKE COUNTY CUPA: * Division of Environmental Health LASSEN COUNTY CUPA: * Department of Agriculture LOS ANGELES COUNTY CUPAS: * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works * County of Los Angeles Environmental Programs Division * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon MADERA COUNTY CUPA: * Environmental Health Department MARIN COUNTY CUPA: * County of Marin Office of Waste Management * City of San Rafael Fire Department MARIPOSA COUNTY CUPA: * Health Department MENDOCINO COUNTY CUPA: * Environmental Health Department MERCED COUNTY CUPA: * Division of Environmental Health MODOC COUNTY CUPA: * Department of Agriculture MONO COUNTY CUPA: * Health Department MONTEREY COUNTY CUPA: * Environmental Health Division NAPA COUNTY CUPA: * Hazardous Materials Section NEVADA COUNTY CUPA: * Environmental Health Department ORANGE COUNTY CUPAS: * County of Orange Environmental Health Department * Cities of Anaheim, Fullerton, Orange, Santa Ana * County of Orange Environmental Health Department PLACER COUNTY CUPAS: * County of Placer Division of Environmental Health Field Office * Tahoe City * City of Roseville Roseville Fire Department PLUMAS COUNTY CUPA: * Environmental Health Department **RIVERSIDE COUNTY CUPA:** * Environmental Health Department SACRAMENTO COUNTY CUPA: * County Environmental Mgmt Dept, Haz. Mat. Div. SAN BENITO COUNTY CUPA: * City of Hollister Environmental Service Department SAN BERNARDINO COUNTY CUPAS: * County of San Bernardino Fire Department, Haz. Mat. Div. * City of Hesperia Hesperia Fire Prevention Department *City of Victorville Victorville Fire Department SAN DIEGO COUNTY CUPA: * The San Diego County Dept. of Environmental Health HE 17/58 SAN FRANCISCO COUNTY CUPA: * Department of Public Health SAN JOAQUIN COUNTY CUPA: * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS: * County of San Luis Obispo Environmental Health Division * City of San Luis Obispo City Fire Department SAN MATEO COUNTY CUPA: * Environmental Health Department SANTA BARBARA COUNTY CUPA: * County Fire Dept Protective Services Division SANTA CLARA COUNTY CUPAS: * County of Santa Clara Hazardous Materials Compliance Division * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill) * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale SANTA CRUZ COUNTY CUPA: * Environmental Health Department SHASTA COUNTY CUPA: * Environmental Health Department SIERRA COUNTY CUPA: * Health Department SISKIYOU COUNTY CUPA: * Environmental Health Department SONOMA COUNTY CUPAS: * County of Sonoma Department Of Environmental Health * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa STANISLAUS COUNTY CUPA: * Department of Environmental Resources Haz. Mat. Division SUTTER COUNTY CUPA: * Department of Agriculture TEHAMA COUNTY CUPA: * Department of Environmental Health TRINITY COUNTY CUPA: * Department of Health TULARE COUNTY CUPA: * Environmental Health Department TUOLUMNE COUNTY CUPA: * Environmental Health VENTURA COUNTY CUPAS: * County of Ventura Environmental Health Division * Cities of Oxnard, Ventura YOLO COUNTY CUPA: * Environmental Health Department YUBA COUNTY CUPA:

Updated quarterly/annually/when available

State/Tribal IC: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

State/Tribal VCP: CA EPA The California EPA Department of Toxic Substances Control.

Updated Updated quarterly/annually/when available

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400
The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806
Orange County Environmental Health Agency
Phone: (714) 834-3536
Riverside County Department of Environmental Health, Hazardous Materials Management Division
Phone: (951) 358-5055
Sacramento County Environmental Management Department

Updated quarterly/when available

FI Map Coverage: PROPRIETARY Library of Congress

Catalogue of Maps Published by Sanborn Mapping and Geographic Information Service in February 1988® ProQuest

Other internally produced datasets

Updated quarterly

Environmental FirstSearch Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property:	LA ENTRADA		
	COACHELLA CA 92236		

JOB: 12107-01

Street Name	Dist/Dir	Street Name	Dist/Dir
51 at Asia	0.20 8.00		
SISt Ave	0.20 S W		
Avenue 48	0.01 NW		
Avenue 50	0.16 SW		
Avenue 52	0.12 SW		
I-10	0.03 NE		
Pierce St	0.23 SW		



Environmental FirstSearch 1 Mile Radius from Area





LA ENTRADA, COACHELLA CA 92236



▲ -

Area Polygon
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand
Railroads



Environmental FirstSearch

.25 Mile Radius from Area AREA: Multiple Databases



LA ENTRADA, COACHELLA CA 92236



▲ ▲

Source: U.S. Census TIGER Files

Area Polygon
Identified Site Multiple Sites Decentor
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand
Railroads



Environmental FirstSearch .12 Mile Radius from Area

AREA: SPILLS90, ERNS, RCRANLR, FIMAP



LA ENTRADA, COACHELLA CA 92236



Source: U.S. Census TIGER Files

Area Polygon
Identified Site, Multiple Sites, Receptor
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
Triballand
Railroads

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APPENDIX D

ADDITIONAL DOCUMENTATION



La Entrada Project

Selected parcel(s):

603-580-001 603-580-002 603-580-003 603-580-004 717-020-002 763-110-010 763-110-019 763-110-020 763-120-014 763-120-015

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

603-580-002 ADDRESS NOT AVAILABLE 603-580-003 ADDRESS NOT AVAILABLE 603-580-004 ADDRESS NOT AVAILABLE 717-020-002 ADDRESS NOT AVAILABLE 763-110-010 ADDRESS NOT AVAILABLE 763-110-019 ADDRESS NOT AVAILABLE 763-110-020 ADDRESS NOT AVAILABLE 763-120-014

<u>APNs</u>

603-580-001-1 603-580-002-2 603-580-003-3 603-580-002-3 717-020-002-3 763-110-010-5 763-110-019-4 763-110-020-4 763-120-014-0 763-120-015-1

OWNER NAME

NOT AVAILABLE ONLINE

ADDRESS

603-580-001 ADDRESS NOT AVAILABLE

MAILING ADDRESS

603-580-001 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

603-580-002 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

603-580-003 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

603-580-004 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

717-020-002 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

763-110-010 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

763-110-019 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

763-110-020 C/O LIGHTSTONE ACQUISTIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

763-120-014 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

763-120-015 C/O LIGHTSTONE ACQUISITIONS 1985 CEDAR BRIDGE AVE LAKEWOOD NJ. 8701

LEGAL DESCRIPTION

APN: 603580001 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 603580002 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 603580003 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 603580004 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 717020002 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 763110010 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 763110019 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 763110020 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 763120014 LEGAL DESCRIPTION IS NOT AVAILABLE APN: 763120015 LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE

603-580-001 RECORDED LOT SIZE IS 365.7 ACRES

603-580-002 RECORDED LOT SIZE IS 444.85 ACRES

603-580-003 RECORDED LOT SIZE IS 94.51 ACRES

603-580-004 RECORDED LOT SIZE IS 111.99 ACRES

717-020-002 RECORDED LOT SIZE IS 588.79 ACRES

763-110-010 RECORDED LOT SIZE IS 75.3 ACRES

763-110-019 RECORDED LOT SIZE IS 69.53 ACRES

763-110-020 RECORDED LOT SIZE IS 218.16 ACRES

763-120-014 RECORDED LOT SIZE IS 97.05 ACRES

763-120-015 RECORDED LOT SIZE IS 108.74 ACRES

PROPERTY CHARACTERISTICS

603-580-001 NO PROPERTY DESCRIPTION AVAILABLE

603-580-001 NO PROPERTY DESCRIPTION AVAILABLE

603-580-002 NO PROPERTY DESCRIPTION AVAILABLE

603-580-003 NO PROPERTY DESCRIPTION AVAILABLE

603-580-003 NO PROPERTY DESCRIPTION AVAILABLE

603-580-004 NO PROPERTY DESCRIPTION AVAILABLE

603-580-004 NO PROPERTY DESCRIPTION AVAILABLE

717-020-002 NO PROPERTY DESCRIPTION AVAILABLE 763-110-010 NO PROPERTY DESCRIPTION AVAILABLE

763-110-019 NO PROPERTY DESCRIPTION AVAILABLE

763-110-020 NO PROPERTY DESCRIPTION AVAILABLE

763-120-014 NO PROPERTY DESCRIPTION AVAILABLE

763-120-015 NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5471 GRID: H3, H4, J3, J4, J5

CITY BOUNDARY/SPHERE

CITY OF COACHELLA NOT WITHIN A CITY SPHERE ANNEXATION DATE: NOT APPLICABLE LAFCO CASE #: NOT APPLICABLE PROPOSALS: NOT APPLICABLE

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813) JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T5SR8E SEC 35 T5SR8E SEC 36 T6SR8E SEC 1 T6SR9E SEC 6

ELEVATION RANGE

PREVIOUS APN

603-580-001 603-360-003

603-580-002 603-380-006

603-580-003 603-370-007

603-580-004 603-360-004

717-020-002 717-020-801

763-110-010 763-110-001

763-110-019 763-110-012

763-110-020 763-110-007

763-120-014 763-120-008

763-120-015 763-110-011

LAND USE DESIGNATIONS

Consult with the city for land use information.

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

EASTERN COACHELLA VALLEY

COMMUNITY ADVISORY COUNCILS NOT IN A COMMUNITY ADVISORY COUNCIL AREA

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

See the city for more information

ZONING DISTRICTS AND ZONING AREAS CHUCKAWALLA AREA

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

NOT IN A REDEVELOPMENT AREA

AIRPORT INFLUENCE AREAS

NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBLITY ZONES

NOT IN AN AIRPORT COMPATIBILTY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

WRMSHCP CELL NUMBER

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

VEGETATION (2005) NO DATA AVAILABLE

INO DATA AVAIL

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824) NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

EASTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

220

TRANSPORTATION AGREEMENTS NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

WITHIN AREAS OF FLOODING SENSITIVITY. CONTACT THE COACHELLA VALLEY WATER DISTRICT AT (760) 398-2651 FOR INFORMATION

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED WHITEWATER

GEOLOGIC

FAULT ZONE SAN ANDREAS FAULT ZONE

FAULTS WITHIN A 1/2 MILE OF

SAN ANDREAS FAULT SAN ANDREAS FAULTS SOUTHERN SAF (COACHELLA VALLEY)

LIQUEFACTION POTENTIAL

MODERATE

ACTIVE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A). BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

UNDETERMINED POTENTIAL

AREAS UNDERLAIN BY SEDIMENTARY ROCKS FOR WHICH LITERATURE AND UNPUBLISHED STUDIES ARE NOT AVAILABLE HAVE UNDETERMINED POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES. THESE AREAS MUST BE INSPECTED BY A FIELD SURVEY CONDUCTED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST.

MISCELLANEOUS

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED

COMMUNITIES

CHUCKWALLA

COUNTY SERVICE AREA NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)

NOT APPLICABLE, 47.70 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045800

FARMLAND

NOT MAPPED OTHER LANDS

TAX RATE AREAS

058157 •CITRUS PEST CONTROL 2 •COACH VAL CO WTR STORM WTR UNIT •COACHELLA VAL JT BLO HIGH •COACHELLA VALLEY COUNTY WATER •COACHELLA VALLEY PUBLIC CEMETERY COACHELLA VALLEY REC AND PARK •COACHELLA VALLEY RESOURCE CONSER •COACHELLA VALLEY UNIFIED SCHOOL COUNTY FREE LIBRARY •COUNTY STRUCTURE FIRE PROTECTION •COUNTY WASTE RESOURCE MGMT DIST •CSA 152 •CV MOSQ & VECTOR CONTROL •DESERT COMMUNITY COLLEGE •GENERAL •GENERAL PURPOSE •RIV CO REG PARK & OPEN SPACE •RIV. CO. OFFICE OF EDUCATION •SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

REPORT PRINTED ON...Tue Dec 04 13:01:17 2012 Version 121101

APPENDIX E

QUALIFICATIONS STATEMENT

EARTH SYSTEMS SOUTHWEST QUALIFICATIONS STATEMENT FOR ENVIRONMENTAL WORK

The principals of the Earth Systems Southwest companies have been consulting for an average of over 20 years, and the combined staff numbers nearly 100. Earth Systems Southwest' multidisciplinary professional staff has extensive experience with and education in chemistry, geology, geophysics, hydrogeology, mechanical engineering, civil engineering, mapping, soil science, drafting, and surveying. Our senior project and staff professionals include Certified Engineering Geologists, Registered Geologists, Registered Environmental Assessors and Professional Engineers. These professionals are highly qualified, holding an average of two registrations and/or certifications in their area of expertise. To continue to meet our commitment to technical expertise, Earth Systems Southwest considers it essential to train our personnel in the latest scientific advancements in assessment and mitigation techniques. This involves continuing education in the form of training seminars, literature reviews, and pertinent conferences to remain abreast of recent developments in this complex and rapidly changing field.

The Environmental Professional [EP] who provided oversight for this project meets the qualifications specified by US EPA AAI and ASTM 1527-05. An EP is defined by US EPA AAI as "a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (of hazardous substances) on, at, in, or to a property, sufficient to meet the objectives and performance factors (of the rule)." In addition, an environmental professional must have:

- A state, tribal, or territory-issued certification or license (Professional Engineer or Professional Geologist) and three years of relevant full-time work experience; or
- A Baccalaureate degree or higher in science or engineering and five years of relevant full-time work experience; or
- Ten years of relevant full-time work experience.

The attached resumes describe the credentials of the professionals who performed field, research and/or report preparation work on the project.

Scot A. Stormo, RG, CHG, REA II

President, Associate Geologist/Hydrogeologist

QUALIFICATIONS

BS, Geology, California Lutheran College, Thousand Oaks, California, 1981 MS, Geology, State University of New York at Stony Brook, 1984 Registered Geologist, State of California, 1990 (No. 4826) Certified Hydrogeologist, State of California, 1995 (No. 204) California Registered Environmental Assessor (REA II), 2001 (No. 20166) California Registered Environmental Assessor (REA I), 1990 to 1995 (No. 2356) University of California, Riverside University Extension, March 2008 Short Course: Application of Risk Assessment for Environmental Decision Making at Containment Release Sites National Ground Water Association, October 2005 Short Course: Construction Dewatering and Ground Water Control – Design and Application EMS-I Training Course, Groundwater Flow and Transport Modeling with GMS, September 2002 Association for Environmental Health and Sciences, March 2002 Short Course: Introduction to Environmental Forensics: Techniques and Applications National Ground Water Association, 2000 Short Course: Geophysics for Environmental and Groundwater Applications Princeton Groundwater, 1994 Short Course: Groundwater Pollution and Hydrology OSHA 40-Hour HAZWOPER Course, Hazardous Materials and Site Investigations (OSHA 29 CFR 1910.120[e]), 1987, 8-hour refresher courses taken annually

PROFESSIONAL EXPERIENCE

2011 to Present	President, Associate Hydrogeologist
	Earth Systems Southwest, Bermuda Dunes
1997 to 2011	Senior Vice President, Associate Hydrogeologist
	Earth Systems Southwest, Bermuda Dunes
1991 to 1997	Senior Geologist
	Dames & Moore, Spokane, Washington and Ontario, California
1989 to 1991	Senior Project Geologist
	Exceltech, Inc., Irvine, California
1986 to 1989	Staff Geologist
	Leighton & Associates, Riverside, California
1985 to 1986	Consulting Geologist
	Epoch Well Logging, Ventura, California

Mr. Stormo is manager of our groundwater and environmental services department. In this capacity, he directs all aspects of our environmental and groundwater services. He has experience with surface water infiltration, groundwater dewatering, groundwater modeling, and groundwater plume evaluations from both water supply and groundwater protection perspectives. He has also performing numerous investigations regarding the presence, source, and extent of contaminants in soil and groundwater associated with landfills, leaking underground storage tanks, and properties of industrial, commercial, educational, residential, and agricultural usage.

Years of Experience: 25+

Scot A. Stormo, RG, CHG, REA II

President, Associate Geologist/Hydrogeologist

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

- Performs water infiltration studies for drywells and infiltration basins.
- Conducts groundwater and surface water supply evaluations involving assessment of both quantity and quality.
- Develops watershed management, monitoring and protection strategies.
- Performs water quality monitoring of both surface water and groundwater resources.
- Conducts preliminary site assessments (Phase I) entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation.
- Performs site characterizations (Phase II) entailing subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.
- Conducts Preliminary Endangerment Assessments (PEAs), including planning and performing the field investigation, evaluating the laboratory data, and preparing the PEA report for DTSC review and approval.
- Designs and implements remediation programs such as groundwater monitoring and sampling; delineation of contaminant plumes; monitoring well installation and developments; in situ and above ground bioremediation systems; vapor extraction and soil venting systems; thermal/catalytic oxidation; and groundwater extraction, air stripping, activated carbon filtration, bioreactors.
- Conducts investigations of surficial contaminants such as lead, cadmium, chromium, zinc, copper and pesticides.
- Directs landfill investigations which include cover analysis and risk assessment.
- Performs risk evaluations and feasibility studies involving calculating mobility and potential impact of subsurface contaminants.
- Evaluates release scenarios using computer modeling and fate and transport simulations.
- Assesses and evaluates potential geologic hazards such as faults, liquefaction, and landslides.
- Provides expert witness and consultation services.

SELECT PROJECT EXPERIENCE

Water Resource Projects

Residential Subdivision. Mr Stormo performed an in-depth evaluation of a storm water disposal system that was not functioning. The geology at the existing drywells were evaluated with borings, and sieve analysis of the soils were used to estimate the hydraulic conductivity of the different sandy soil horizons encountered in the borings. The geometry of the drywells, and the depth and estimated hydraulic conductivities of the sandy layers were used to predict water disposal rates for different drywell designs. An injection test performed after construction of the replacement drywells found the predictions were within \pm -50 percent of the achieved values, which is relatively accurate for this type of study.

Remote Mountain Community. Mr. Stormo evaluated the long-term use and availability of groundwater for a remote mountain community. Included a review of historic water levels and recharge rates, and identification of preferred drilling locations based on the geology of the site.

Proposed Residential Subdivision. Mr. Stormo provided hydrogeologic expertise on a water availability study for a proposed residential subdivision that will rely on groundwater.

Proposed Residential Subdivision. Mr. Stormo provided hydrogeologic expertise regarding dewatering for the installation of an engineered recreational lake in an area with shallow groundwater. Mr. Stormo's duties included reviewing the prior geologic investigation reports; performing on-site drilling and water extraction testing; developing a dewatering strategy with the owner, design engineers and contractors; installing monitoring wells around the lake; monitoring the construction of the lake over a period of more than six months; and investigating future development areas for the potential presence of similar constraints.

Spring Protection Study. Mr. Stormo performed an in-depth investigation of the source and flow mechanism for a spring at a world-renown spa resort. The investigation included an evaluation of the source of the water, the mechanism of water flow, susceptibility of the spring to outside contamination, and the distribution of the spring "plumbing" in the shallow subsurface. This work was performed to allow adequate protection of the spring during major renovations.

Infiltration Evaluations. Mr. Stormo provided hydrogeologic expertise regarding the installation of new drywells at a development where the initial drywells were inadequately designed and poorly installed. Mr. Stormo used grain-size evaluations of the soil to estimate water infiltration rates at different depths, and developed predictions of infiltration rates for a range of drywell designs at each of the locations evaluated. The predicted values were within 50% of the actual values obtained after construction of the new drywells, and were much closer than the values obtained by field infiltration testing in borings.

Depth to Water at a Gravel Pit. Mr. Stormo used geophysical techniques to evaluate the depth to water at a proposed gravel pit, where the coarse-grained nature of the soil made drilling impractical. Survey "lines" at several locations were used to contour the top of the groundwater table, and identify the depth to which the proposed gravel pit could be excavated without dewatering and adversely affecting nearby ecologically-important springs.

Well Installation Oversight. Mr. Stormo has overseen the installation of numerous groundwater monitoring and supply wells for numerous clients. The scope of work has typically including developing specifications for bidding, assisting in the selection of the drilling contractor, daily oversight of drilling activities, geologic logging of the material encountered (including laboratory

SELECT PROJECT EXPERIENCE (continued)

testing for grain-size distribution), post-installation testing of the completed wells, and preparation of reports to document activities.

Water FDA Spring Certifications. Mr. Stormo has provided hydrogeologic expertise for spring certification reports on several properties throughout California in preparation for developing these sites as spring water sources.

Proposed "Spring" Site. Mr. Stormo performed an in-depth evaluation of a reported spring site to identify the nature of the "spring." The physical setting, geochemistry, and soil stratigraphy were evaluated, including the use of geophysical techniques to probe the subsurface. The study concluded that the "spring" was not a natural feature.

Watershed Evaluation and Management Projects for Indian Tribe. Mr. Stormo has been the senior consultant and project manager for the development and implementation of two watershed evaluation and management programs. These activities have included: 1) identifying and quantifying wastewater sources in the watershed; 2) gaging stream flows and water quality in the major drainage of the watershed; 3) design of surface water sampling programs and development of Quality Assurance Project Plans; 4) design and installation of monitoring wells to evaluate water quality in the three water-bearing aquifers; and 5) data evaluation and report preparation.

Salt Water Intrusion Study. Mr. Stormo managed the installation of five wells to evaluate the potential for salt water intrusion into the upper aquifer adjacent to the Salton Sea.

Salt Water Infiltration Study. Mr. Stormo evaluated infiltration issues at a set of water disposal ponds for a community sewage treatment facility in the vicinity of the Salton Sea. The source of the high salt content in the ponds was document as being due to the infiltration of highly saline water from the Salton Sea into the wastewater collection pipelines. The affect of the saline water on the groundwater near the ponds was evaluated using wells.

Water Source Evaluation. Mr. Stormo measured the flow rates in the lower reaches of the Whitewater River (south of Indio) to evaluate the relative contribution of different sources of water to this water body.

Water Source Studies. Mr. Stormo evaluated the chemistry of waters at several sites to identify the source(s) of surface and groundwaters. The evaluations included comparisons of major and trace element geochemistries in on-site and potential off-site water sources. These projects were conducted in support of legal proceedings.

Hazardous Materials Projects

Industrial Park Environmental Assessment. Mr. Stormo was project manager for this assessment which involved research of current and past uses and practices, collection and analysis of soil and groundwater samples, and removal of underground storage tanks. Additionally, the project involved asbestos assessment and abatement, development of an asbestos management plan, and assessment of metallic dust residues.

Proposed School Site PEAs. Mr. Stormo was project manager and lead consultant for several proposed school sites required to go through the PEA process. At each site, he identified the issues warranting further evaluation, selected the investigative methods, negotiated the scope of

SELECT PROJECT EXPERIENCE (continued)

work with the Department of Toxic Substance Control (DTSC), prepared a work plan, oversaw field sampling activities, reviewed the laboratory data, prepared a PEA report meeting the requirements of the DTSC.

Former Above-Ground Storage Tank and Pipeline Facility. Mr. Stormo managed the environmental investigation of this facility. He evaluated whether the facility contributed contaminants to a regionally extensive groundwater plume emanating from a nearby refinery. This involved differentiating between gasoline and diesel fuel in soil samples, estimating the extent of weathering of the hydrocarbons, and evaluating whether BTEX compounds were migrating upward through the soil as vapors.

Law Suit Involving Pre-Existing Contamination. Mr. Stormo was project manager, principal geologist and expert witness in a law suit involving pre-existing contamination on a former service station property with numerous prior owners, operators and adjacent spills. He evaluated prior remedial activities for appropriateness; evaluated likelihood of upgradient sources; used computer modeling, and fate and transport simulations to evaluate the likelihood of various release scenarios; and, developed cost estimates for clean-up.

Groundwater Contamination at Two Landfills. Mr. Stormo was field manager and chief author of an investigation of the extent of groundwater contamination at two landfills. The project included well installation, aquifer testing, groundwater modeling, risk assessment, and remedial alternatives evaluation.

Phase I and II Investigations and Leaking UST's. Mr. Stormo was involved in numerous investigations related to leaking underground storage tanks and hundreds of environmental site assessments (Phase I Investigations) of industrial, commercial, residential, agricultural, and vacant properties, with follow-up (Phase II Investigations) of the sites identified as potentially contaminated.

Bunker C. Fuel Oil Spill. Mr. Stormo authored the Vacuum Extraction Pilot Test and the Soil Column Bioventing and Surfactant Flushing Treatability Study pertaining to this site. He performed data analyses and provided geochemical consulting services.

Groundwater Contamination Plume Geochemical Evaluation. Mr. Stormo evaluated the chemistry of a groundwater contamination plume involving solvents. He used an analysis of the relative concentrations of the two primary contaminants to identify three separate plumes with distinctive chemical signatures. He then delineated plume boundaries, mixing zones, and probable source areas.

Metal Working Facility Airborne Contaminant Investigation. Airborne metallic dusts such as lead, cadmium, and chromium were the primary concern at this site. As project manager and principal investigator, Mr. Stormo performed ambient air sampling and surficial dust sampling and analysis, and used the isotopic concentrations of the lead and the ratios of the various metals in the different media, to identify the source of the airborne materials.

PROFESSIONAL AFFILIATIONS

National Ground Water Association

Association of Ground Water Scientists and Engineers

Association for Environmental Health and Sciences

Kirsten L. Murch

Project Geologist

QUALIFICATIONS

B.A. Geology, Archaeology Minor, Smith College 1997 OSHA 40-Hour HAZWOPER Course

PROFESSIONAL EXPERIENCE

2000 to present Earth Systems Southwest, Bermuda Dunes, California Current Position: Project Geologist

Employed with Earth Systems' Bermuda Dunes office since 2000, Ms. Murch is the project coordinator for the Phase I Environmental Site Assessment projects in our environmental services department. In this capacity, she coordinates all aspects regarding these projects, including fieldwork and report preparation. Ms. Murch also coordinates and conducts site characterizations (Phase II), including fieldwork, data evaluation, and report preparation.

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

- Project manager for, and conducts environmental site assessments (Phase I) according to EPA All Appropriate Inquiry guidelines and entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation.
- Performs site characterizations (Phase II) entailing supervision of subcontractors, subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.

SELECT PROJECT EXPERIENCE

Environmental Consulting Projects

Stream Gauging Study. Ms. Murch participated in a multi-location stream-gauging program being conducted to evaluate water quality of a primary drainage channel as part of a watershed management project. Tasks included the initial design of the stream gauging protocol, selection of equipment, and writing a Standard Operating Procedure manual for stream gauging for review and approval by the US EPA, and conducting the stream gauging activities. Ms. Murch was involved with establishing gauging transects, testing and refining the equipment operations protocols, conducting the stream gauging, data evaluation, quality control oversight, and report preparation.

Kirsten L. Murch SELECTED MAJOR PROJECT EXPERIENCE continued

State of California Petroleum Underground Storage Tank (UST) Cleanup Fund. Ms. Murch has assisted clients in interacting with the California UST Fund for reimbursement of costs incurred during investigation and cleanup of leaking petroleum underground storage tanks.

Proposed School Site Preliminary Endangerment Assessments (PEAs) and Supplemental Site Investigations (SSIs). Ms. Murch has conducted and/or assisted in conducting several PEAs and/or SSIs for the Corona-Norco Unified School District (CNUSD), the Desert Sands Unified School District (DSUSD), and the Palo Verde Unified School District (PVUSD) in California in liaison with the Department of Toxic Substances Control (DTSC).

Environmental Site Assessments. Ms. Murch has conducted over three hundred ESAs in the Coachella Valley of California, southeastern California, and high desert areas of southern California.

PROFESSIONAL AFFILIATIONS

Sigma Xi Associate Member

Years of Experience: 12

QUALIFICATIONS

Associates Degree of Environmental Sciences and Technology Clover Park Technical and Vocational College, Lakewood, Washington. Associates Degree of Liberal Studies, Additional Courses in Geology and Geography College of the Desert, Palm Desert, California. Nielsen Environmental Field Sampling Nielsen Groundwater Sampling and Well Development Wetlands Training Institute Wetlands, Delineation and Field Practicum Trimble GPS ESRI GIS ArcMap

OSHA 80-Hour HAZWOPER Course, Hazardous Materials and Site Investigations with Confined Spaces Entry (29 CFR 1910.120[e], [q][6][ii]), 2001, and (8 CCR 5192[e], [q][6][B]), 2001; with annual refresher courses.

American Indian Underground Storage Tank Inspector, US Environmental Protection Agency; Leaking Underground Storage Tank Detection and Remediation Training.

PROFESSIONAL EXPERIENCE

2006 - Present	Engineering and Environmental Staff Scientist
	Earth Systems Southwest, Bermuda Dunes, California
2004 - 2006	Environmental Technician
	Agua Caliente Band of Cahuilla Indians
2002 - 2004	Staff Scientist
	Earth Systems Southwest
2001 - 2002	Lab Assistant
	State of California
1999 - 2001	Environmental Technician
	Earth Systems Southwest

HIGHLIGHTS OF RESPONSIBILITIES AND EXPERIENCE

Employed with Earth Systems Southwest, Mr. Howe is a staff scientist with our Bermuda Dunes, California office. In this capacity, he assists in a wide range of investigations, including geotechnical investigation, water infiltration studies and evaluations into the presence, source, and extent of hazardous materials and contaminants in soil and groundwater. Mr. Howe is the primary field staff for geotechnical and environmental investigations. During his professional experience, Mr. Howe has performed numerous geotechnical and environmental assessments related to landfills, leaking underground storage tanks, and industrial, commercial, residential and agricultural properties. Additionally, Mr. Howe's professional history includes employment as an environmental technician with the Agua Caliente Band of Cahuilla Indians, where he also conducted Phase I Environmental Assessments, was the certified underground storage tank

inspector for tribal lands, and conducted water quality, biological, and hazardous material use data acquisition for all tribal resources. Mr. Howe has also been employed as a laboratory and field assistant with the California Regional Water Quality Control Board, Colorado River Basin Region, where be acquired a thorough knowledge of field sampling protocols and use of field monitoring devices, laboratory standard operating procedures, and Quality Assurance/Quality Control assurances.

- Investigations of on-site conditions for a wide variety of project types. Duties have included collecting and logging soil samples from borings and backhoe pits at hundreds of sites as part of geotechnical and environmental investigations.
- Assists the Environmental Professional with Environmental Site Assessments, Phase I (ESA), entailing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and final report preparation for projects.
- Has performed nearly 100 ESAs of industrial, commercial, residential, agricultural, and vacant properties.
- Performed numerous site characterizations (Phase II) entailing subsurface exploration, sampling of soil and groundwater, chemical analyses of samples, evaluation of laboratory data, preparation of final report including recommendations for remediation.
- Compilation of laboratory Standard Operating Procedures in compliance with CA ELAP certification requirements.
- Conducted a detailed assessment of wastewater treatment conditions in the Whitewater River Watershed.
- Over 100 assessments of soil percolation conditions for onsite waste disposal or storm water management for commercial properties, mobile home parks, and single-family residences.
- Maintained database of the hazardous material and UST/AST sites on the reservation, including correlation of regulatory compliance with other agencies and periodic site inspections.
- Assisted geologist and hydro geologist with research and field studies for special projects, conducted regular monitoring of surface water and groundwater resources on the reservation, and performed project specific water sampling for review and monitoring of water quality conditions.
- Assisted Tribal Planning, Building, and Engineering management personnel with field surveys and assessments of biological concerns, storm water management, illegal dumping, and inter-tribal cooperation relating to local environmental issues.
APPENDIX F

RELIANCE FORM

EARTH SYSTEMS SOUTHWEST

APPLICATION FOR AUTHORIZATION TO RELY ON ENVIRONMENTAL REPORT

This form serves as an application for third parties to apply for permission to use and rely on the referenced report [Report]. It is the applicant's responsibility to obtain the approval of the original client prior to submitting the form. As a condition of approval for authorization to use and rely on the referenced Report, applicant agrees to waive any conflict of interest arising out of, and applicant will not object to, our representation of our original client; that Earth Systems Southwest's liability for errors and omissions from the Report shall be limited to \$15,000; and Earth Systems Southwest shall have no liability for any other cause or action. Use of this Report without written permission releases Earth Systems Southwest from any liability that may arise from the use of this Report.

Reference: Report of Environmental Site Assessment, La Entrada, Approximately 2,200 Acres South of Interstate 10 and East of the Coachella Canal, Coachella, Riverside County, California, File No. 12107-01, Doc. No. 12-12-717, dated December 18, 2012.

Original Client: LSA Associates, Inc., 901 East Tahquitz Canyon Way, Suite B-200, Palm Springs, California 92262. Mr. Grant Wilson, 760-416-2075

To be completed by Applicant. A processing fee of \$200 made payable to Earth Systems Southwest must accompany application. Submit to Earth Systems Southwest, 79811 Country Club Drive, Indio, California 92203. Signature signifies applicant's acceptance of the use and liability limitations described above, and caveats described below*.

		By:				
(Company	Name)	(Print Name)				
(Address	s)	(Signature)				
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(City, State	e, Zip)					
		Date:				
(Telephone) (FAX)						
	Approval of	Original Client				
By:						
(Print Nat	me)	(Signature)				
	For Earth Systems So	uthwest's use only				
Approved for re-u	se with caveat that findings	s discussed in Report were based on available	•			
information and site conditi	ons as noted at time of Rep	ort, but may not be applicable to current site				
conditions.	-					
Disapproved (app	lication fee to be refunded)					
By:		Date:				
(Earth Systems So	uthwest)					

*Caveats - Applicant understands and agrees that the referenced Report is a copyrighted document, that Earth Systems Southwest is the copyright owner, and that unauthorized use or copying of the Report is strictly prohibited without the express written permission of Earth Systems Southwest. Applicant understands that Earth Systems Southwest may withhold such permission at its sole discretion, or grant permission upon such terms and conditions as it deems acceptable. Applicant acknowledges that: (1) Earth Systems Southwest did not have an opportunity to evaluate the applicant's relationship to the site; (2) Applicant-specific information can affect the conclusions and recommendations presented in the Report; (3) The Report speaks only to conditions observed on-site at the time of the site visit, and site conditions may have changed since that time; (4) The scope of the Report was limited to the scope defined by our proposal; (4) The shelf life of the Report, as defined by the EPA All Appropriate Inquiry [AAI] guidelines, is six months (the Report expires after six months and should not be relied upon without an update in accordance with the AAI guidelines); and, (5) Earth Systems Southwest maintains its contract with the original client for the Report.

Uniform Hazardous Waste Manifest

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E

Certification of Disposal

CERTIFICATE OF DISPOSAL

May 29,2013

PSAV

LATTITUDE 33.690350, LONG 116.11559 COACHELLA, CA 92236

This is to certify that waste as defined on Waste Manifest number <u>011409955JJK/011409955JJK</u> was received by U.S. Ecology, Inc., on <u>05/16/2013</u>. The waste(s) were subsequently treated, if required by 40 CFR Part 268 and U.S. Ecology's permits and disposed of by <u>05/16/2013</u> in accordance with permits and laws regulating this facility.

Reference Number:	13051603535-011409955JJK-1-1				
Material:	1 55 GALLON DRUM				
Process:	Direct Landfill				
Facility:	U.S. ECOLOGY NEVADA, INC. HWY 95 11 MILES S. OF BEATTY BEATTY, NV 89003 EPA ID: NVT330010000				
Waste Type:	STATE REGULATED WASTE				
Customer:	NORTH STATE ENVIRONMENTAL				
Printed Name:	SCOTT WISNIEWSKI				
Signature:	Scott besting				
Title:	ENV HEALTH & SAFETY MANAGER				