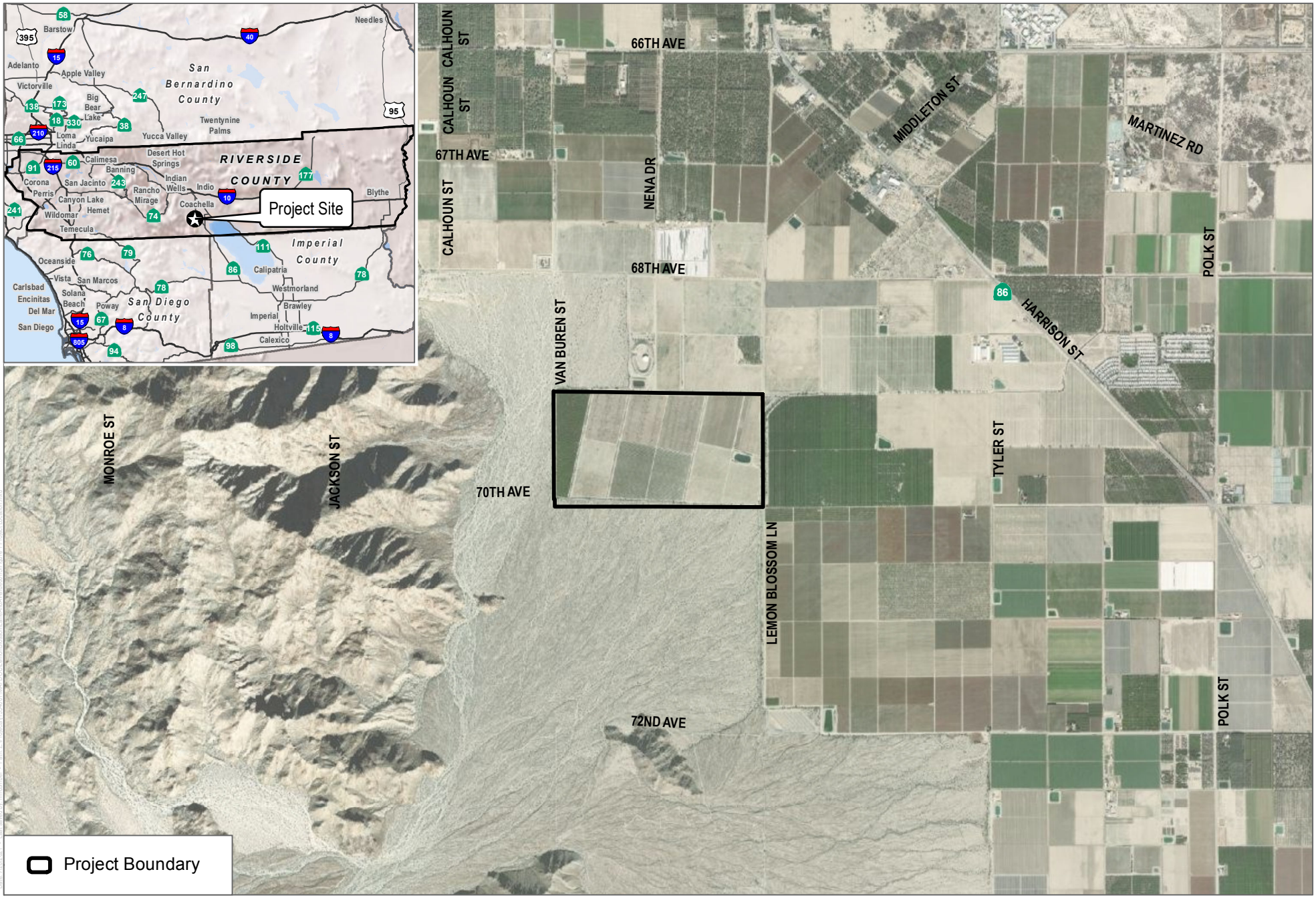
Figures



SOURCE: DigitalGlobe 2017

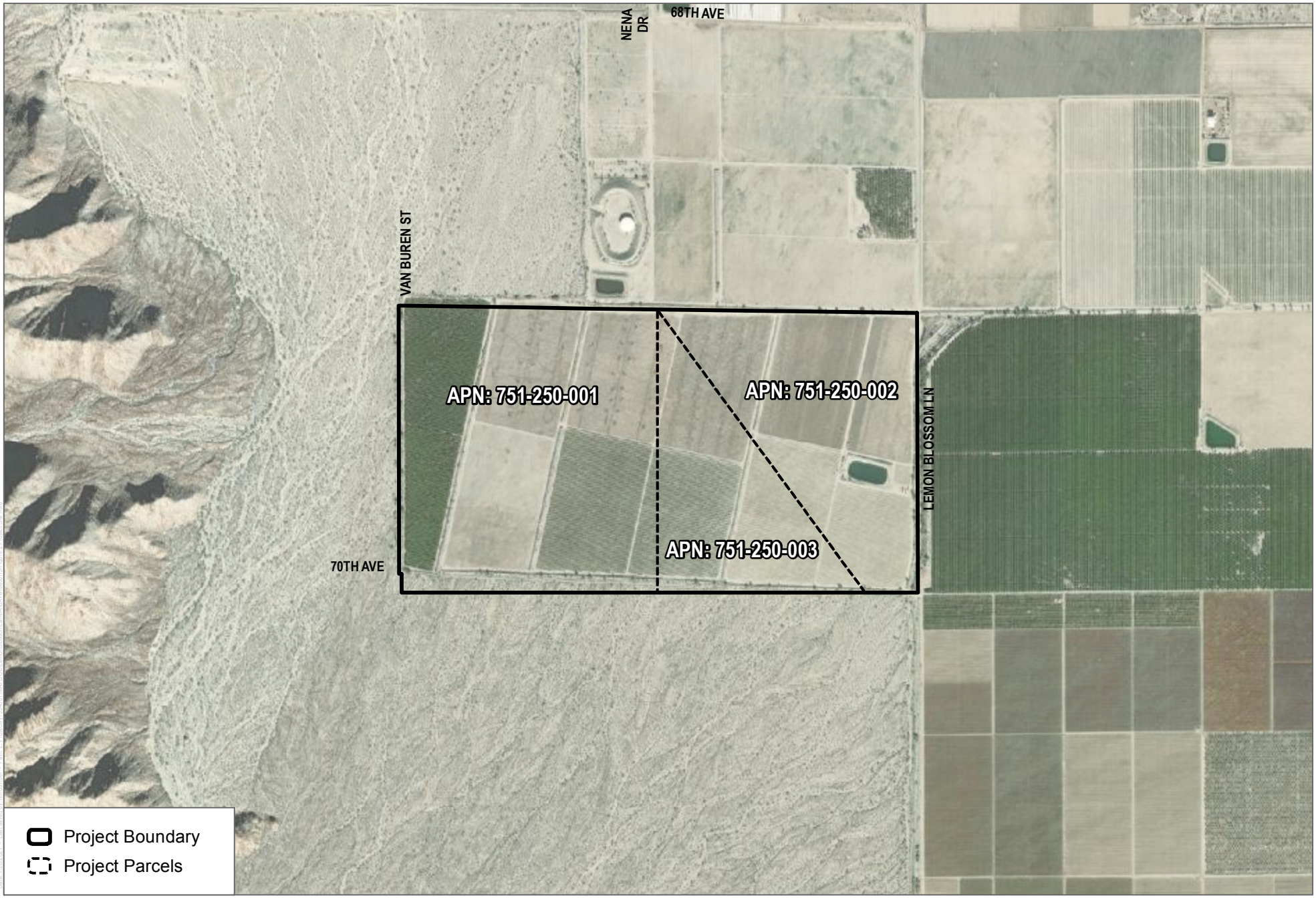
DUDEK

0 1,500 3,000 Feet

FIGURE 1

Project Location

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017

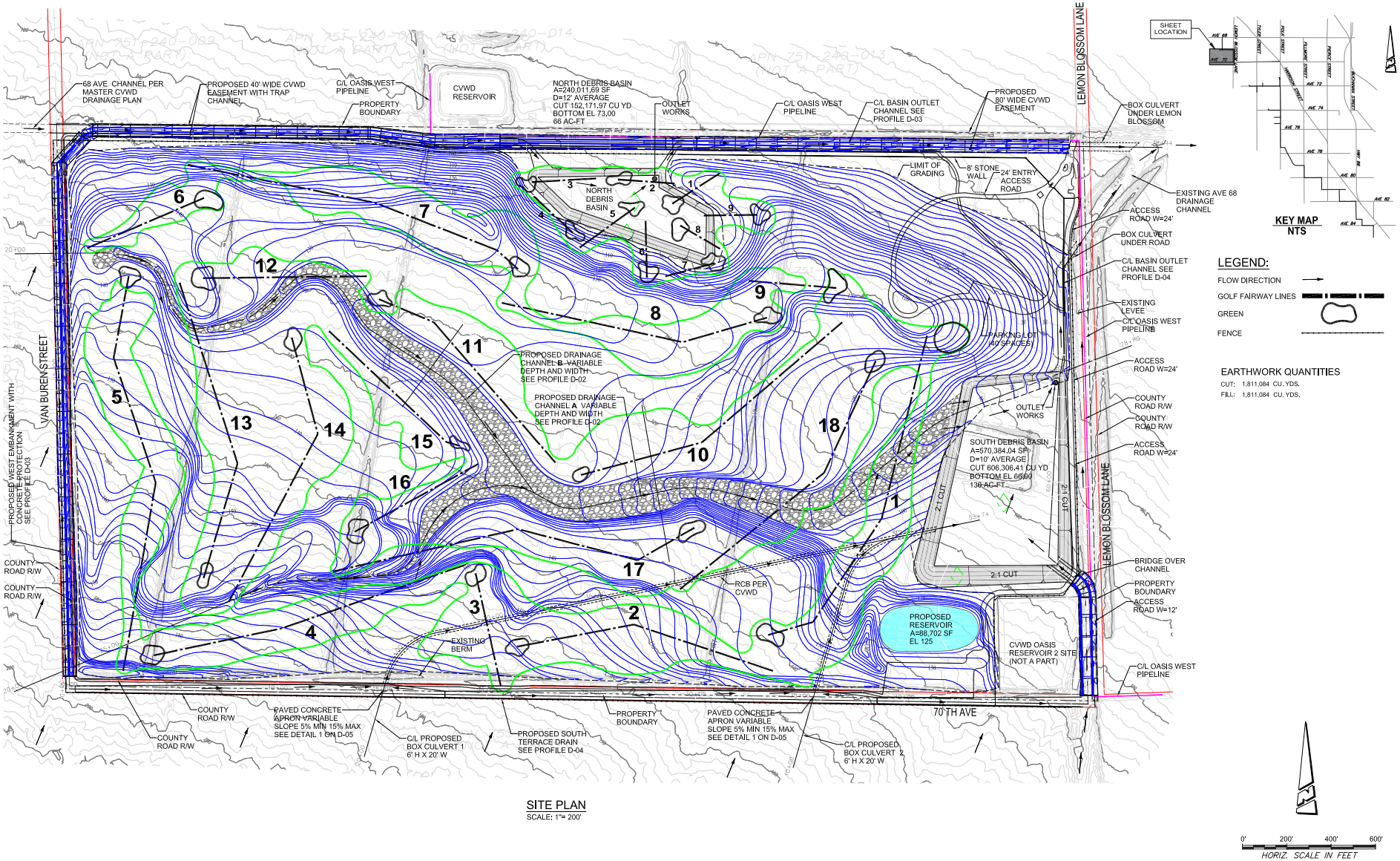
DUDEK

0 600 1,200 Feet

FIGURE 2

Project Site

Lemon Blossom Lane and Avenue 70



SITE PLAN
SCALE: 1"= 200'

Source: M6 Consulting, 2021

DUDEK

FIGURE 3
Plot Plan
Lemon Blossom Lane and Avenue 60

SOURCE: DigitalGlobe 2017, County of Riverside 2021

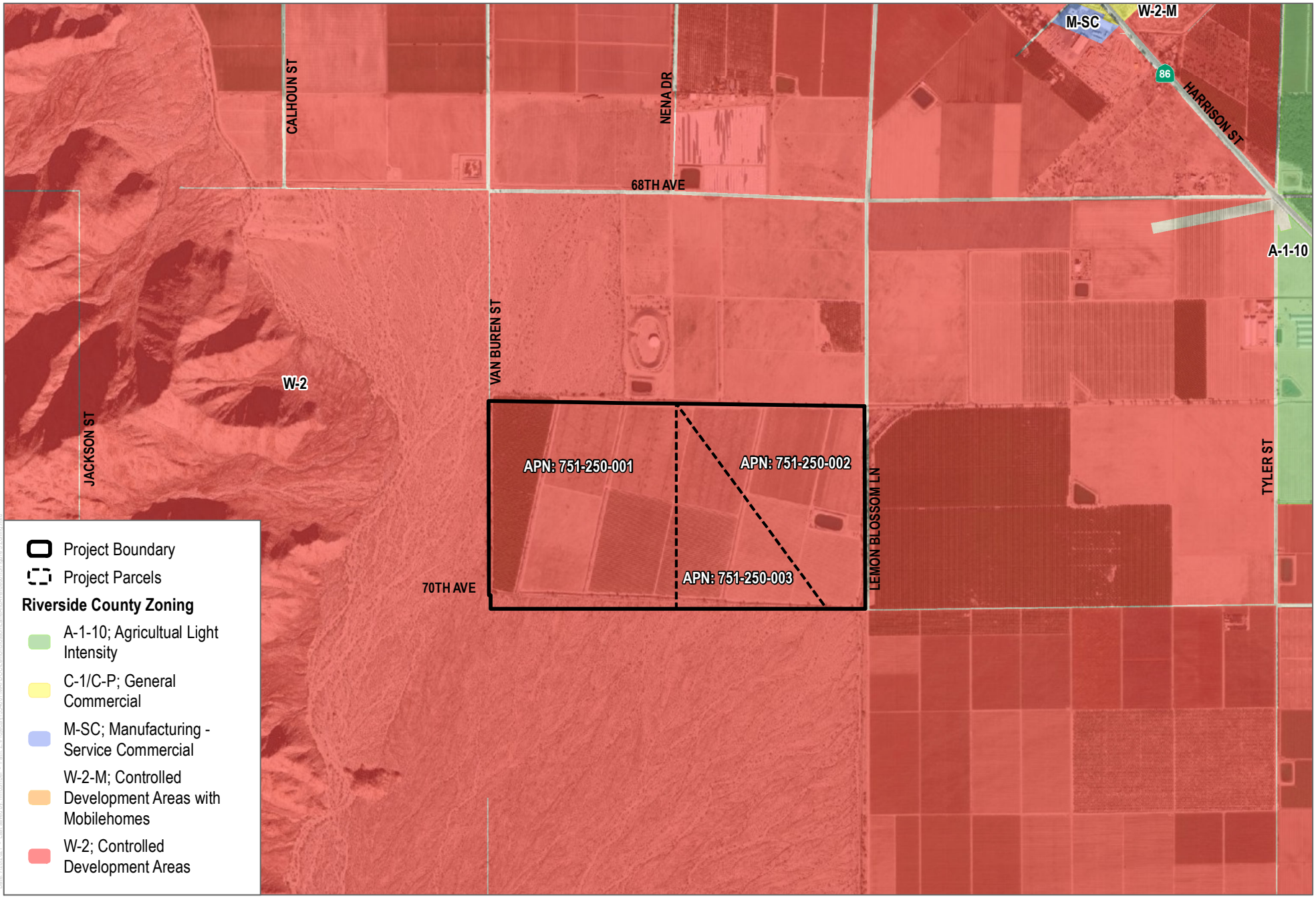
DUDEK

0 850 1,700 Feet

FIGURE 4

General Plan Land Use Designation

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017, County of Riverside 2021

DUDEK

0 850 1,700 Feet

FIGURE 5

Zoning

Lemon Blossom Lane and Avenue 70

Appendix A

Air Quality and Greenhouse Gas Emissions Memorandum

DUDEK
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MEMORANDUM

To:	David Smith, Golf Projects International, Inc
From:	Ian McIntire, Dudek
Subject:	Lemon Blossom Lane Project, Air Quality and Greenhouse Gas Emissions Memorandum
Date:	November 5, 2021
cc:	Lilli Renier, Dudek
Attachment:	Attachment A - CalEEMod Output Files

The purpose of this memorandum is to estimate criteria air pollutant and greenhouse gas (GHG) emissions from construction and operation of the proposed Lemon Blossom Lane Project (project) in community of Thermal in Riverside County (County). Accordingly, this assessment uses the significance thresholds in Appendix G of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000 et seq.) and is based on the emissions-based significance thresholds recommended by the South Coast Air Quality Management District (SCAQMD). The contents and organization of this memorandum are as follows: (1) project description; (2) general methodology and analysis assumptions, including construction and operation assumptions; (3) air quality assessment, including an overview of criteria air pollutants, thresholds of significance, and impact analysis; (4) GHG emissions assessment, including an overview of GHGs, thresholds of significance, and impact analysis; and (5) references cited.

1 Project Description

1.1 Regional Setting

The project site is located in the unincorporated community of Thermal in Riverside County (Figure 1, Project Location). The project site is generally bound by Van Buren Street to the west, Lemon Blossom Lane to the east, and 70th Avenue to the south (Figure 2, Project Site). The Assessor Parcel Numbers (APNs) associated with the project site are 751-250-001, 751-250-002, and 751-250-003.

Under existing conditions, the property has supported agriculture uses since at least the late 1990s. Well permits for agricultural uses were permitted in the 1990s. A citrus and mango ranch today cover the approximately 292-acre site today, and table grapes were previously grown on the project site. Over the years, farmers have installed a reservoir for water storage and have two high producing wells.

The Coachella Valley Water District is currently constructing the Oasis project reservoir to hold canal water on a 4.5-acre site adjacent to the site's southeast corner.

1.2 Project Overview

The project involves the development of a golf course and practice facilities (project) on an approximately 292.16-acre site. The project would include an 18-hole golf course, driving range, and short course with landscaping and walking paths. The project would be largely open space; no buildings or lighting infrastructure, beyond nominal security lighting, are proposed. Two portable trailers would be located onsite for staff and member use.

A 2-acre reservoir to support irrigation and two debris basins to handle both on-site and off-site storm water flow (13-acres and 2-acres respectively), will also be constructed to support the golf course use. Drainage facilities consisting of swales, channels, and armory will also be installed to handle storm water flows. Circulation will occur via a ring road located along the site's perimeter with bridges across drainage channels where necessary. Access to the project site would be provided via an entrance road off the northeast corner at Lemon Blossom Lane. The project would include 40 parking spaces.

2,400 of the existing lemon trees covering approximately 25 acres will be transplanted to the northeastern portion of the project site and along the northern and eastern boundaries to frame the entrance so the appearance will be that the entire site will remain a citrus ranch. The entirety of the project site will be surrounded by six to eight-foot tall fencing or wall.

The project will be constructed in four phases. The First Phase of the project is to tip and mulch 18,000 lemon and mango trees after the September/October harvest. This process will be performed over a five-week period by a local contractor who has served the farming community for many years. Approximately 12 individuals will be onsite for this phase. Approximately 25 acres on lemon trees will be left in place to transplant to the entrance and along the north and easterly boundaries to preserve the citrus orchard appearance of the property.

The Second Phase is grading. Once the site is cleared, a mass excavation company will perform the grading operations cutting and filling to a balanced site. This grading will take approximately 12 weeks. 25 equipment operators will complete the grading work. The mass excavation company will also be responsible to construct and install the site drainage and desilting basins consistent with the approved drainage plan.

The Third Phase is planned to commence in late December 2021 when the golf course contractor mobilizes. The contractor will be responsible to fine grade and shape the course and to construct the greens, tees, bunkers, and other features. The golf course contractor will also install drainage and irrigation. 50 to 75 workers will be onsite during this third phase.

The Fourth Phase provides for the grassing plan to be executed. The fairways and features will be sodded and sprigged with Tiff Tuf Bermuda grass, and the greens sprigged with mini verde Bermuda. Due to seasonal temperatures the grassing phase will be completed between May and August 2022. Three crews of 8 deliver and install the grass through the grassing window.

Any sorting of rock, whether cobble from alluvium or smaller scale sorting would be done with 'grizzlies', essentially large inclined material screens of varying width depending on what is being sorted. The process is stockpile, use an excavator to drop material through the grizzly, then removal of screened material in similar fashion. Like any earth-moving activity, water would be used as a dust palliative, just as water would be applied with water trucks to area of fill placement and haul roads.

Further, the project would be required to comply with SCAQMD Rule 403, which includes measures for the control of fugitive dust, although localized concentrations of particulate matter would not be anticipated to exceed applicable ambient air quality standards. The following measures would be implemented per SCAQMD rules and regulations, including (but not limited to) Rule 403 for the control of fugitive dust.

1. Stabilize backfill material when not actively handling, stabilize backfill material during handling, and stabilize soil at completion of activity.
2. Maintain stability of soil through pre-watering of site prior to clearing and grubbing, stabilize soil during clearing and grubbing activities, and stabilize soil immediately after clearing and grubbing activities.
3. Use sweeping and water spray to clear forms or use vacuum system to clear forms.
4. Stabilize disturbed soil prior to operation of support equipment and after crushing.
5. Pre-water soils prior to cut and fill activities, and stabilize soil during and after cut and fill activities.
6. Stabilize wind erodible surfaces to reduce fugitive dust, and stabilize surface soil where support equipment and vehicles will operate.
7. Stabilize disturbed soil throughout the construction site.
8. Pre-apply water to depth of proposed cuts, and re-apply water as necessary to maintain soils in a dam condition and to ensure that visible emissions do not exceed 100 feet in any direction, and stabilize soils once earth-moving activities are complete.

1.3 Sensitive Receptors

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. People most likely to be affected by air pollution include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. Facilities and structures where these air pollution-sensitive people live or spend considerable amounts of time are known as sensitive receptors. Land uses where air pollution-sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential communities (sensitive sites or sensitive land uses) (California Air Resources Board [CARB] 2005). The SCAQMD identifies sensitive receptors as residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993).

The closest off-site sensitive receptors to the project is a single-family residence, located approximately 1.7-miles east of the project site.

2 General Methodology and Analysis Assumptions

The project is located within Coachella Valley portion of the Salton Sea Air Basin (SSAB) and is within the jurisdictional boundaries of the SCAQMD, which has jurisdiction over the County where the project is located. The California Emissions Estimator Model (CalEEMod) Version 2020.4.0 was used to estimate emissions from construction of the project (CAPCOA 2017). CalEEMod is a statewide computer model developed in cooperation with air districts throughout the state to quantify criteria air pollutant and GHG emissions associated with construction activities and operation of a variety of land use projects, such as residential, commercial, and industrial facilities. CalEEMod input parameters, including the land use type used to represent the project and its size, construction schedule, and anticipated use of construction equipment, were based on information provided by the applicant or default model assumptions if project specifics were unavailable.

2.1 Construction

Emissions from the construction phase of the project were estimated using CalEEMod, Version 2020.4.0. CalEEMod is a statewide computer model developed in cooperation with air districts throughout the state to quantify criteria air pollutant emissions associated with construction activities from a variety of land use projects, such as residential, commercial, and industrial facilities.

CalEEMod input parameters—including the land use type used to represent the project and its size, construction schedule, phasing, and anticipated use of construction equipment— were based on information provided by the applicant or default model assumptions if project specifics were unavailable. Construction was assumed to commence the third/fourth quarter of 2021 and would last approximately 18 months. Vegetation during site preparation would be hauled off site, therefore, in order to capture potential haul truck trips during the site preparation phase, it was assumed that 50 haul trucks would be exported vegetation off-site. Mass grading would occur over the 292-acre project site, in which the project site will be balanced cut and fill, approximately 1,811,084 cubic yards (CY) of cut and 1,811,084 CY of fill. Because the cut and fill are balanced, there will be no hauling of graded materials off-site nor dirt hauled to the site. Material delivery CalEEMod default trip length values for the urban setting were used for the distances for all construction-related trips.

The analysis contained herein is based on the following subset area schedule assumptions (duration of phases is approximate). Although the exact dates for each construction phase are unknown, it was assumed that each phase would overlap for a small period of approximately 5-10 days into the next subsequent activity in order to capture the maximum daily emissions for the project.

- Site Preparation – 35 days
- Grading – 70 days
- Construction– 270 days
- Paving – 32 days
- Architectural Coating – 22 days

Table 1 presents the construction equipment mix used for the air emissions modeling for project which was generated by CalEEMod and is based on land use quantities provided by the applicant. For this analysis, it was generally assumed that heavy construction equipment would be operating at the site for approximately 8 hours a day (or less), 5 days a week (22 days per month) during project construction. Default construction worker trips and vendor truck trips (i.e., delivery trucks) as provided in CalEEMod were utilized. Additional details regarding construction assumptions are provided in the modeling output (Attachment A).

Table 1. Construction Scenario Assumptions

Construction Phase	One-Way Trips			Equipment	Quantity	Hours Per Day
	Daily Workers	Daily Vendor Trucks	Total Haul Trucks			
Site Preparation	18	0	100	Rubber Tired Dozers	3	8
				Tractors/Loaders/Backhoes	4	8
Grading	20	0	0	Excavators	2	8
				Graders	1	8
				Rubber Tired Dozers	1	8
				Scrapers	2	8
				Tractors/Loaders/Backhoes	2	8
Construction	8	4	0	Cranes	1	7
				Forklifts	3	8
				Generator Sets	1	8
				Tractors/Loaders/Backhoes	3	7
				Welders	1	8
Paving	16	0	0	Pavers	2	8
				Paving Equipment	2	8
				Rollers	2	8
Architectural Coating	2	0	0	Air Compressors	1	6

Notes: See Attachment A for details.

All construction activities would be required to comply with applicable SCAQMD regulations that pertain to construction activities, including surface and architectural coatings (SCAQMD 1113), and fugitive dust management practices (SCAQMD Rule 403). Compliance with Rule 403 would limit fugitive dust (both fine and course particulate matter) generated during grading and construction activities. To account for dust control measures in the calculations, it was assumed that the active sites would be watered at least twice times daily, resulting in an approximately 55% reduction of particulate matter.

2.2 Operation

Area Sources

CalEEMod was used to estimate operational emissions from area sources, including emissions from consumer product use, architectural coatings, and landscape maintenance equipment.

Consumer products are chemically formulated products used by household and institutional consumers, including detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products. Other paint products, furniture coatings, or architectural coatings are not considered consumer products (CAPCOA 2017). For parking lot land uses, CalEEMod estimates volatile organic compounds (VOC) emissions associated with use of parking surface degreasers based on a square footage of parking surface area and pounds of VOC per square foot per day. Notably, no buildings are proposed to be constructed as part of the project.

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers used during paving of the parking area. CalEEMod calculates the VOC evaporative emissions from application of residential and nonresidential surface coatings based on the VOC emission factor, the square footage of the parking area, the assumed fraction of surface area, and the reapplication rate. Consistent with CalEEMod default values, a VOC content of 250 was assumed for the parking area. The model default reapplication rate of 10% of area per year is assumed. Architectural coating area is assumed to be 6% of the total square footage, consistent with the supporting CalEEMod studies provided as an appendix to the CalEEMod User's Guide (CAPCOA 2017).

Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers. The emissions associated from landscape equipment use are estimated based on CalEEMod default values for emission factors and number of summer days (when landscape maintenance would generally be performed) and winter days (CAPCOA 2017). Emissions associated with potential landscape maintenance equipment were included, default modeling values were assumed.

Energy Sources

As represented in CalEEMod, energy sources include emissions associated with electricity usage. Electricity use would contribute indirectly to criteria air pollutant emissions; however, the emissions from electricity use are only quantified for GHGs in CalEEMod, since criteria pollutant emissions occur at the site of the power plant, which is typically off site. The estimation of operational energy emissions was based on CalEEMod land use defaults and units or total area of the project. The project does not propose any buildings therefore no natural gas is to be expected. However, electricity emissions were estimated in CalEEMod using the emissions factors for Imperial Irrigation District, which would be the energy source provider for the project. The project would be required to meet the 2019 California Building Energy Efficiency Standards (24 CCR, Part 6) at a minimum, which was assumed in the modeling.

Mobile Sources

Mobile sources for the project would primarily be motor vehicles traveling to and from the project site. Emission factors representing the vehicle mix and emissions for 2024 (first full year of operations) were used to estimate emissions associated with mobile sources. Default CalEEMod assumptions were used for on-road vehicle trip generation. Furthermore, CalEEMod default data, including temperature, trip characteristics, variable start information, emissions factors, were conservatively used for the model inputs to estimate daily emissions from proposed vehicular sources. CalEEMod incorporates the Institute of Transportation Engineer's (ITE) Trip Generation, 10th Edition trip rates for Golf Course use (ITE Code 430) (ITE 2017). A weekday trip rate of 30.38 trips per day per hole was used, which would result in 547 daily trips per day for the project.

Solid Waste

The project would generate solid waste, and therefore, result in CO_2e emissions associated with landfill off-gassing. CalEEMod default values for solid waste generation were used to estimate GHG emissions associated with solid waste. CalEEMod assumes 2.4 tons per year per hole for a golf course land use.

Water and Wastewater

Supply, conveyance, treatment, and distribution of water for the project require the use of electricity, which would result in associated indirect GHG emissions. Similarly, wastewater generated by the project requires the use of electricity for conveyance and treatment, along with GHG emissions generated during wastewater treatment. Water consumption estimates for both indoor and outdoor water use and associated electricity consumption from water use and wastewater generation were estimated using CalEEMod default values.

3 Air Quality Assessment

3.1 Air Quality Setting

Criteria Air Pollutants

Criteria air pollutants are defined as pollutants for which the federal and state governments have established ambient air quality standards, or criteria, for outdoor concentrations to protect public health. Criteria air pollutants that are evaluated include reactive organic gases (also referred to as VOCs), oxides of nitrogen (NO_x), carbon monoxide (CO), sulfur oxides (SO_x), particulate matter with an aerodynamic diameter less than or equal to 10 microns in size (coarse particulate matter or PM_{10}), and particulate matter with an aerodynamic diameter less than or equal to 2.5 microns in size (fine particulate matter or $PM_{2.5}$). VOCs and NO_x are precursors to ozone (O_3). Criteria air pollutant emissions associated with construction of the project were estimated for the following emission sources: operation of off-road construction equipment, paving, architectural coating, on-road vendor (material delivery) and haul trucks, and worker vehicles.

VOCs and NO_x are precursors to O_3, for which the SSAB is designated as nonattainment with respect to the NAAQS and CAAQS. The contribution of VOCs and NO_x to regional ambient O_3 concentrations is the result of complex photochemistry. The increases in O_3 concentrations in the SSAB due to O_3 precursor emissions tend to be found downwind of the source location because of the time required for the photochemical reactions to occur. Further, the potential for exacerbating excessive O_3 concentrations would also depend on the time of year that the VOC emissions would occur, because exceedances of the O_3 NAAQS and CAAQS tend to occur between April and October when solar radiation is highest. Health effects associated with O_3 include respiratory symptoms, worsening of lung disease leading to premature death, and damage to lung tissue (CARB 2019).

Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed federal and/or state standards for CO are termed “CO hotspots.” The transport of CO is extremely limited, as it disperses rapidly with distance from the source. Under certain extreme meteorological conditions, however, CO concentrations near a congested roadway or intersection may reach unhealthy levels, affecting sensitive receptors. Typically, high CO concentrations are associated with severely congested intersections operating at an unacceptable level of service (LOS) (LOS E or worse is unacceptable). Projects contributing to adverse traffic impacts may result in the formation of a CO hotspot. Additional analysis of CO hotspot impacts would be conducted if a project would result in a significant impact or contribute to an adverse traffic impact at a signalized intersection that would potentially subject sensitive receptors to CO hotspots. Health effects associated with CO include chest pain in patients with heart disease, headache, light-headedness, and reduced mental alertness (CARB 2019).

Particulate matter pollution consists of very small liquid and solid particles floating in the air, which can include smoke, soot, dust, salts, acids, and metals. Particulate matter can form when gases emitted from industries and motor vehicles undergo chemical reactions in the atmosphere. $PM_{2.5}$ and PM_{10} represent fractions of particulate matter. Coarse particulate matter (PM_{10}) consists of particulate matter that is 10 microns or less in diameter, which is about 1/7 the thickness of a human hair. Major sources of PM_{10} include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood-burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions. Fine particulate matter ($PM_{2.5}$) consists of particulate matter that is 2.5 microns or less in diameter, which is roughly 1/28 the diameter of a human hair. $PM_{2.5}$ results from fuel combustion (e.g., from motor vehicles and power generation and industrial facilities), residential fireplaces, and woodstoves. In addition, $PM_{2.5}$ can be formed in the atmosphere from gases such as sulfur oxides (SO_x), NO_x, and VOCs. Health effects associated with PM_{10} include premature death and hospitalization, primarily for worsening of respiratory disease (CARB 2019).

Toxic Air Contaminants

In addition to impacts from criteria pollutants, project impacts may include emissions of pollutants identified by the state and federal government as toxic air contaminants (TACs) or hazardous air pollutants. State law has established the framework for California's TAC identification and control program, which is generally more stringent than the federal program and aimed at TACs that are a problem in California. The state has formally identified more than 200 substances as TACs, including the federal hazardous air pollutants, and is adopting appropriate control measures for sources of these TACs. The following measures are required by state law to reduce diesel particulate emissions:

- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, Section 2449), the purpose of which is to reduce diesel particulate matter (DPM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles.
- All commercial diesel vehicles are subject to Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to 5 minutes; electric auxiliary power units should be used whenever possible.

Local Ambient Air Quality

CARB, air districts, and other agencies monitor ambient air quality at approximately 250 air quality monitoring stations across the state. SCAQMD operates a network of ambient air monitoring stations which measure ambient concentrations of pollutants and determine whether the ambient air quality meets the CAAQS and the NAAQS. Air quality monitoring stations usually measure pollutant concentrations 10 feet above ground level; therefore, air quality is often referred to in terms of ground-level concentrations. The SCAQMD monitors air quality conditions at 14 locations throughout the Riverside County. Due to proximity to the site and similar geographic and climactic characteristics, the Indio-Jackson Street and the Palm Springs monitoring station concentrations for all pollutants are considered most representative of the project site. Data for this site was available for 8-hour O_3, 1-hour O_3, CO, SO_2, NO_2, PM_{10}, and $PM_{2.5}$ concentrations. Ambient concentrations of pollutants from 2018 through 2020 are presented in Table 2.

Table 2. Local Ambient Air Quality Data

Averaging Time	Unit	Agency/ Method	Ambient Air Quality Standard	Measured Concentration by Year			Exceedances by Year		
				2018	2019	2020	2018	2019	2020
Ozone (O_3) – Indio-Jackson Street									
Maximum 1-hour concentration	ppm	State	0.12	0.106	0.103	0.097	4	4	2
Maximum 8-hour concentration	ppm	State	0.070	0.091	0.088	0.085	52	47	44
		Federal	0.070	0.091	0.087	0.084	49	43	42
Nitrogen Dioxide (NO_2) – Palm Springs									
Maximum 1-hour concentration	ppm	State	0.18	0.042	0.041	0.047	0	0	0
		Federal	0.100	0.043	0.041	0.047	0	0	0
Annual concentration	ppm	State	0.030	0.006	0.007	0.006	—	—	—
		Federal	0.053	0.006	0.007	0.006	—	—	—
Coarse Particulate Matter (PM_{10})[a] – Indio-Jackson Street									
Maximum 24-hour concentration	µg/m³	State	50	149.6	80.3	53.8	88.4 (14)	25.7 (4)	ND (2)
		Federal	150	336.0	141.9	145.2	2.2 (2)	0.0 (0)	0.0 (0)
Annual concentration	µg/m³	State	20	34.8	28.5	31.6	—	—	—
Fine Particulate Matter ($PM_{2.5}$)[a] – Indio-Jackson Street									
Maximum 24-hour concentration	µg/m³	Federal	35	28.7	15.0	25.6	0.0 (0)	0.0 (0)	0.0 (0)
Annual concentration	µg/m³	State	12	8.3	7.4	8.4	—	—	—
		Federal	12.0	8.3	7.3	8.4	—	—	—

Sources: CARB 2021; EPA 2021.

Notes: ppm = parts per million by volume; ND = insufficient data available to determine the value; — = not available; µg/m³ = micrograms per cubic meter.

Data taken from CARB iADAM (http://www.CARB.ca.gov/adam) and EPA AirData (http://www.epa.gov/airdata/) represent the highest concentrations experienced over a given year.

Daily exceedances for particulate matter are estimated days because PM_{10} and $PM_{2.5}$ are not monitored daily. All other criteria pollutants did not exceed federal or state standards during the years shown. There is no federal standard for 1-hour ozone, annual PM_{10}, or 24-hour SO_2, nor is there a state 24-hour standard for $PM_{2.5}$.

The Indio-Jackson Street monitoring station is located at 46990 Jackson Street, Indio, California.

The Palm Springs monitoring station is located at 590 East Racquet Club Avenue, Palm Springs, California.

[a] Measurements of PM_{10} and $PM_{2.5}$ are usually collected every 6 days and every 1 to 3 days, respectively. Number of days exceeding the standards is a mathematical estimate of the number of days concentrations would have been greater than the level of the standard had each day been monitored. The numbers in parentheses are the measured number of samples that exceeded the standard.

3.2 Regulatory Setting

Federal

Federal Clean Air Act

The federal Clean Air Act passed in 1970 and last amended in 1990, forms the basis for the national air pollution control effort. The U.S. Environmental Protection Agency (EPA) is responsible for implementing most aspects of the Clean Air Act, including the setting of National Ambient Air Quality Standards (NAAQS; federal standards) for major air pollutants, hazardous air pollutant (HAP) standards, approval of state attainment plans, motor vehicle emission standards, stationary source emissions standards and permits, acid rain control measures, stratospheric O_3 protection, and enforcement provisions. Federal standards are established for criteria pollutants under the Clean Air Act, which are O_3, CO, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and lead.

The federal standards describe acceptable air quality conditions designed to protect the health and welfare of the citizens of the nation. The federal standards (other than for O_3, NO_2, SO_2, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. Federal standards for O_3, NO_2, SO_2, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over 1- to 3 year periods, depending on the pollutant. The Clean Air Act requires the EPA to reassess the federal standards at least every 5 years to determine whether adopted standards are adequate to protect public health based on current scientific evidence. States with areas that exceed the federal standards must prepare a state implementation plan that demonstrates how those areas will attain the standards within mandated time frames.

The federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the federal standards to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels.

State

California Clean Air Act

The federal Clean Air Act delegates the regulation of air pollution control and the enforcement of the NAAQS to the states. In California, the task of air quality management and regulation has been legislatively granted to CARB, with subsidiary responsibilities assigned to air quality management districts and air pollution control districts at the regional and county levels. CARB, which became part of the California Environmental Protection Agency in 1991, is responsible for ensuring implementation of the California Clean Air Act of 1988, responding to the federal Clean Air Act, and regulating emissions from motor vehicles and consumer products.

CARB has established CAAQS, which are generally more restrictive than the NAAQS. As stated previously, an ambient air quality standard defines the maximum amount of a pollutant averaged over a specified period of time that can be present in outdoor air without harm to the public's health. For each pollutant, concentrations must be below these relevant CAAQS before a basin can attain the corresponding CAAQS. Air quality is considered “in attainment” if pollutant levels are continuously below the CAAQS and violate the standards no more than once each year. The CAAQS for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, PM_{10}, and $PM_{2.5}$ and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

California air districts have based their thresholds of significance for California Environmental Quality Act (CEQA) purposes on the levels that scientific and factual data demonstrate that the air basin can accommodate without affecting the attainment date for the NAAQS or CAAQS. Since an ambient air quality standard is based on maximum pollutant levels in outdoor air that would not harm the public's health, and air district thresholds pertain to attainment of the ambient air quality standard, this means that the thresholds established by air districts are also protective of human health.

All others are not to be equaled or exceeded. The NAAQS and CAAQS are presented in Table 3.

Table 3. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	Primary[c,d]	Secondary[c,e]
O_3	1 hour	0.09 ppm (180 µg/m³)	—	Same as Primary Standard[f]
	8 hours	0.070 ppm (137 µg/m³)	0.070 ppm (137 µg/m³)[f]	
NO_2[g]	1 hour	0.18 ppm (339 µg/m³)	0.100 ppm (188 µg/m³)	Same as Primary Standard
	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)	0.053 ppm (100 µg/m³)	
CO	1 hour	20 ppm (23 mg/m³)	35 ppm (40 mg/m³)	None
	8 hours	9.0 ppm (10 mg/m³)	9 ppm (10 mg/m³)	
SO_2[h]	1 hour	0.25 ppm (655 µg/m³)	0.075 ppm (196 µg/m³)	—
	3 hours	—	—	0.5 ppm (1,300 µg/m³)
	24 hours	0.04 ppm (105 µg/m³)	0.14 ppm (for certain areas)[g]	—
	Annual	—	0.030 ppm (for certain areas)[g]	—
PM_{10}[i]	24 hours	50 µg/m³	150 µg/m³	Same as Primary Standard
	Annual Arithmetic Mean	20 µg/m³	—	
$PM_{2.5}$[i]	24 hours	—	35 µg/m³	Same as Primary Standard
	Annual Arithmetic Mean	12 µg/m³	12.0 µg/m³	15.0 µg/m³
Lead[j,k]	30-day Average	1.5 µg/m³	—	—
	Calendar Quarter	—	1.5 µg/m³ (for certain areas)[k]	Same as Primary Standard
	Rolling 3-Month Average	—	0.15 µg/m³	
Hydrogen sulfide	1 hour	0.03 ppm (42 µg/m³)	—	—
Vinyl chloride[j]	24 hours	0.01 ppm (26 µg/m³)	—	—

Table 3. Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards[a]	National Standards[b]	
		Concentration[c]	Primary[c,d]	Secondary[c,e]
Sulfates	24 hours	25 µg/m³	—	—
Visibility reducing particles	8 hours (10:00 a.m. to 6:00 p.m. PST)	Insufficient amount to produce an extinction coefficient of 0.23 per kilometer due to the number of particles when the relative humidity is less than 70%	—	—

Source: CARB 2016.

Notes: µg/m³ = micrograms per cubic meter; mg/m³= milligrams per cubic meter; ppm = parts per million by volume; O_3 = ozone; NO_2 = nitrogen dioxide; CO = carbon monoxide; SO_2 = sulfur dioxide; PM_{10} = particulate matter with an aerodynamic diameter less than or equal to 10 microns; $PM_{2.5}$ = particulate matter with an aerodynamic diameter less than or equal to 2.5 microns.

[a] California standards for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, suspended particulate matter (PM_{10}, $PM_{2.5}$), and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

[b] National standards (other than O_3, NO_2, SO_2, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once per year. The O_3 standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than 1. For $PM_{2.5}$, the 24-hour standard is attained when 98% of the daily concentrations, averaged over 3 years, are equal to or less than the standard.

[c] Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based on a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

[d] National Primary Standards: The levels of air quality necessary, with an adequate margin of safety, to protect the public health.

[e] National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

[f] On October 1, 2015, the national 8-hour O_3 primary and secondary standards were lowered from 0.075 to 0.070 ppm.

[g] To attain the national 1-hour standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 parts per billion (ppb). Note that the national 1-hour standard is in units of ppb. California standards are in units of ppm. To directly compare the national 1-hour standard to the California standards, the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

[h] On June 2, 2010, a new 1-hour SO_2 standard was established, and the existing 24-hour and annual primary standards were revoked. To attain the national 1-hour standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until 1 year after an area is designated for the 2010 standard, except that in areas designated nonattainment of the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

[i] On December 14, 2012, the national annual $PM_{2.5}$ primary standard was lowered from 15 µg/m³ to 12.0 µg/m³. The existing national 24-hour $PM_{2.5}$ standards (primary and secondary) were retained at 35 µg/m³, as was the annual secondary standard of 15 µg/m³. The existing 24-hour PM_{10} standards (primary and secondary) of 150 µg/m³ were also retained. The form of the annual primary and secondary standards is the annual mean averaged over 3 years.

[j] CARB has identified lead and vinyl chloride as TACs with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

[k] The national standard for lead was revised on October 15, 2008, to a rolling 3-month average. The 1978 lead standard (1.5 µg/m³ as a quarterly average) remains in effect until 1 year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

Regional/Local

South Coast Air Quality Management District

The SCAQMD is the regional agency responsible for the regulation and enforcement of federal, state, and local air pollution control regulations in the Coachella Valley portion of the SSAB, where the project is located. The SCAQMD operates monitoring stations in the SSAB, develops rules and regulations for stationary sources and equipment, prepares emissions inventory and air quality management planning documents, and conducts source testing and inspections. The SCAQMD's Air Quality Management Plans (AQMPs) include control measures and strategies to be implemented to attain state and federal ambient air quality standards in the SSAB. The SCAQMD then implements these control measures as regulations to control or reduce criteria pollutant emissions from stationary sources or equipment.

The most-recently adopted AQMP is the 2016 AQMP (SCAQMD 2017), which was adopted by the SCAQMD governing board on March 3, 2017. The 2016 AQMP is a regional blueprint for achieving air quality standards and healthful air. The 2016 AQMP addresses criteria air pollutant emissions from ocean-going vessels, which are considered federal sources, and includes emissions associated with marine vessels and engines in the baseline year and future forecasts. The 2016 AQMP's overall control strategy is an integral approach relying on fair-share emission reductions from federal, state, and local levels. The 2016 AQMP is composed of stationary and mobile source emission reductions from traditional regulatory control measures, incentive-based programs, co-benefits from climate programs, mobile source strategies, and reductions from federal sources (SCAQMD 2017). These control strategies are to be implemented in partnership with CARB and the EPA.

Applicable Rules

Emissions that would result from stationary and area sources during operation under the Proposed Project may be subject to SCAQMD rules and regulations. The SCAQMD rules applicable to the Proposed Project may include the following:

Regulation II – Permits:

- **Rule 201 – Permit to Construct:** This rule establishes an orderly procedure for the review of new and modified sources of air pollution through the issuance of permits. Rule 201 specifies that any facility installing nonexempt equipment that causes or controls the emissions of air pollutants must first obtain a permit to construct from the SCAQMD.

Regulation IV – Prohibitions:

- **Rule 401 – Visible Emissions:** This rule establishes the limit for visible emissions from stationary sources for a period or periods aggregating more than three minutes in any hour. This rule prohibits visible emissions dark or darker than Ringelmann No. 1 for periods greater than three minutes in any hour or such opacity which could obscure an observer's view to a degree equal or greater than does smoke.
- **Rule 402 – Nuisance:** This rule states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

- **Rule 403 – Fugitive Dust:** This rule requires projects to prevent, reduce or mitigate fugitive dust emissions from a site. Rule 403 restricts visible fugitive dust to the project property line, restricts the net PM_{10} emissions to less than 50 micrograms per cubic meter ($\mu g/m^3$) and restricts the tracking out of bulk materials onto public roads. Additionally, projects must utilize one or more of the best available control measures (identified in the tables within the rule), which may include adding freeboard to haul vehicles, covering loose material on haul vehicles, watering, using chemical stabilizers and/or ceasing all activities.
- **Rule 403.1 – Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources:** Rule 403.1 is a supplemental rule to Rule 403 and is applicable to man-made sources of fugitive dust in Coachella Valley. The purpose of this rule is to reduce fugitive dust and resulting PM_{10} emissions from man-made sources in the Coachella Valley. Rule 403.1 requires a Fugitive Dust Control Plan approved by SCAQMD or an authorized local government agency prior to initiating any construction/ earth-moving activity. These requirements are only applicable to construction projects with 5,000 or more square feet of surface area disturbance.
- **Rule 431.2 – Sulfur Content of Liquid Fuels:** The purpose of this rule is to limit the sulfur content in diesel and other liquid fuels for the purpose of reducing the formation of SO_x and particulates during combustion and of enabling the use of add-on control devices for diesel-fueled internal combustion engines. The rule applies to all refiners, importers, and other fuel suppliers such as distributors, marketers, and retailers, as well as to users of diesel, low-sulfur diesel, and other liquid fuels for stationary-source applications in the SCAQMD. The rule also affects diesel fuel supplied for mobile sources.

Salton Sea Air Basin Attainment Designation

An area is designated as "in attainment" when it is in compliance with the National Ambient Air Quality Standards (NAAQS) and/or the California Ambient Air Quality Standards (CAAQS). These standards are set by the EPA and CARB, respectively, for the maximum level of a given air pollutant that can exist in the outdoor air without unacceptable effects on human health or the public welfare. The criteria pollutants of primary concern that are considered in this air quality assessment include O_3, nitrogen dioxide (NO_2), CO, sulfur dioxide, PM_{10}, and $PM_{2.5}$. Although there are no ambient standards for VOCs or NO_x, they are important as precursors to O_3.

The SSAB is in is currently designated as a serious nonattainment area for PM_{10} (SCAQMD 2017). The Final 2003 Coachella Valley PM_{10} State Implementation Plan (CVSIP) was approved by the EPA on December 14, 2005. It incorporated updated planning assumptions, fugitive dust source emissions estimates, mobile source emissions estimates, and attainment modeling with control strategies and measure commitments. Some of those measures are also reflected in SCAQMD Rules 403 and 403.1, which have a purpose to reduce or prevent the amount of PM_{10} entrained in the ambient from man-made fugitive dust sources.

On February 25, 2010, CARB approved the 2010 Coachella Valley PM_{10} Maintenance Plan and transmitted it to the U.S. EPA for approval. With the recent data being collected at the Coachella Valley monitoring stations, consideration of high-wind exceptional events, and submittal of a PM_{10} Redesignation Request and Maintenance Plan, a re-designation to attainment status of the PM_{10} NAAQS is deemed feasible in the near future according to the 2016 AQMP.

Moreover, the Coachella Valley portion of the SSAB was previously designated by CARB as nonattainment for O_3 (8-hour standard). Given that additional time is needed to bring the Coachella Valley into attainment of the O_3 standard, SCAQMD has submitted a formal request to the EPA to reclassify the Coachella Valley from severe-15

to extreme nonattainment, with a new attainment date of June 15, 2024. The reclassification ensures that the Coachella Valley will be given the needed extension to make attainment feasible and prevent the imposition of the non-attainment fees on major stationary sources. This process would also require SCAQMD to develop or update the state implementation plan documentation to demonstrate how the area will meet the standard on or before June 15, 2024. On December 4, 2020, the SCAQMD adopted the Coachella Valley Extreme Area Plan to meet these requirements.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties and serves as a forum for regional issues relating to transportation, the economy, community development, and the environment. SCAG serves as the federally designated metropolitan planning organization for the Southern California region and is the largest metropolitan planning organization in the United States.

On September 3, 2020, SCAG's Regional Council voted to approve the Connect SoCal (2020–2045 RTP/SCS). The Connect SoCal is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. Connect SoCal charts a path toward a more mobile, sustainable and prosperous region by making connections between transportation networks, between planning strategies and between the people whose collaboration can improve the quality of life for Southern Californians. Connect SoCal embodies a collective vision for the region's future and is developed with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura (SCAG 2020).

3.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to air quality is based on the recommendations provided in Appendix G of the CEQA Guidelines. For the purposes of this air quality analysis, a significant impact would occur if the project would (14 CCR 15000 et seq.):

1. Conflict with or obstruct implementation of the applicable air quality plan.
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
3. Expose sensitive receptors to substantial pollutant concentrations.
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.) indicates that, where available, the significance criteria established by the applicable air quality management district or pollution control district may be relied upon to determine whether the project would have a significant impact on air quality. The SCAQMD Air Quality Significance Thresholds as revised in March 2019, sets forth quantitative emission significance thresholds below which a project would not have a significant impact on ambient air quality. Project-related air quality impacts estimated in this environmental analysis would be considered significant if any of the applicable significance thresholds presented in Table 3, SCAQMD Air Quality Significance Thresholds, are exceeded.

A project would result in a substantial contribution to an existing air quality violation of the NAAQS or CAAQS for O_3, which is a nonattainment pollutant, if the project's construction or operational emissions would exceed the SCAQMD VOC or NO_x thresholds shown in Table 4. These emission-based thresholds for O_3 precursors are intended to serve as a surrogate for an "ozone significance threshold" (i.e., the potential for adverse O_3 impacts to occur) because O_3 itself is not emitted directly and the effects of an individual project's emissions of O_3 precursors (VOC and NO_x) on O_3 levels in ambient air cannot be determined through air quality models or other quantitative methods.

Table 4. SCAQMD Air Quality Significance Thresholds

Criteria Pollutants Mass Daily Thresholds		
Pollutant	**Construction(pounds per day)**	**Operation(pounds per day)**
VOCs	75	55
NO_x	100	55
CO	550	550
SO_x	150	150
PM_{10}	150	150
$PM_{2.5}$	55	55
Lead[a]	3	3
TACs and Odor Thresholds		
TACs[b]	Maximum incremental cancer risk ≥ 10 in 1 million Chronic and acute hazard index ≥ 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
Ambient Air Quality Standards for Criteria Pollutants[c]		
NO_2 1-hour average NO_2 annual arithmetic mean	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 0.18 ppm (state) 0.030 ppm (state) and 0.0534 ppm (federal)	
CO 1-hour average CO 8-hour average	SCAQMD is in attainment; project is significant if it causes or contributes to an exceedance of the following attainment standards: 20 ppm (state) and 35 ppm (federal) 9.0 ppm (state/federal)	
SO_2 1-hour average SO_2 8-hour average	0.25 ppm (state) and 0.075 ppm (federal) 0.04 ppm (state)	
Sulfate	25 µg/m³ (state)	
PM_{10} 24-hour average PM_{10} annual average	10.4 µg/m³ (construction)[d] 2.5 µg/m³ (operation) 1.0 µg/m³	
$PM_{2.5}$ 24-hour average	10.4 µg/m³ (construction)[d] 2.5 µg/m³ (operation)	
Lead 30-day Average Rolling 3-month Average	 1.5 µg/m³ (state)[d] 0.15 µg/m³ (federal)	

Source: SCAQMD 2019.

Notes: $\mu g/m^3$ = micrograms per cubic meter; CO = carbon monoxide; NO_2 = nitrogen dioxide; NO_x = oxides of nitrogen; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; ppm = parts per million; SCAQMD = South Coast Air Quality Management District; SO_2 = sulfur dioxide; SO_x = sulfur oxides; TAC = toxic air contaminant; VOC = volatile organic compounds
GHG emissions thresholds for industrial projects, as added in the March 2015 revision to the SCAQMD Air Quality Significance Thresholds, were not included in Table 2 as they will be addressed within the GHG emissions analysis and not the air quality study.

[a] The phaseout of leaded gasoline started in 1976. Since gasoline no longer contains lead, the project is not anticipated to result in impacts related to lead; therefore, it is not discussed in this analysis.
[b] TACs include carcinogens and noncarcinogens.
[c] Ambient air quality standards for criteria pollutants are based on SCAQMD Rule 1303, Table A-2, unless otherwise stated.
[d] Ambient air quality threshold are based on SCAQMD Rule 403.

In addition to the emission-based thresholds listed in Table 4, SCAQMD also recommends the evaluation of localized air quality impacts to sensitive receptors in the immediate vicinity of the project as a result of construction activities. Such an evaluation is referred to as a localized significance threshold (LST) analysis. For project sites of 5 acres or less, the SCAQMD LST Methodology (2009) includes lookup tables that can be used to determine the maximum allowable daily emissions that would satisfy the localized significance criteria (i.e., the emissions would not cause an exceedance of the applicable concentration limits for NO_2, CO, PM_{10}, and $PM_{2.5}$) without performing project-specific dispersion modeling.

The LST significance thresholds for NO_2 and CO represent the allowable increase in concentrations above background levels in the vicinity of a project that would not cause or contribute to an exceedance of the relevant ambient air quality standards, while the threshold for PM_{10} represents compliance with Rule 403 (Fugitive Dust). The LST significance threshold for $PM_{2.5}$ is intended to ensure that construction emissions do not contribute substantially to existing exceedances of the $PM_{2.5}$ ambient air quality standards. The allowable emission rates depend on the following parameters:

- Source-receptor area (SRA) in which the project is located
- Size of the project site
- Distance between the project site and the nearest sensitive receptor (e.g., residences, schools, hospitals)

The project site is located in SRA 30 (Coachella Valley). SCAQMD provides guidance for applying CalEEMod to the LSTs. LST pollutant screening level concentration data is currently published for 1-, 2-, and 5-acre sites for varying distances. The maximum number of acres disturbed on the peak day was estimated using the "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (SCAQMD 2011), which provides estimated acres per 8-hour day for crawler tractors, graders, rubber-tired dozers, and scrapers. Based on the SCAQMD guidance, and assuming an excavator can grade 0.5 acres per 8-hour day (similar to graders, dozers, and tractors) and scrapers can grade 1.0 acres per 8 hour day, it was estimated that the maximum acres on the project site that would be disturbed by off-road equipment would be 4 acres per day. Because the total disturbed acreage 292 acres would occur over approximately 60 days, the estimate of 4 acre per day of disturbance is conservative. The LST values for a 2-acre site and 5-acre site were interpolated to estimate the LSTs for a disturbance area of 4 acres.

The nearest sensitive receptor to the project site is a single-family residence located approximately 1.7-miles east of the project site. As such, the LST receptor distance would be approximately 8,976 feet (2,736 meters). Because the furthest distance provided by the SCAQMD lookup tables is 1,640 feet (500 meters), this distance was assumed in the air quality assessment. The LST values from the SCAQMD lookup tables for SRA 30 (Coachella Valley) for a 4-acre project site and a receptor distance of 500 meters are shown in Table 5. Notably, localized impacts from project operations were not evaluated since these emissions are assumed to be minor.

Table 5. Localized Significance Thresholds for Source Receptor Area 30 (Coachella Valley)

Pollutant	Threshold (pounds/day)
NO_2	840
CO	29,484
PM_{10}	240
$PM_{2.5}$	96

Source: SCAQMD 2009.
Notes: CO = carbon monoxide; NO_2 = nitrogen dioxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; ppm = parts per million. LST thresholds were determined based on the values for 4-acre site at a distance of 500 meters from the nearest sensitive receptor.

3.4 Air Quality Impact Analysis

Would the project conflict with or obstruct implementation of the applicable air quality plan?

The purpose of a consistency finding is to determine if a project is inconsistent with the assumptions and objectives of the regional air quality plans, and, thus, if it would interfere with the region's ability to comply with federal and state air quality standards. The SCAQMD has established criteria for determining consistency with the currently applicable air quality management plan (AQMP) in Chapter 12, Sections 12.2 and 12.3, in the SCAQMD CEQA Air Quality Handbook. The criteria are as follows (SCAQMD 1993):

- Consistency Criterion No. 1: Whether the project would result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP.
- Consistency Criterion No. 2: Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

To address Consistency Criterion No. 1 regarding the project's potential to result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or delay timely attainment of the ambient air quality standards or interim emission reductions in the AQMP, project-generated criteria air pollutant emissions were estimated and analyzed for significance and are addressed under the second impact criterion, below. Detailed results of this analysis are included in Attachment A, CalEEMod Output Files. As presented in Table 4, project construction would not generate criteria air pollutant emissions that would exceed the SCAQMD thresholds. Furthermore, the project is not anticipated to generate substantial operational criteria air pollutant emissions as presented in Table 5.

The second criterion regarding the project's potential to exceed the assumptions in the AQMP or increments based on the year of project buildout and phase is primarily assessed by determining consistency between the project's land use designations and potential to generate population growth. In general, projects are considered consistent with and would not conflict with or obstruct implementation of the AQMP if the growth in socioeconomic factors is consistent with the underlying regional plans used to develop the AQMP (per Consistency Criterion No. 2 of the SCAQMD CEQA Air Quality Handbook). The SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by the Southern California Association of Governments (SCAG) for its Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (SCAG 2016), which is based on general plans for cities and counties in the SSAB, for the development of the

AQMP emissions inventory (SCAQMD 2017).[1] The SCAG 2016 RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2016 AQMP is generally consistent with local government plans.

The project site is zoned W-2 (Controlled Development). The W-2 zone permits agricultural uses and standard-length golf courses. As no change is required in the project site's zoning, and the project provides largely open space as does the existing agricultural use, there will be no change in the project's underlying land use. Thus, the project does not include a change in zoning designation and no housing is proposed. Accordingly, the project is consistent with the SCAG RTP/SCS forecasts used in the SCAQMD AQMP development and does not propose activities that would induce additional population in the project area.

In summary, the project would involve the construction of a new golf course. The project would not result in an increase in the frequency or severity of existing air quality violations, cause or contribute to new violations, or conflict with Consistency Criterion No. 1. Given the nature of the activity uses associated with the project are consistent with the existing land use, the project would not change the population, housing, or employment forecast considered by SCAG and SCAQMD in their regional planning documents. Therefore, the project would not generate growth or change or affect the existing zoning or land use designations in project area and would not conflict with Consistency Criterion No. 2. Accordingly, impacts relating to the project's potential to conflict with or obstruct implementation of the 2016 AQMP would be **less than significant**.

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

Impacts would be less than significant; therefore, no mitigation is required.

Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and the SCAQMD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are used in the determination of whether a project's individual emissions would have a cumulatively considerable contribution on air quality. If a project's emissions would exceed the SCAQMD significance thresholds, it would be considered to have a cumulatively considerable contribution. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant (SCAQMD 2003). This impact evaluation focuses on regional mass daily criteria air pollutant emissions; therefore, this assessment evaluates the project actions on the whole similar to the threshold analyzed above in the previous impact criterion.

[1] Information necessary to produce the emission inventory for the SSAB is obtained from the SCAQMD and other governmental agencies, including the California Air Resources Board (CARB), the California Department of Transportation, and SCAG. Each of these agencies is responsible for collecting data (e.g., industry growth factors, socioeconomic projections, travel activity levels, emission factors, emission speciation profile, and emissions) and developing methodologies (e.g., model and demographic forecast improvements) required to generate a comprehensive emissions inventory. SCAG incorporates these data into its Travel Demand Model for estimating/projecting vehicle miles traveled (VMT) and driving speeds. SCAG's socioeconomic and transportation activities projections in their 2016 RTP/SCS are integrated in the 2016 AQMP (SCAQMD 2017).

A quantitative analysis was conducted to determine whether proposed construction activities would result in a cumulatively considerable net increase in emissions of criteria air pollutants for which the SSAB is designated as nonattainment under the NAAQS or CAAQS.

Appendix G of the CEQA Guidelines indicates that, where available, the significance criteria established by the applicable air district may be relied upon to determine whether a project would have a significant impact on air quality. The SCAQMD has established Air Quality Significance Thresholds, as revised in April 2019, which set forth quantitative emissions significance thresholds below which a project would not have a significant impact on ambient air quality (SCAQMD 2019). The quantitative air quality analysis provided herein applies the SCAQMD thresholds to determine the potential for the project to result in a significant impact under CEQA.

The following discussion quantitatively evaluates project-generated impacts associated with construction and operational of the project.

Construction Emissions

Proposed construction activities would result in the temporary addition of pollutants to the local airshed caused by on-site sources (i.e., off-road construction equipment and soil disturbance) and off-site sources (i.e., on-road haul trucks, delivery trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity; the specific type of operation; and, for dust, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated with a corresponding uncertainty in precise ambient air quality impacts.

Table 6 presents the estimated maximum daily construction emissions generated during construction of the project. The values shown are the maximum summer or winter daily emissions results from CalEEMod. Details of the emission calculations are provided in Attachment A.

Table 6. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Year	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per day					
2021	8.23	87.61	53.45	0.11	30.92	17.32
2022	5.43	54.67	46.33	0.09	10.37	5.82
2023	2.73	24.74	31.56	0.05	1.43	1.19
Maximum Daily Emissions	**8.23**	**87.61**	**53.45**	**0.11**	**30.92**	**17.32**
SCAQMD Threshold	*75*	*100*	*550*	*150*	*150*	*55*
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District.
See Attachment A for detailed results.
These estimates reflect control of fugitive dust (watering two times daily) required by SCAQMD Rule 403, which is shown in the "mitigated" portion of the CalEEMod output.

As shown in Table 6, daily construction emissions would not exceed the SCAQMD significance thresholds for VOC, NO_x, CO, SO_x, PM_{10}, or $PM_{2.5}$ during project construction. Notably, the project would be required to adhere with SCAQMD Rule 403 to reduce fugitive dust emissions.

As previously discussed, SCAQMD Rule 403 would require implementation of Best Available Control Measures (BACMs) to control fugitive dust during construction of the project. BACMs that would be required by Rule 403 to control emissions of fugitive dust include the following:

1. Stabilize backfill material when not actively handling, stabilize backfill material during handling, and stabilize soil at completion of activity.
2. Maintain stability of soil through pre-watering of site prior to clearing and grubbing, stabilize soil during clearing and grubbing activities, and stabilize soil immediately after clearing and grubbing activities.
3. Use sweeping and water spray to clear forms or use vacuum system to clear forms.
4. Stabilize disturbed soil prior to operation of support equipment and after crushing.
5. Pre-water soils prior to cut and fill activities, and stabilize soil during and after cut and fill activities.
6. Stabilize wind erodible surfaces to reduce fugitive dust, and stabilize surface soil where support equipment and vehicles will operate.
7. Stabilize disturbed soil throughout the construction site.
8. Pre-apply water to depth of proposed cuts, and re-apply water as necessary to maintain soils in a dam condition and to ensure that visible emissions do not exceed 100 feet in any direction, and stabilize soils once earth-moving activities are complete.

In addition to the above BACMs, SCAQMD 403.1 would require a Fugitive Dust Control Plan submitted to the SCAQMD prior to the start of any construction activity for which a grading permit is required. Therefore, project construction would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and impacts would **be less than significant**.

Operational Emissions

Operation of the project would generate criteria pollutant emissions from mobile sources (vehicular traffic), area sources (consumer products, landscaping equipment), and energy sources (electrical consumption). CalEEMod was used to estimate daily emissions from project-related operational sources. Table 7 summarizes the operational emissions from the daily mobile, energy, and area emissions of criteria pollutants that would be generated from the project and are compared to the SCAQMD operational thresholds. Complete details of the emissions calculations are provided in Attachment A.

Table 7. Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
	Pounds per day					
Area	0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	1.33	1.37	9.26	0.02	1.88	0.51
Total	**1.34**	**1.37**	**9.26**	**0.02**	**1.88**	**0.51**
SCAQMD Threshold	*55*	*55*	*550*	*150*	*150*	*55*
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District; <0.01 = value less than reported 0.01.
See Attachment A complete results.
The values shown are the maximum summer or winter daily emissions results from CalEEMod.

As shown in Table 7, maximum daily operational emissions of VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ generated by the project would not exceed the SCAQMD's significance thresholds.

As previously discussed, the SSAB has been designated as a federal and state nonattainment area for O_3 and PM_{10}. The nonattainment status is the result of cumulative emissions from various sources of air pollutants and their precursors within the SSAB, including motor vehicles, off-road equipment, and commercial and industrial facilities. Construction and operational activities of the project would generate VOC and NO_x emissions (precursors to O_3) and emissions of PM_{10} and $PM_{2.5}$. However, as indicated in Tables 4 and 5, project-generated emissions resulting from construction and operations would not exceed the SCAQMD emission-based significance thresholds for VOCs, NO_x, PM_{10}, or $PM_{2.5}$.

Cumulative localized impacts would potentially occur if a project were to occur concurrently with another off-site project. Schedules for potential future projects near the project component areas are currently unknown; therefore, potential impacts associated with two or more simultaneous projects would be considered speculative.[2] However, future projects would be subject to CEQA and would require air quality analysis and, where necessary, mitigation. Criteria air pollutant emissions associated with construction activity of future projects would be reduced through implementation of control measures required by the SCAQMD. Cumulative PM_{10} and $PM_{2.5}$ emissions would be reduced because all future projects would be subject to SCAQMD Rule 403 (Fugitive Dust), which sets forth general and specific requirements for all sites in the SCAQMD. In addition, cumulative VOC emissions would be subject to SCAQMD Rule 1113 (Architectural Coatings).

Therefore, project operations would not result in a cumulatively considerable increase in emissions of nonattainment pollutants, and impacts would be **less than significant** during operation.

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

Impacts would be less than significant; therefore, no mitigation is required.

Would the project expose sensitive receptors to substantial pollutant concentrations?

Localized Significance Thresholds Analysis

People most likely to be affected by air pollution include children, the elderly, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences, schools, playgrounds, childcare centers, long-term healthcare facilities, rehabilitation centers, convalescent centers, and retirement homes (SCAQMD 1993). The closest off-site sensitive receptors to the project is a single-family residence, located approximately 1.7-miles east of the project site.

[2] The CEQA Guidelines state that if a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact (14 CCR 15145).

An LST analysis has been prepared to determine potential impacts to nearby sensitive receptors during construction of the project. As indicated in the discussion of the thresholds of significance (Section 3.3), the SCAQMD also recommends the evaluation of localized NO_2, CO, PM_{10}, and $PM_{2.5}$ impacts as a result of construction activities to sensitive receptors in the immediate vicinity of the project site. The impacts were analyzed using methods consistent with those in the SCAQMD's Final Localized Significance Threshold Methodology (2009). According to the Final Localized Significance Threshold Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2009). Hauling of soils and construction materials associated with the project construction are not expected to cause substantial air quality impacts to sensitive receptors along off-site roadways.

Construction activities associated with the project would result in temporary sources of on-site fugitive dust and construction equipment emissions. Off-site emissions from vendor trucks, haul trucks, and worker vehicle trips are not included in the LST analysis. The maximum allowable daily emissions that would satisfy the SCAQMD localized significance criteria for SRA 30 are presented in Table 8 and compared to the maximum daily on-site construction emissions generated during the project, which are rounded up to the nearest whole number.

Table 8. Localized Significance Thresholds Analysis for Project Construction

Pollutant	Project Construction Emissions (pounds/day)	LST Criteria (pounds/day)	Exceeds LST?
NO_2	86.90	840	No
CO	52.03	29,484	No
PM_{10}	30.52	240	No
$PM_{2.5}$	17.21	96	No

Source: SCAQMD 2009.
Notes:
NO_2 = nitrogen dioxide; CO = carbon monoxide; PM_{10} = coarse particulate matter; $PM_{2.5}$ = fine particulate matter; SCAQMD = South Coast Air Quality Management District. See Attachment A for detailed results.
Localized significance thresholds are shown for 4-acre area of disturbance per day corresponding to a distance to a sensitive receptor of 500 meters for SRA 30 (Coachella Valley).
These estimates reflect control of fugitive dust required by Rule 403.

As shown in Table 8, construction activities would not generate emissions in excess of site-specific LSTs; therefore, site-specific construction impacts during construction of the project would remain **less than significant**. Notably, localized impacts from project operations were not evaluated since these emissions are assumed to be minor.

Health Impacts of Toxic Air Contaminants

The greatest potential for TAC emissions during construction would be diesel particulate emissions from heavy equipment operations and heavy-duty trucks during construction of the project and the associated health impacts to sensitive receptors. The closest sensitive receptors is an existing residence located 1.7 miles east of the project site. Total project construction would last approximately 18 months, after which project-related TAC emissions would cease. According to the Office of Environmental Health Hazard Assessment, health risk assessments (which determine the exposure of sensitive receptors to toxic emissions) should be based on a 30-year exposure period for the maximally exposed individual receptor; however, such assessments should also be limited to the period/duration of activities associated with the project. A 18-month construction schedule represents a short duration of exposure (5% of a 30-year exposure period) while cancer and chronic risk from DPM are typically associated with long-term exposure. Thus, the project would not result in a long-term source of TAC emissions.

No residual TAC emissions and corresponding cancer risk are anticipated after construction, and no long-term sources of TAC emissions are anticipated during operation of the project. Thus, the project would not result in a long-term (i.e., 9-year, 30-year, or 70-year) source of TAC emissions. Therefore, the exposure of project-related TAC emission impacts to sensitive receptors would be **less than significant**.

Health Impacts of Carbon Monoxide

At the time that the SCAQMD 1993 Handbook was published, the SSAB was designated nonattainment under the CAAQS and NAAQS for CO. In 2007, the SCAQMD was designated in attainment for CO under both the CAAQS and NAAQS as a result of the steady decline in CO concentrations in the SSAB due to turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities. The SCAQMD conducted CO modeling for the 2003 AQMP (Appendix V, Modeling and Attainment Demonstrations, of SCAQMD 2003b) for the four worst-case intersections within the SCAQMD: (1) Wilshire Boulevard and Veteran Avenue, (2) Sunset Boulevard and Highland Avenue, (3) La Cienega Boulevard and Century Boulevard, and (4) Long Beach Boulevard and Imperial Highway. At the time the 2003 AQMP was prepared, the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of about 100,000 vehicles per day. Using CO emission factors for 2002, the peak modeled CO 1-hour concentration was estimated to be 4.6 parts per million (ppm) at the intersection of Wilshire Boulevard and Veteran Avenue. The 1-hour CO CAAQS is 20 ppm; therefore, even when adding the background CO concentrations to the added CO concentrations at the study intersections, CO emissions did not exceed the 1-hour CO CAAQS. The 2003 AQMP also projected 8-hour CO concentrations at these four intersections for 1997 and from 2002 through 2005. From years 2002 through 2005, the maximum 8-hour CO concentration was 3.8 ppm at the Sunset Boulevard and Highland Avenue intersection in 2002; the maximum 8-hour CO concentration was 3.4 ppm at the Wilshire Boulevard and Veteran Avenue in 2002.

Accordingly, CO concentrations at intersections would not exceed the 1-hour or 8-hour CO CAAQS unless projected daily traffic would be at least over 100,000 vehicles per day. Because operation of the project would not increase daily traffic volumes at any study intersection to more than 100,000 vehicles per day, a CO hotspot is not anticipated to occur, and associated impacts would be less than significant. In addition, due to continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion, the potential for CO hotspots in the SSAB is steadily decreasing. Based on these considerations, the project would result in a **less-than-significant** impact to air quality with regard to potential CO hotspots.

Health Effects of Criteria Air Pollutants

Construction and operational emissions of the project would not exceed the SCAQMD thresholds for any criteria air pollutants, including VOC, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$.

Due to the lack of quantitative methods to assess this complex photochemistry, the holistic effect of a single project's emissions of O_3 precursors is speculative. That being said, because the project would not exceed the SCAQMD thresholds, the project would not contribute to health effects associated with O_3.

Because project-related NO_x emissions would not exceed the SCAQMD mass daily thresholds, and because the SSAB is a designated attainment area for NO_2 (NO_2 is a constituent of NO_x) and the existing NO_2 concentrations in the area are well below the NAAQS and CAAQS standards, it is not anticipated that the project would cause an exceedance of the NAAQS and CAAQS for NO_2 or result in potential health effects associated with NO_2 and NO_x.

CO tends to be a localized impact associated with congested intersections. The associated potential for CO hotspots is discussed below (in the potential to expose sensitive receptors to substantial pollutant concentrations evaluation) and determined to be less than significant. Thus, the project's CO emissions would not contribute to significant health effects associated with CO.

Construction of the project would not exceed thresholds for PM_{10} or $PM_{2.5}$, would not contribute to exceedances of the NAAQS and CAAQS for particulate matter, and would not obstruct the SSAB from coming into attainment for these pollutants. The project would not result in substantial diesel particulate matter emissions during construction. Additionally, the project would be required to comply with SCAQMD Rule 403, which limits the amount of fugitive dust generated during construction. Due to the minimal contribution of particulate matter during construction, the project is not anticipated to result in health effects associated with PM_{10} or $PM_{2.5}$.

In summary, construction and operation of the project would not result in exceedances of the SCAQMD significance thresholds for criteria pollutants, and potential health effects associated with criteria air pollutants would be **less than significant**.

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

Impacts would be less than significant; therefore, no mitigation is required.

Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; the wind speeds and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying and cause distress among the public and generate citizen complaints.

Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be **less than significant**.

Land uses and industrial operations associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). The project entails operation of a new golf course, which would not result in the creation of a land use that is commonly associated with odors. Therefore, project operations would result in an odor impact that is **less than significant**.

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

Impacts would be less than significant; therefore, no mitigation is required.

4 Greenhouse Gas Emissions Assessment

4.1 Greenhouse Gas Emissions Setting

GHGs are gases that absorb infrared radiation in the atmosphere. The greenhouse effect is a natural process that contributes to regulating the Earth's temperature. Global climate change concerns are focused on whether human activities are leading to an enhancement of the greenhouse effect. Principal GHGs include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), O_3, and water vapor. If the atmospheric concentrations of GHGs rise, the average temperature of the lower atmosphere will gradually increase. Globally, climate change has the potential to impact numerous environmental resources. Although climate change is driven by global atmospheric conditions, climate change impacts are felt locally. Climate change is already affecting California: average temperatures have increased, leading to more extreme hot days and fewer cold nights; shifts in the water cycle have been observed, with less winter precipitation falling as snow, and both snowmelt and rainwater running off earlier in the year; sea levels have risen; and wildland fires are becoming more frequent and intense due to dry seasons that start earlier and end later (CAT 2010).

The effect each GHG has on climate change is measured as a combination of the mass of its emissions and the potential of a gas or aerosol to trap heat in the atmosphere, known as its global warming potential (GWP), which varies among GHGs. Total GHG emissions are expressed as a function of how much warming would be caused by the same mass of CO_2. Thus, GHG emissions are typically measured in terms of metric tons (MT) of CO_2 equivalent (CO_2e). The CO_2e for a gas is derived by multiplying the mass of the gas by the associated GWP, such that MT of CO_2e = (MT of a GHG) × (GWP of the GHG). CalEEMod assumes that the GWP for CH_4 is 25, which means that emissions of 1 MT of CH_4 are equivalent to emissions of 25 MT of CO_2, and the GWP for N_2O is 298, based on the Intergovernmental Panel on Climate Change's Fourth Assessment Report (IPCC 2007).

4.2 Regulatory Setting

Federal

Massachusetts v. EPA

In *Massachusetts v. EPA* (April 2007), the U.S. Supreme Court directed the EPA administrator to determine whether GHG emissions from new motor vehicles cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision. In December 2009, the administrator signed a final rule with the following two distinct findings regarding GHGs under Section 202(a) of the federal Clean Air Act:

- The administrator found that elevated concentrations of GHGs—CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6—in the atmosphere threaten the public health and welfare of current and future generations. This is the "endangerment finding."
- The administrator further found the combined emissions of GHGs—CO_2, CH_4, N_2O, and HFCs—from new motor vehicles and new motor vehicle engines contribute to the GHG air pollution that endangers public health and welfare. This is the "cause or contribute finding."

These two findings were necessary to establish the foundation for regulation of GHGs from new motor vehicles as air pollutants under the Clean Air Act.

Federal Vehicle Standards

In response to the U.S. Supreme Court ruling previously discussed, the Bush Administration issued Executive Order (EO) 13432 in 2007 directing the EPA, the Department of Transportation, and the Department of Energy to establish regulations that reduce GHG emissions from motor vehicles, non-road vehicles, and non-road engines by 2008. In 2009, the National Highway Traffic Safety Administration (NHTSA) issued a final rule regulating fuel efficiency and GHG emissions from cars and light-duty trucks for model year 2011, and in 2010, the EPA and NHTSA issued a final rule regulating cars and light-duty trucks for model years 2012–2016 (75 FR 25324–25728).

In 2010, President Barack Obama issued a memorandum directing the Department of Transportation, Department of Energy, EPA, and NHTSA to establish additional standards regarding fuel efficiency and GHG reduction, clean fuels, and advanced vehicle infrastructure. In response to this directive, EPA and NHTSA proposed stringent, coordinated federal GHG and fuel economy standards for model years 2017–2025 light-duty vehicles (EPA 2017).

In August 2016, the EPA and NHTSA announced the adoption of the phase two program related to the fuel economy and GHG standards for medium- and heavy-duty trucks. The phase two program will apply to vehicles with model year 2018 through 2027 for certain trailers, and model years 2021 through 2027 for semi-trucks, large pickup trucks, vans, and all types and sizes of buses and work trucks. The final standards are expected to lower CO_2 emissions by approximately 1.1 billion MT and reduce oil consumption by up to 2 billion barrels over the lifetime of the vehicles sold under the program (EPA and NHTSA 2016).

In August 2018, EPA and NHTSA proposed to amend certain fuel economy and GHG standards for passenger cars and light trucks and establish new standards for model years 2021 through 2026. Compared to maintaining the post-2020 standards now in place, the 2018 proposal would increase U.S. fuel consumption by about half a million barrels per day (2%–3% of total daily consumption, according to the Energy Information Administration) and would impact the global climate by 3/1000th of 1°C by 2100 (EPA and NHTSA 2018). California and other states have stated their intent to challenge federal actions that would delay or eliminate GHG reduction measures and have committed to cooperating with other countries to implement global climate change initiatives.

On September 27, 2019, the EPA and NHTSA published the Safer Affordable Fuel-Efficient (SAFE) Vehicles Rule Part One: One National Program (84 FR 51310), which became effective November 26, 2019. The Part One Rule revokes California's authority to set its own GHG emissions standards and set zero-emission vehicle mandates in California. On March 31, 2020, the EPA and NHTSA issued the Part Two Rule, which will go into effect 60 days after being published in the Federal Register. The Part Two Rule sets CO_2 emissions standards and corporate average fuel economy standards for passenger vehicles and light-duty trucks for model years 2021 through 2026. On January 20, 2021, President Joe Biden issued an EO on Protecting Public Health and the Environment and Restoring Science to Tackle the Climate Crisis, which includes review of Part One Rule by April 2021 and review of the Part Two Rule by Jul 2021 (The White House 2021).

State

EO S-3-05

EO S-3-05 (June 2005) established the following statewide goals: GHG emissions should be reduced to 2000 levels by 2010, GHG emissions should be reduced to 1990 levels by 2020, and GHG emissions should be reduced to 80% below 1990 levels by 2050.

Assembly Bill (AB) 32

In furtherance of the goals established in EO S-3-05, the legislature enacted AB 32. The bill is referred to as the California Global Warming Solutions Act of 2006 (September 27, 2006). AB 32 provided initial direction on creating a comprehensive multi-year program to limit California's GHG emissions at 1990 levels by 2020 and initiate the transformations required to achieve the state's long-range climate objectives.

CARB's Climate Change Scoping Plan

One specific requirement of AB 32 is for CARB to prepare a scoping plan for achieving the maximum technologically feasible and cost-effective GHG emission reductions by 2020 (California Health and Safety Code, Section 38561[a]), and to update the plan at least once every 5 years. In 2008, CARB approved the first scoping plan. The Climate Change Scoping Plan: A Framework for Change (Scoping Plan) included a mix of recommended strategies that combined direct regulations, market-based approaches, voluntary measures, policies, and other emission reduction programs calculated to meet the 2020 statewide GHG emission limit and initiate the transformations needed to achieve the state's long-range climate objectives. Expanding and strengthening existing energy efficiency programs as well as building and appliance standards.

In 2014, CARB approved the first update to the Scoping Plan. The First Update to the Climate Change Scoping Plan: Building on the Framework (First Update) defined the state's GHG emission reduction priorities for the next 5 years and laid the groundwork to start the transition to the post-2020 goals set forth in EO S-3-05 and EO B-16-2012. The First Update concluded that California is on track to meet the 2020 target but recommended a 2030 mid-term GHG reduction target be established to ensure a continuum of action to reduce emissions (CARB 2014). The First Update recommended a mix of technologies in key economic sectors to reduce emissions through 2050 including energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings, and industrial machinery; decarbonizing electricity and fuel supplies; and the rapid market penetration of efficient and clean energy technologies. As part of the First Update, CARB recalculated the state's 1990 emissions level, using more recent GWPs identified by the IPCC, from 427 MMT CO_2e to 431 MMT CO_2e (CARB 2014).

In December 2017, CARB adopted the 2017 Climate Change Scoping Plan Update (2030 Scoping Plan) (CARB 2017). The 2030 Scoping Plan builds on the successful framework established in the initial Scoping Plan and First Update, while identifying new, technologically feasible and cost-effective strategies that will serve as the framework to achieve the 2030 GHG target and define the state's climate change priorities to 2030 and beyond. The strategies' known commitments include implementing renewable energy and energy efficiency (including the mandates of Senate Bill [SB] 350), increased stringency of the LCFS, measures identified in the Mobile Source and Freight Strategies, measures identified in the proposed Short-Lived Climate Pollutant Plan, and increased stringency of SB 375 targets. To fill the gap in additional reductions needed to achieve the 2030 target, it recommends continuing the cap-and-trade program and a measure to reduce GHGs from refineries by 20%.

EO B-30-15

EO B-30-15 (April 2015) identified an interim GHG reduction target in support of targets previously identified under EO S-3-05 and AB 32. EO B-30-15 set an interim target goal of reducing GHG emissions to 40% below 1990 levels by 2030 to keep California on its trajectory toward meeting or exceeding the long-term goal of reducing GHG emissions to 80% below 1990 levels by 2050 as set forth in EO S-3-05. To facilitate achieving this goal, EO B-30-15 called for CARB to update the Scoping Plan to express the 2030 target in terms of MMT CO_2e. The EO also called for state agencies to continue to develop and implement GHG emission reduction programs in support of the reduction targets.

SB 32 and AB 197

SB 32 and AB 197 (enacted in 2016) are companion bills. SB 32 codified the 2030 emissions reduction goal of EO B-30-15 by requiring CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. AB 197 established the Joint Legislative Committee on Climate Change Policies, consisting of at least three members of the Senate and three members of the Assembly, in order to provide ongoing oversight over implementation of the state's climate policies. AB 197 also added two members of the Legislature to the CARB Board as nonvoting members; requires CARB to make available and update (at least annually via its website) emissions data for GHGs, criteria air pollutants, and TACs from reporting facilities; and requires CARB to identify specific information for GHG emissions reduction measures when updating the Scoping Plan.

EO B-55-18

EO B-55-18 (September 2018) establishes a new statewide goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." This EO directs CARB to "work with relevant state agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal."

Title 24, Part 6

Title 24 of the California Code of Regulations was established in 1978 and serves to enhance and regulate California's building standards. While not initially promulgated to reduce GHG emissions, Part 6 of Title 24 specifically established Building Energy Efficiency Standards that are designed to ensure new and existing buildings in California achieve energy efficiency and preserve outdoor and indoor environmental quality. These energy efficiency standards are reviewed every few years by the Building Standards Commission and the California Energy Commission (CEC) (and revised if necessary) (California Public Resources Code, Section 25402[b][1]). The 2019 Title 24 standards are the currently applicable building energy efficiency standards, and became effective on January 1, 2020. The 2019 Title 24 Building Energy Efficiency Standards further reduce energy used and associated GHG emissions compared to prior standards. In general, single-family residences built to the 2019 standards are anticipated to use approximately 7% less energy due to energy efficiency measures than those built to the 2016 standards; once rooftop solar electricity generation is factored in, single-family residences built under the 2019 standards will use approximately 53% less energy than those under the 2016 standards (CEC 2018). Nonresidential buildings built to the 2019 standards are anticipated to use an estimated 30% less energy than those built to the 2016 standards (CEC 2018).

Title 24, Part 11

In addition to the CEC's efforts, in 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as California's Green Building Standards (CALGreen), and establishes minimum mandatory standards and voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all ground-up, new construction of commercial, low-rise residential and state-owned buildings and schools and hospitals.

SB 350

SB 350 (October 2015, Clean Energy and Pollution Reduction Act) further expanded the RPS by establishing a goal of 50% of the total electricity sold to retail customers in California per year by December 31, 2030. In addition, SB 350 included the goal to double the energy efficiency savings in electricity and natural gas final end uses (e.g., heating, cooling, lighting, or class of energy uses on which an energy-efficiency program is focused) of retail customers through energy conservation and efficiency. The bill also requires the California Public Utilities Commission, in consultation with the CEC, to establish efficiency targets for electrical and gas corporations consistent with this goal. Regarding mobile sources, as one of its elements, SB 350 establishes a statewide policy for widespread electrification of the transportation sector, recognizing that such electrification is required for achievement of the state's 2030 and 2050 reduction targets (see California Public Utilities Code Section 740.12).

SB 100

SB 100 (2018) increased the standards set forth in SB 350 establishing that 44% of the total electricity sold to retail customers in California per year by December 31, 2024; 52% by December 31, 2027; and 60% by December 31, 2030, be secured from qualifying renewable energy sources. SB 100 states that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of the retail sales of electricity to California. This bill requires that the achievement of 100% zero-carbon electricity resources do not increase the carbon emissions elsewhere in the western grid and that the achievement not be achieved through resource shuffling.

State Vehicle Standards (AB 1493 and EO B-16-12)

AB 1493 (July 2002) was enacted in a response to the transportation sector accounting for more than half of California's CO_2 emissions. AB 1493 required CARB to set GHG emission standards for passenger vehicles, light-duty trucks, and other vehicles determined by the state board to be vehicles that are primarily used for noncommercial personal transportation in the state. The bill required that CARB set GHG emission standards for motor vehicles manufactured in 2009 and all subsequent model years. CARB adopted the standards in September 2004. EO B-16-12 (March 2012) required that state entities under the governor's direction and control support and facilitate the rapid commercialization of zero-emissions vehicles. It ordered CARB, CEC, California Public Utilities Commission, and other relevant agencies to work with the Plug-in Electric Vehicle Collaborative and the California Fuel Cell Partnership to establish benchmarks to help achieve benchmark goals by 2015, 2020, and 2025. On a statewide basis, EO B-16-12 established a target reduction of GHG emissions from the transportation sector equaling 80% less than 1990 levels by 2050. This directive did not apply to vehicles that have special performance requirements necessary for the protection of the public safety and welfare. As explained under the "Federal Vehicle

Standards" description above, EPA and NHTSA approved the SAFE Vehicles Rule Part One and Two, which revoked California's authority to set its own GHG emissions standards and set zero-emission vehicle mandates in California. As the EPA rule is the subject of pending legal challenges, and President Biden issued an EO to review Part One and Part Two, this analysis continues to utilize the best available information at this time, as set forth in EMFAC.

Advanced Clean Cars Program and Zero-Emissions Vehicle Program

The Advanced Clean Cars Program (January 2012) is a new emissions-control program for model years 2015 through 2025. The program combines the control of smog- and soot-causing pollutants and GHG emissions into a single coordinated package. The package includes elements to reduce smog-forming pollution, reduce GHG emissions, promote clean cars, and provide the fuels for clean cars (CARB 2012). To improve air quality, CARB has implemented new emission standards to reduce smog-forming emissions beginning with 2015 model year vehicles. It is estimated that in 2025, cars will emit 75% less smog-forming pollution than the average new car sold today. To reduce GHG emissions, CARB, in conjunction with the EPA and the NHTSA, adopted new GHG standards for model year 2017 to 2025 vehicles; the new standards are estimated to reduce GHG emissions by 34% in 2025. The Zero-Emissions Vehicle Program will act as the focused technology of the Advanced Clean Cars Program by requiring manufacturers to produce increasing numbers of zero-emissions vehicles and plug-in hybrid electric vehicles in the 2018 to 2025 model years.

Regional/Local

County of Riverside Climate Action Plan

The County of Riverside Climate Action Plan (CAP), originally adopted in 2015 and updated in 2019, presents a comprehensive set of actions to reduce its internal and external GHG emissions to 15% below 2008 GHG emission levels by 2020, consistent with the AB 32 Scoping Plan. The County provided the CAP update in November 2019 and was adopted on December 17, 2019. The CAP update builds upon the information gathered by the GHG inventories and forecasts emissions for 2030 and 2050. The CAP update was designed under the premise that the County of Riverside, and the community it represents, is uniquely capable of addressing emissions associated with sources under Riverside County's jurisdiction and that Riverside County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. The CAP update proposes new targets consistent with the state targets to meet the requirements of SB 32. The state recommends a 15% reduction below 2005–2008 baseline levels by 2020, a 49% reduction below 2008 levels by 2030, and an 80% reduction below 2008 levels by 2050. In order to meet these goals, the County plans to reduce community-wide emissions to 3,576,598 MT CO_2e per year by 2030 and 1,192,199 MT CO_2e per year by 2050 (County of Riverside 2019). Per the CAP, each new project within the County subject to CEQA would require to meet one of the following criteria:

- Projects below the screening threshold of 3,000 MT CO_2e per year for GHGs are determined to be less than significant, and no further GHG analysis would be required, or

- Projects that exceed the screening threshold are able to tier from the GHG analysis associated with the CAP by accumulating 100 points from the Screening Tables in Appendix F of the CAP.

4.3 Thresholds of Significance

4.3.1 CEQA Guidelines

The California Natural Resources Agency adopted amendments to the CEQA Guidelines on December 30, 2009, which became effective on March 18, 2010. With respect to GHG emissions, the amended CEQA Guidelines state in Section 15064.4(a) that lead agencies should "make a good faith effort, to the extent possible on scientific and factual data, to describe, calculate or estimate" GHG emissions. Section 15064.7(c) of the CEQA Guidelines specifies that "[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence." Similarly, the revisions to Appendix G, Environmental Checklist Form, which is often used as a basis for lead agencies' selection of significance thresholds, do not prescribe specific thresholds.

Rather, the CEQA Guidelines establish two CEQA thresholds related to GHGs, which will be used in this memorandum to discuss the significance of project impacts (14 CCR 15000 et seq., Appendix G):

1. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
2. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Accordingly, the CEQA Guidelines do not prescribe specific methodologies for performing an assessment, establish specific thresholds of significance, or mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance that are consistent with the manner in which other impact areas are handled in CEQA (CNRA 2009). As discussed previously, this impact analysis, therefore, adds amortized construction emissions to the estimated annual operational emissions and then compares operational emissions to the County's threshold of 3,000 MT CO_2e per year.

4.3.2 Local Guidance

4.4 GHG Emissions Impact Analysis

Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction Emissions

Construction of the project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor trucks, and worker vehicles. The total construction GHG emissions were calculated, amortized over 30 years, and added to the total operational emissions for comparison with the GHG significance threshold of 3,000 MT CO_2e per year. The determination of significance, therefore, is addressed in the operational emissions discussion following the estimated construction emissions.

CalEEMod was used to calculate the annual GHG emissions based on the construction scenario described in Section 2.1. Construction of the project is anticipated to commence in third/fourth quarter of 2021. On-site sources of GHG emissions include off-road equipment, and off-site sources include vendor trucks and worker vehicles. Table 9 presents construction GHG emissions for the project in 2021, 2022, and 2023 from on-site and off-site emission sources.

Table 9. Estimated Annual Construction GHG Emissions

Year	CO_2	CH_4	N_2O	CO_2e
	Metric Tons			
2021	129.92	0.04	<0.01	131.09
2022	374.83	0.10	<0.01	377.54
2023	50.31	0.01	<0.01	50.67
			Total	**559.30**
			Amortized over 30 years	**18.64**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent; <0.01 = value less than reported 0.01. See Attachment A for complete results.

As shown in Table 9, the estimated total GHG emissions during construction would be approximately 559 MT CO_2e over the construction period. Estimated project-generated construction emissions amortized over 30 years would be approximately 19 MT CO_2e per year. As with project-generated construction air quality pollutant emissions, GHG emissions generated during construction of the project would be short-term in nature, lasting only for the duration of the construction period, and would not represent a long-term source of GHG emissions. As stated above, construction emissions are amortized and added to operational emissions to estimate total project-generated GHG emissions.

Operational Emissions

Operation of the project would generate GHG emissions through motor vehicle trips to and from the project site; landscape maintenance equipment operation; energy use (generation of electricity consumed by the project); solid waste disposal; and generation of electricity associated with water supply, treatment, and distribution and wastewater treatment. CalEEMod was used to calculate the annual GHG emissions based on the operational assumptions described in Section 2.2.

Table 10. Estimated Annual Operational GHG Emissions

Emission Source	CO_2	CH_4	N_2O	CO_2e
	Metric Tons			
Area	<0.01	0.00	0.00	<0.01
Energy (electricity)	0.48	<0.01	<0.01	0.49
Mobile	263.10	0.02	0.02	268.22
Solid waste	0.49	0.03	0.00	1.21
Water supply and wastewater	143.34	0.02	<0.01	144.86
			Total	**414.78**
			Amortized Construction Emissions	*18.64*
			Operation + Amortized Construction Total	**433.42**

Notes: CO_2 = carbon dioxide; CH_4 = methane; N_2O = nitrous oxide; CO_2e = carbon dioxide equivalent; <0.01 = value less than reported 0.01. See Attachment A for complete results.

As shown in Table 10, the project would result in approximately 415 MT CO_2e per year as a result of project operations. After summing the project's amortized construction emissions, total GHGs generated by the project would be approximately 433 MT CO_2e per year. As such, annual operational GHG emissions with amortized construction emissions would not exceed the County's screening threshold of 3,000 MT CO_2e per year. Therefore, the project's GHG emissions would be **less than significant**.

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

Impacts would be less than significant; therefore, no mitigation is required.

Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Applicable plans adopted for the purpose of reducing GHG emissions including the County of Riverside CAP, SCAG's 2020 RTP/SCS, CARB's Scoping Plan, SB 32, and EO S-3-05. A consistency analysis with these regulations and plans are presented below:

Project Consistency with County of Riverside Climate Action Plan

The County of Riverside CAP, originally adopted in 2015 and updated in 2019, presents a comprehensive set of actions to reduce its internal and external GHG emissions to 15% below 2008 GHG emission levels by 2020, consistent with the AB 32 Scoping Plan. The County provided the CAP update in November 2019 and was adopted on December 17, 2019. The CAP update builds upon the information gathered by the GHG inventories and forecasts emissions for 2030 and 2050. Projects below the screening threshold of 3,000 MT CO_2e per year for GHGs are determined to be less than significant, and no further GHG analysis would be required. As presented in Table 8, the project would result in approximately 433 MT CO_2e per year. Therefore, the project does not conflict with any of the GHG-reducing measures of the GHG Reduction Plan, and thus, is consistent with this plan.

Project Consistency with 2020-2045 RTP/SCS (Connect SoCal)

On September 3, 2020, SCAG's Regional Council formally adopted the 2020 RTP/SCS (Connect SoCal). The SCAG 2020 RTP/SCS is forecast to help California reach its GHG reduction goals by reducing GHG emissions from passenger cars by 8 percent below 2005 levels by 2020 and 19 percent by 2035 in accordance with the most recent CARB targets adopted in March 2018. The 2020 RTP/SCS includes ten goals focused on promoting economic prosperity, improving mobility, protecting the environment, and supporting healthy/complete communities. Furthermore, the 2020 RTP/SCS establishes a land use vision of center-focused placemaking, concentrating growth in and near Priority Growth Areas, transferring of development rights, urban greening, creating greenbelts and community separators, and implementing regional advance mitigation (SCAG 2020). As previously discussed, the project involves development of a new golf course, thus many of the goals within the 2020 RTP/SCS may not be applicable to the project. Furthermore, the project would not result in significant emissions or a substantial amount of vehicle trip generation or traffic distribution along area roadways. Therefore, the project would not conflict with any of the goals within SCAG's 2020 RTP/SCS.

Project Consistency with CARB's Scoping Plan

The Scoping Plan (approved by CARB in 2008 and updated in 2014 and 2017) provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. The Scoping Plan is not directly applicable to specific projects, nor is it intended to be used for project-level evaluations.[3] Under the Scoping Plan, however, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage, high-GWP GHGs in consumer products) and changes to the vehicle fleet (i.e., hybrid, electric, and more fuel-efficient vehicles) and associated fuels (e.g., Low Carbon Fuel Standard), among others. To the extent that these regulations are applicable to the project, the project would comply will all regulations adopted in furtherance of the Scoping Plan to the extent required by law.

Project Consistency with Senate Bill 32 and Executive Order S-3-05

The project would not impede the attainment of the most recent state GHG reduction goals identified in SB 32 and EO S-3-05 and. SB 32 establishes a statewide goal of reducing GHG emissions to 40% below 1990 levels by 2030, while EO S-3-05 establishes a statewide goal of reducing GHG emissions to 80% below 1990 levels by 2050. While there are no established protocols or thresholds of significance for that future year analysis, CARB forecasts that compliance with the current Scoping Plan puts the state on a trajectory of meeting these long-term GHG goals, although the specific path to compliance is unknown (CARB 2014).

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in the First Update to the Climate Change Scoping Plan that "California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32" (CARB 2014, p. ES2). With regard to the 2050 target for reducing GHG emissions to 80% below 1990 levels, the First Update to the Climate Change Scoping Plan states the following (CARB 2014, p. 34):

> This level of reduction is achievable in California. In fact, if California realizes the expected benefits of existing policy goals (such as 12,000 megawatts of renewable distributed generation by 2020, net zero energy homes after 2020, existing building retrofits under AB 758, and others) it could reduce emissions by 2030 to levels squarely in line with those needed in the developed world and to stay on track to reduce emissions to 80% below 1990 levels by 2050. Additional measures, including locally driven measures and those necessary to meet federal air quality standards in 2032, could lead to even greater emission reductions.

In other words, CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, EO B-30-15, and EO S-3-05. This is confirmed in the 2017 Scoping Plan, which states the following (CARB 2017):

> The Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while also identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities.

[3] The Final Statement of Reasons for the amendments to the CEQA Guidelines reiterates the statement in the Initial Statement of Reasons that "[t]he Scoping Plan may not be appropriate for use in determining the significance of individual projects because it is conceptual at this stage and relies on the future development of regulations to implement the strategies identified in the Scoping Plan" (CNRA 2009).

As discussed previously, the project is consistent with the SCAG's 2020 RTP/SCS and CARB's 2017 Scoping Plan, and would not conflict with the state's trajectory toward future GHG reductions. In September 2018, EO B-55-18 was signed which commits the state to total carbon neutrality by 2045. However, since the specific path to compliance for the state in regards to the long-term goals will likely require development of technology or other changes that are not currently known or available, specific additional mitigation measures for the project would be speculative and cannot be identified at this time. The project's consistency would assist in meeting the County's contribution to GHG emission reduction targets in California.

With respect to future GHG targets under SB 32 and EO S-3-05, CARB has also made clear its legal interpretation is that it has the requisite authority to adopt whatever regulations are necessary, beyond the AB 32 horizon year of 2020, to meet SB 32's 40% reduction target by 2030 and EO S-3-05's 80% reduction target by 2050; this legal interpretation by an expert agency provides evidence that future regulations will be adopted to continue the state on its trajectory toward meeting these future GHG targets.

Summary

Based on the considerations previously outlined, the project would not generate substantial GHG emissions or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and no mitigation is required. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Level of Significance after Mitigation

Impacts would be less than significant; therefore, no mitigation is required.

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Attachment A

CalEEMod Output Files

CalEEMod Version: CalEEMod.2016.3.2

Date: 10/21/2021 10:47 AM

Lemon Blossom and 70th Avenue Golf Course (VMT Analysis)

Riverside-Salton Sea County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	40.00	Space	0.36	16,000.00	0
Golf Course	18.00	Hole	292.16	0.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	15			**Operational Year**	2024
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	850	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project specific characteristics. Modeling for VMT analysis. Adjusted CO2 inensity per IID 2019 power content label (42.5% renewables).

Land Use - Project-specific land use size. No buldings proposed.

Construction Phase - Modeling for VMT analysis.

Off-road Equipment -

Trips and VMT - Modeling for VMT analysis.

Grading - No import/export. Defautl acres graded.

Vehicle Trips - Modeling for VMT analysis. Updated trip rates per ITE 10th edition.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	180.00	25.00
tblConstructionPhase	NumDays	465.00	60.00
tblConstructionPhase	NumDays	4,650.00	260.00
tblConstructionPhase	NumDays	330.00	22.00
tblConstructionPhase	NumDays	330.00	22.00
tblGrading	AcresOfGrading	150.00	93.00
tblGrading	AcresOfGrading	0.00	18.00
tblLandUse	LotAcreage	125.66	292.16
tblProjectCharacteristics	CO2IntensityFactor	1270.9	850
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	3.00	4.00
tblTripsAndVMT	WorkerTripNumber	7.00	8.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblTripsAndVMT	WorkerTripNumber	1.00	2.00
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	WD_TR	35.74	30.38

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0923	0.9714	0.5865	1.1400e-003	0.3496	0.0454	0.3950	0.1648	0.0418	0.2066	0.0000	100.0421	100.0421	0.0312	0.0000	100.8228
2022	0.2662	2.5355	2.4248	4.4300e-003	0.1862	0.1218	0.3081	0.0760	0.1139	0.1899	0.0000	384.7263	384.7263	0.0973	0.0000	387.1599
2023	0.0524	0.4201	0.5159	8.7000e-004	4.3600e-003	0.0204	0.0248	1.1700e-003	0.0191	0.0203	0.0000	75.8755	75.8755	0.0185	0.0000	76.3377
Maximum	**0.2662**	**2.5355**	**2.4248**	**4.4300e-003**	**0.3496**	**0.1218**	**0.3950**	**0.1648**	**0.1139**	**0.2066**	**0.0000**	**384.7263**	**384.7263**	**0.0973**	**0.0000**	**387.1599**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0923	0.9714	0.5865	1.1400e-003	0.3496	0.0454	0.3950	0.1648	0.0418	0.2066	0.0000	100.0420	100.0420	0.0312	0.0000	100.8227
2022	0.2662	2.5355	2.4248	4.4300e-003	0.1862	0.1218	0.3081	0.0760	0.1139	0.1899	0.0000	384.7259	384.7259	0.0973	0.0000	387.1594
2023	0.0524	0.4201	0.5159	8.7000e-004	4.3600e-003	0.0204	0.0248	1.1700e-003	0.0191	0.0203	0.0000	75.8754	75.8754	0.0185	0.0000	76.3376
Maximum	**0.2662**	**2.5355**	**2.4248**	**4.4300e-003**	**0.3496**	**0.1218**	**0.3950**	**0.1648**	**0.1139**	**0.2066**	**0.0000**	**384.7259**	**384.7259**	**0.0973**	**0.0000**	**387.1594**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	0.4770	0.4770
2	12-1-2021	2-28-2022	1.4262	1.4262
3	3-1-2022	5-31-2022	0.5823	0.5823
4	6-1-2022	8-31-2022	0.5824	0.5824
5	9-1-2022	11-30-2022	0.5760	0.5760
6	12-1-2022	2-28-2023	0.5320	0.5320
7	3-1-2023	5-31-2023	0.1353	0.1353
		Highest	1.4262	1.4262

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
Mobile	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413
Waste						0.0000	0.0000		0.0000	0.0000	0.4872	0.0000	0.4872	0.0288	0.0000	1.2070
Water						0.0000	0.0000		0.0000	0.0000	0.0000	641.3312	641.3312	0.0219	4.5300e-003	643.2272
Total	**0.1039**	**0.7584**	**1.0193**	**4.8300e-003**	**0.3669**	**2.7500e-003**	**0.3697**	**0.0983**	**2.5700e-003**	**0.1008**	**0.4872**	**1,092.6475**	**1,093.1347**	**0.0742**	**4.5500e-003**	**1,096.3421**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
Mobile	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413
Waste						0.0000	0.0000		0.0000	0.0000	0.4872	0.0000	0.4872	0.0288	0.0000	1.2070
Water						0.0000	0.0000		0.0000	0.0000	0.0000	641.3312	641.3312	0.0219	4.5300e-003	643.2272
Total	**0.1039**	**0.7584**	**1.0193**	**4.8300e-003**	**0.3669**	**2.7500e-003**	**0.3697**	**0.0983**	**2.5700e-003**	**0.1008**	**0.4872**	**1,092.6475**	**1,093.1347**	**0.0742**	**4.5500e-003**	**1,096.3421**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	12/3/2021	5	25	
2	Grading	Grading	12/4/2021	2/25/2022	5	60	
3	Building Construction	Building Construction	2/26/2022	2/24/2023	5	260	
4	Paving	Paving	2/25/2023	3/28/2023	5	22	
5	Architectural Coating	Architectural Coating	3/29/2023	4/27/2023	5	22	

Acres of Grading (Site Preparation Phase): 18

Acres of Grading (Grading Phase): 93

Acres of Paving: 0.36

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 960

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8.00	4.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413
Unmitigated	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	546.84	358.02	340.02	961,308	961,308
Parking Lot	0.00	0.00	0.00		
Total	546.84	358.02	340.02	961,308	961,308

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	13.80	6.20	6.20	33.00	48.00	19.00	52	39	9
Parking Lot	13.80	6.20	6.20	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5600	2.1591	7.0000e-005	2.0000e-005	2.1655
Total		**2.1591**	**7.0000e-005**	**2.0000e-005**	**2.1655**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5600	2.1591	7.0000e-005	2.0000e-005	2.1655
Total		**2.1591**	**7.0000e-005**	**2.0000e-005**	**2.1655**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Unmitigated	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Total	**1.6400e-003**	**0.0000**	**5.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.0400e-003**	**1.0400e-003**	**0.0000**	**0.0000**	**1.1000e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Total	**1.6400e-003**	**0.0000**	**5.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.0400e-003**	**1.0400e-003**	**0.0000**	**0.0000**	**1.1000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	641.3312	0.0219	4.5300e-003	643.2272
Unmitigated	641.3312	0.0219	4.5300e-003	643.2272

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	0 / 149.721	641.3312	0.0219	4.5300e-003	643.2272
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**641.3312**	**0.0219**	**4.5300e-003**	**643.2272**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	0 / 149.721	641.3312	0.0219	4.5300e-003	643.2272
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**641.3312**	**0.0219**	**4.5300e-003**	**643.2272**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.4872	0.0288	0.0000	1.2070
Unmitigated	0.4872	0.0288	0.0000	1.2070

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	2.4	0.4872	0.0288	0.0000	1.2070
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**0.4872**	**0.0288**	**0.0000**	**1.2070**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	2.4	0.4872	0.0288	0.0000	1.2070
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**0.4872**	**0.0288**	**0.0000**	**1.2070**

CalEEMod Version: CalEEMod.2016.3.2

Date: 10/21/2021 10:48 AM

Lemon Blossom and 70th Avenue Golf Course (VMT Analysis)

Riverside-Salton Sea County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	40.00	Space	0.36	16,000.00	0
Golf Course	18.00	Hole	292.16	0.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	15			**Operational Year**	2024
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	850	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project specific characteristics. Modeling for VMT analysis. Adjusted CO2 inensity per IID 2019 power content label (42.5% renewables)

Land Use - Project-specific land use size. No buldings proposed.

Construction Phase - Modeling for VMT analysis.

Off-road Equipment -

Trips and VMT - Modeling for VMT analysis.

Grading - No import/export. Defautl acres graded.

Vehicle Trips - Modeling for VMT analysis. Updated trip rates per ITE 10th edition.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	180.00	25.00
tblConstructionPhase	NumDays	465.00	60.00
tblConstructionPhase	NumDays	4,650.00	260.00
tblConstructionPhase	NumDays	330.00	22.00
tblConstructionPhase	NumDays	330.00	22.00
tblGrading	AcresOfGrading	150.00	93.00
tblGrading	AcresOfGrading	0.00	18.00
tblLandUse	LotAcreage	125.66	292.16
tblProjectCharacteristics	CO2IntensityFactor	1270.9	850
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	3.00	4.00
tblTripsAndVMT	WorkerTripNumber	7.00	8.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblTripsAndVMT	WorkerTripNumber	1.00	2.00
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	WD_TR	35.74	30.38

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2855	46.4535	31.6134	0.0641	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,218.5750	6,218.5750	1.9479	0.0000	6,267.2711
2022	3.7131	38.8918	29.7194	0.0641	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,215.2130	6,215.2130	1.9487	0.0000	6,263.9316
2023	1.6123	14.6608	16.5465	0.0287	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,731.5392	2,731.5392	0.7172	0.0000	2,746.9154
Maximum	**4.2855**	**46.4535**	**31.6134**	**0.0641**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,218.5750**	**6,218.5750**	**1.9487**	**0.0000**	**6,267.2711**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2855	46.4535	31.6134	0.0641	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,218.5750	6,218.5750	1.9479	0.0000	6,267.2711
2022	3.7131	38.8918	29.7194	0.0641	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,215.2130	6,215.2130	1.9487	0.0000	6,263.9316
2023	1.6123	14.6608	16.5465	0.0287	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,731.5392	2,731.5392	0.7172	0.0000	2,746.9154
Maximum	**4.2855**	**46.4535**	**31.6134**	**0.0641**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,218.5750**	**6,218.5750**	**1.9487**	**0.0000**	**6,267.2711**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113
Total	**0.7668**	**4.6281**	**6.8509**	**0.0313**	**2.2857**	**0.0169**	**2.3026**	**0.6114**	**0.0157**	**0.6271**		**3,207.4288**	**3,207.4288**	**0.1558**	**0.0000**	**3,211.3248**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113
Total	**0.7668**	**4.6281**	**6.8509**	**0.0313**	**2.2857**	**0.0169**	**2.3026**	**0.6114**	**0.0157**	**0.6271**		**3,207.4288**	**3,207.4288**	**0.1558**	**0.0000**	**3,211.3248**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	12/3/2021	5	25	
2	Grading	Grading	12/4/2021	2/25/2022	5	60	
3	Building Construction	Building Construction	2/26/2022	2/24/2023	5	260	
4	Paving	Paving	2/25/2023	3/28/2023	5	22	
5	Architectural Coating	Architectural Coating	3/29/2023	4/27/2023	5	22	

Acres of Grading (Site Preparation Phase): 18

Acres of Grading (Grading Phase): 93

Acres of Paving: 0.36

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 960

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42

Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8.00	4.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0849	0.0483	0.6614	1.9100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		190.3784	190.3784	4.5400e-003		190.4919
Total	**0.0849**	**0.0483**	**0.6614**	**1.9100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**190.3784**	**190.3784**	**4.5400e-003**		**190.4919**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0849	0.0483	0.6614	1.9100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		190.3784	190.3784	4.5400e-003		190.4919
Total	**0.0849**	**0.0483**	**0.6614**	**1.9100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**190.3784**	**190.3784**	**4.5400e-003**		**190.4919**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0944	0.0537	0.7349	2.1200e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		211.5315	211.5315	5.0500e-003		211.6577
Total	**0.0944**	**0.0537**	**0.7349**	**2.1200e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**211.5315**	**211.5315**	**5.0500e-003**		**211.6577**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0944	0.0537	0.7349	2.1200e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		211.5315	211.5315	5.0500e-003		211.6577
Total	**0.0944**	**0.0537**	**0.7349**	**2.1200e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**211.5315**	**211.5315**	**5.0500e-003**		**211.6577**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0883	0.0483	0.6778	2.0500e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		203.8025	203.8025	4.5300e-003		203.9158
Total	**0.0883**	**0.0483**	**0.6778**	**2.0500e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**203.8025**	**203.8025**	**4.5300e-003**		**203.9158**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0883	0.0483	0.6778	2.0500e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		203.8025	203.8025	4.5300e-003		203.9158
Total	**0.0883**	**0.0483**	**0.6778**	**2.0500e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**203.8025**	**203.8025**	**4.5300e-003**		**203.9158**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.3700e-003	0.3399	0.0593	9.5000e-004	0.0230	5.4000e-004	0.0236	6.6300e-003	5.1000e-004	7.1400e-003		100.6309	100.6309	7.2900e-003		100.8133
Worker	0.0353	0.0193	0.2711	8.2000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		81.5210	81.5210	1.8100e-003		81.5663
Total	**0.0437**	**0.3593**	**0.3304**	**1.7700e-003**	**0.1118**	**1.0500e-003**	**0.1129**	**0.0302**	**9.8000e-004**	**0.0312**		**182.1519**	**182.1519**	**9.1000e-003**		**182.3796**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.3700e-003	0.3399	0.0593	9.5000e-004	0.0230	5.4000e-004	0.0236	6.6300e-003	5.1000e-004	7.1400e-003		100.6309	100.6309	7.2900e-003		100.8133
Worker	0.0353	0.0193	0.2711	8.2000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		81.5210	81.5210	1.8100e-003		81.5663
Total	**0.0437**	**0.3593**	**0.3304**	**1.7700e-003**	**0.1118**	**1.0500e-003**	**0.1129**	**0.0302**	**9.8000e-004**	**0.0312**		**182.1519**	**182.1519**	**9.1000e-003**		**182.3796**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.4200e-003	0.2584	0.0522	9.3000e-004	0.0230	2.4000e-004	0.0233	6.6300e-003	2.3000e-004	6.8600e-003		97.9063	97.9063	5.5800e-003		98.0457
Worker	0.0331	0.0174	0.2502	7.9000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		78.4230	78.4230	1.6300e-003		78.4637
Total	**0.0395**	**0.2759**	**0.3025**	**1.7200e-003**	**0.1118**	**7.4000e-004**	**0.1126**	**0.0302**	**6.9000e-004**	**0.0309**		**176.3293**	**176.3293**	**7.2100e-003**		**176.5094**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.4200e-003	0.2584	0.0522	9.3000e-004	0.0230	2.4000e-004	0.0233	6.6300e-003	2.3000e-004	6.8600e-003		97.9063	97.9063	5.5800e-003		98.0457
Worker	0.0331	0.0174	0.2502	7.9000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		78.4230	78.4230	1.6300e-003		78.4637
Total	**0.0395**	**0.2759**	**0.3025**	**1.7200e-003**	**0.1118**	**7.4000e-004**	**0.1126**	**0.0302**	**6.9000e-004**	**0.0309**		**176.3293**	**176.3293**	**7.2100e-003**		**176.5094**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0662	0.0349	0.5005	1.5700e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		156.8460	156.8460	3.2500e-003		156.9274
Total	**0.0662**	**0.0349**	**0.5005**	**1.5700e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**156.8460**	**156.8460**	**3.2500e-003**		**156.9274**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0662	0.0349	0.5005	1.5700e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		156.8460	156.8460	3.2500e-003		156.9274
Total	**0.0662**	**0.0349**	**0.5005**	**1.5700e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**156.8460**	**156.8460**	**3.2500e-003**		**156.9274**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.2800e-003	4.3600e-003	0.0626	2.0000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		19.6058	19.6058	4.1000e-004		19.6159
Total	**8.2800e-003**	**4.3600e-003**	**0.0626**	**2.0000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**19.6058**	**19.6058**	**4.1000e-004**		**19.6159**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.2800e-003	4.3600e-003	0.0626	2.0000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		19.6058	19.6058	4.1000e-004		19.6159
Total	**8.2800e-003**	**4.3600e-003**	**0.0626**	**2.0000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**19.6058**	**19.6058**	**4.1000e-004**		**19.6159**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113
Unmitigated	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	546.84	358.02	340.02	961,308	961,308
Parking Lot	0.00	0.00	0.00		
Total	546.84	358.02	340.02	961,308	961,308

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	13.80	6.20	6.20	33.00	48.00	19.00	52	39	9
Parking Lot	13.80	6.20	6.20	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Unmitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**

CalEEMod Version: CalEEMod.2016.3.2

Date: 10/21/2021 10:49 AM

Lemon Blossom and 70th Avenue Golf Course (VMT Analysis)

Riverside-Salton Sea County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	40.00	Space	0.36	16,000.00	0
Golf Course	18.00	Hole	292.16	0.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	15			**Operational Year**	2024
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	850	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project specific characteristics. Modeling for VMT analysis. Adjusted CO2 inensity per IID 2019 power content label (42.5% renewables).
Land Use - Project-specific land use size. No buldings proposed.

Construction Phase - Modeling for VMT analysis.

Off-road Equipment -

Trips and VMT - Modeling for VMT analysis.

Grading - No import/export. Defautl acres graded.

Vehicle Trips - Modeling for VMT analysis. Updated trip rates per ITE 10th edition.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	180.00	25.00
tblConstructionPhase	NumDays	465.00	60.00
tblConstructionPhase	NumDays	4,650.00	260.00
tblConstructionPhase	NumDays	330.00	22.00
tblConstructionPhase	NumDays	330.00	22.00
tblGrading	AcresOfGrading	150.00	93.00
tblGrading	AcresOfGrading	0.00	18.00
tblLandUse	LotAcreage	125.66	292.16
tblProjectCharacteristics	CO2IntensityFactor	1270.9	850
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	3.00	4.00
tblTripsAndVMT	WorkerTripNumber	7.00	8.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblTripsAndVMT	WorkerTripNumber	1.00	2.00
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	WD_TR	35.74	30.38

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2837	46.4554	31.4718	0.0639	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,196.8115	6,196.8115	1.9472	0.0000	6,245.4912
2022	3.7117	38.8934	29.5880	0.0639	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,194.2542	6,194.2542	1.9482	0.0000	6,242.9581
2023	1.6123	14.6575	16.5061	0.0285	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,719.5513	2,719.5513	0.7168	0.0000	2,734.9378
Maximum	**4.2837**	**46.4554**	**31.4718**	**0.0639**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,196.8115**	**6,196.8115**	**1.9482**	**0.0000**	**6,245.4912**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2837	46.4554	31.4718	0.0639	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,196.8115	6,196.8115	1.9472	0.0000	6,245.4912
2022	3.7117	38.8934	29.5880	0.0639	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,194.2542	6,194.2542	1.9482	0.0000	6,242.9581
2023	1.6123	14.6575	16.5061	0.0285	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,719.5513	2,719.5513	0.7168	0.0000	2,734.9377
Maximum	**4.2837**	**46.4554**	**31.4718**	**0.0639**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,196.8115**	**6,196.8115**	**1.9482**	**0.0000**	**6,245.4912**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164
Total	**0.6347**	**4.5701**	**6.1163**	**0.0288**	**2.2857**	**0.0170**	**2.3027**	**0.6114**	**0.0158**	**0.6273**		**2,954.9302**	**2,954.9302**	**0.1640**	**0.0000**	**2,959.0299**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164
Total	**0.6347**	**4.5701**	**6.1163**	**0.0288**	**2.2857**	**0.0170**	**2.3027**	**0.6114**	**0.0158**	**0.6273**		**2,954.9302**	**2,954.9302**	**0.1640**	**0.0000**	**2,959.0299**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	12/3/2021	5	25	
2	Grading	Grading	12/4/2021	2/25/2022	5	60	
3	Building Construction	Building Construction	2/26/2022	2/24/2023	5	260	
4	Paving	Paving	2/25/2023	3/28/2023	5	22	
5	Architectural Coating	Architectural Coating	3/29/2023	4/27/2023	5	22	

Acres of Grading (Site Preparation Phase): 18

Acres of Grading (Grading Phase): 93

Acres of Paving: 0.36

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 960

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42

Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8.00	4.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0833	0.0500	0.5340	1.7100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		170.7913	170.7913	3.9500e-003		170.8900
Total	**0.0833**	**0.0500**	**0.5340**	**1.7100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**170.7913**	**170.7913**	**3.9500e-003**		**170.8900**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0833	0.0500	0.5340	1.7100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		170.7913	170.7913	3.9500e-003		170.8900
Total	**0.0833**	**0.0500**	**0.5340**	**1.7100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**170.7913**	**170.7913**	**3.9500e-003**		**170.8900**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0926	0.0555	0.5934	1.9000e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		189.7681	189.7681	4.3900e-003		189.8778
Total	**0.0926**	**0.0555**	**0.5934**	**1.9000e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**189.7681**	**189.7681**	**4.3900e-003**		**189.8778**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0926	0.0555	0.5934	1.9000e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		189.7681	189.7681	4.3900e-003		189.8778
Total	**0.0926**	**0.0555**	**0.5934**	**1.9000e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**189.7681**	**189.7681**	**4.3900e-003**		**189.8778**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0868	0.0500	0.5465	1.8300e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		182.8436	182.8436	3.9500e-003		182.9423
Total	**0.0868**	**0.0500**	**0.5465**	**1.8300e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**182.8436**	**182.8436**	**3.9500e-003**		**182.9423**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0868	0.0500	0.5465	1.8300e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		182.8436	182.8436	3.9500e-003		182.9423
Total	**0.0868**	**0.0500**	**0.5465**	**1.8300e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**182.8436**	**182.8436**	**3.9500e-003**		**182.9423**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.9200e-003	0.3359	0.0708	9.2000e-004	0.0230	5.6000e-004	0.0236	6.6300e-003	5.3000e-004	7.1600e-003		96.5317	96.5317	8.1500e-003		96.7354
Worker	0.0347	0.0200	0.2186	7.3000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		73.1375	73.1375	1.5800e-003		73.1769
Total	**0.0437**	**0.3559**	**0.2894**	**1.6500e-003**	**0.1118**	**1.0700e-003**	**0.1129**	**0.0302**	**1.0000e-003**	**0.0312**		**169.6691**	**169.6691**	**9.7300e-003**		**169.9123**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.9200e-003	0.3359	0.0708	9.2000e-004	0.0230	5.6000e-004	0.0236	6.6300e-003	5.3000e-004	7.1600e-003		96.5317	96.5317	8.1500e-003		96.7354
Worker	0.0347	0.0200	0.2186	7.3000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		73.1375	73.1375	1.5800e-003		73.1769
Total	**0.0437**	**0.3559**	**0.2894**	**1.6500e-003**	**0.1118**	**1.0700e-003**	**0.1129**	**0.0302**	**1.0000e-003**	**0.0312**		**169.6691**	**169.6691**	**9.7300e-003**		**169.9123**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.8200e-003	0.2546	0.0606	8.9000e-004	0.0230	2.5000e-004	0.0233	6.6300e-003	2.4000e-004	6.8700e-003		93.9795	93.9795	6.1900e-003		94.1343
Worker	0.0327	0.0180	0.2014	7.1000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		70.3619	70.3619	1.4200e-003		70.3974
Total	**0.0395**	**0.2727**	**0.2621**	**1.6000e-003**	**0.1118**	**7.5000e-004**	**0.1126**	**0.0302**	**7.0000e-004**	**0.0309**		**164.3414**	**164.3414**	**7.6100e-003**		**164.5317**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.8200e-003	0.2546	0.0606	8.9000e-004	0.0230	2.5000e-004	0.0233	6.6300e-003	2.4000e-004	6.8700e-003		93.9795	93.9795	6.1900e-003		94.1343
Worker	0.0327	0.0180	0.2014	7.1000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		70.3619	70.3619	1.4200e-003		70.3974
Total	**0.0395**	**0.2727**	**0.2621**	**1.6000e-003**	**0.1118**	**7.5000e-004**	**0.1126**	**0.0302**	**7.0000e-004**	**0.0309**		**164.3414**	**164.3414**	**7.6100e-003**		**164.5317**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0653	0.0360	0.4029	1.4100e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		140.7238	140.7238	2.8400e-003		140.7948
Total	**0.0653**	**0.0360**	**0.4029**	**1.4100e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**140.7238**	**140.7238**	**2.8400e-003**		**140.7948**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0653	0.0360	0.4029	1.4100e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		140.7238	140.7238	2.8400e-003		140.7948
Total	**0.0653**	**0.0360**	**0.4029**	**1.4100e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**140.7238**	**140.7238**	**2.8400e-003**		**140.7948**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.1700e-003	4.5000e-003	0.0504	1.8000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		17.5905	17.5905	3.5000e-004		17.5993
Total	**8.1700e-003**	**4.5000e-003**	**0.0504**	**1.8000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**17.5905**	**17.5905**	**3.5000e-004**		**17.5993**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.1700e-003	4.5000e-003	0.0504	1.8000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		17.5905	17.5905	3.5000e-004		17.5993
Total	**8.1700e-003**	**4.5000e-003**	**0.0504**	**1.8000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**17.5905**	**17.5905**	**3.5000e-004**		**17.5993**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164
Unmitigated	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	546.84	358.02	340.02	961,308	961,308
Parking Lot	0.00	0.00	0.00		
Total	546.84	358.02	340.02	961,308	961,308

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	13.80	6.20	6.20	33.00	48.00	19.00	52	39	9
Parking Lot	13.80	6.20	6.20	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Unmitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

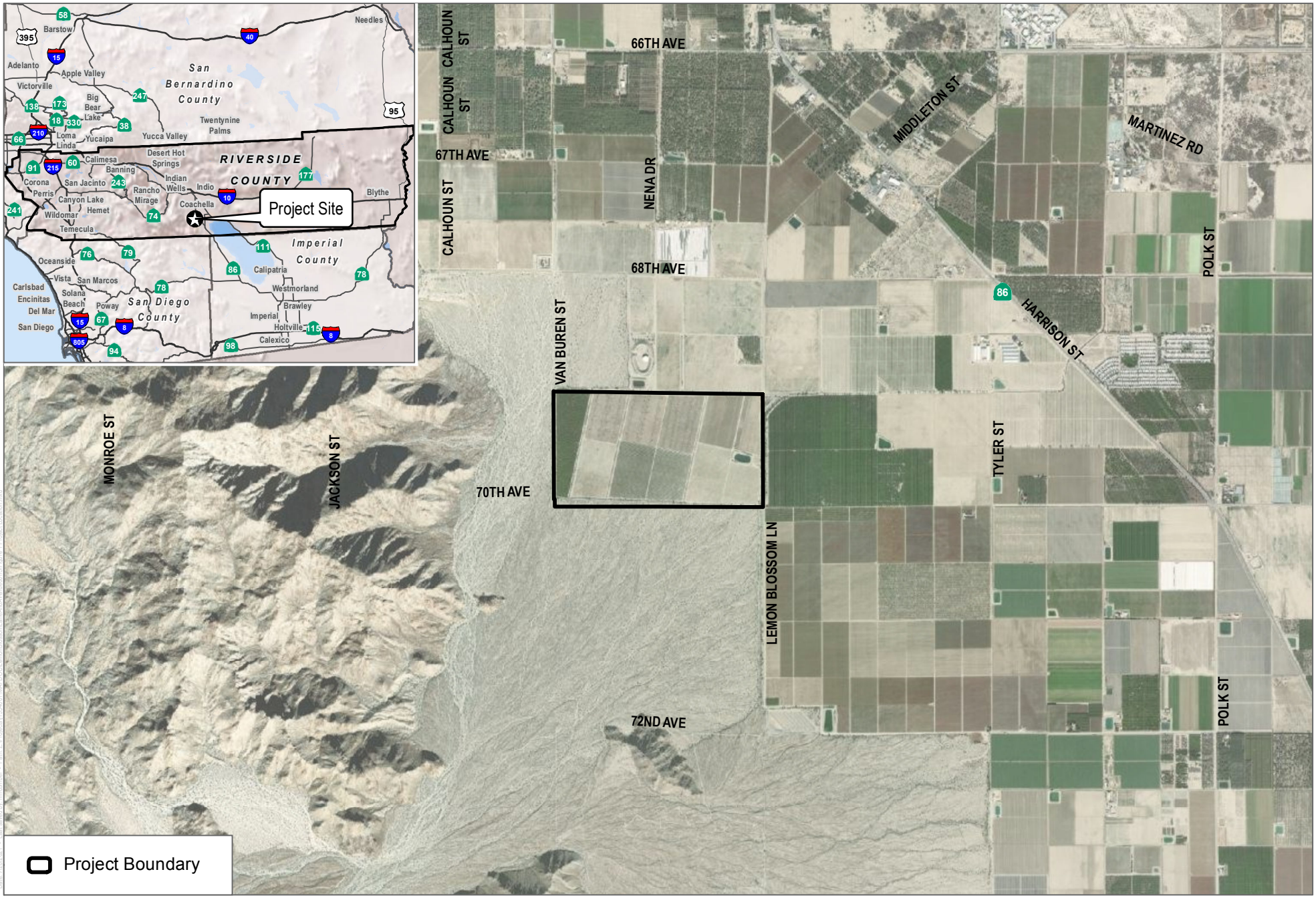
6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**



SOURCE: DigitalGlobe 2017

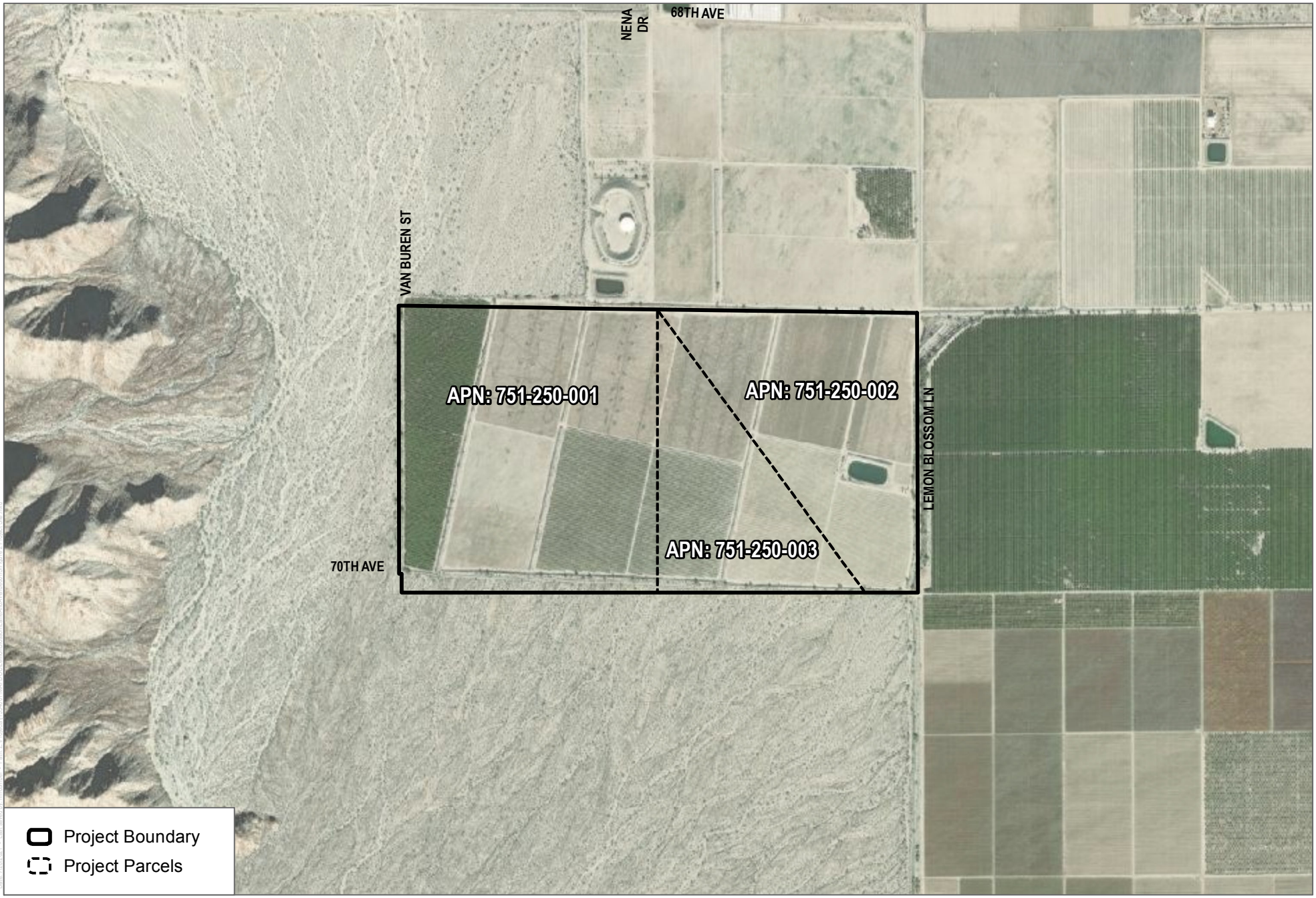
DUDEK

0 1,500 3,000 Feet

FIGURE 1

Project Location

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017

DUDEK

0 600 1,200 Feet

FIGURE 2

Project Site

Lemon Blossom Lane and Avenue 70

Appendix B

Biological Resources Assessment

DUDEK
78-075 MAIN STREET, SUITE G-203
LA QUINTA, CALIFORNIA 92253
T 760.341.6660 F 760.346.6118

November 8, 2021 13591

David Smith
Golf Projects International
5719 Lake Lindero Drive
Agoura Hills, California 91301

Subject: Biological Resources Assessment for the Lemon Blossom – Coachella Golf Club Project Site, Thermal, Riverside County, California

Dear Mr. Smith:

This biological resource assessment describes the existing biological conditions of the proposed Lemon Blossom-Coachella Golf Club Project (project). The project proposes to convert a currently active agricultural area into an eighteen-hole golf course with standard length fairways and a practice course. The project site, totaling approximately 289.5 acres, includes three parcels (Assessor's Parcel Numbers 751-250-001, 751-250-002, and 751-250-003), The project's potential to impact extant special-status biological resources is analyzed in the context of the California Environmental Quality Act (CEQA) and the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). This biological assessment report will support the CEQA compliance efforts required for the development of the site.

This biological resources assessment describes the existing conditions of special-status biological resources on the project site (proposed project footprint) and within a 500-foot buffer where access was granted (study area), totaling 490.7 acres; quantify impacts to special-status biological resources that would result from implementation of the project and describe those impacts in terms of biological significance pursuant to CEQA and the CVMSHCP; and recommend avoidance, minimization, and mitigation measures to avoid and reduce impacts to special-status biological resources, if necessary.

1 Project Location and Description

The project site is located at Lemon Blossom Lane and Avenue 68, in the unincorporated community of Thermal in the County of Riverside (Assessor's Parcel Numbers 751-250-001, 751-250-002, and 751-250-003) (Figure 1, Project Location Map; figures are provided in Attachment A). The site is generally bound by open space and agricultural lands to the north, Lemon Blossom Lane to the east, 70th Avenue to the south, and Van Buren Street to the west. The majority of the 289.5-acre project site is currently active agriculture comprised of citrus (*Citrus* spp.) and mango trees (*Mangifera indica*). The project site is located in the southern half of Section 19, Township 7 South, and Range 8 East of the San Bernardino Baseline and Meridian and is depicted on the U.S. Geological Survey Valarie 7.5-minute quadrangle. The approximate center of the project site corresponds to 33.544037 latitude and -116.189858 longitude.

The project involves the development of a golf course and practice facilities. The project would include an 18-hole golf course, driving range, and short course with landscaping and walking paths. Additionally, the project would

include a parking lot with 40 parking spaces. The golf course membership would be limited to 50 persons with members likely residing throughout the United States who have second or third homes in the desert. No real estate component is proposed. Approximately 25 acres of existing lemon trees (2,400 trees) currently on the project site will be transplanted to the northeastern portion of the project site and along the northern and eastern boundaries to frame the entrance of the site, allowing the appearance to remain a citrus ranch. The entire perimeter of the project site will be fenced or walled with a minimum 6-foot-high fence.

2 Regional Planning Context

The project is located within the boundaries of the CVMSHCP (CVAG 2016) as administered by the Coachella Valley Conservation Commission. The CVMSHCP is a habitat conservation plan pursuant to Section 10(a) of the federal Endangered Species Act, which authorizes the issuance of take permits and establishes standards for the content of habitat conservation plans. It is also a natural community conservation plan pursuant to California Fish and Game Code Section 2835, which authorizes the California Department of Fish and Wildlife (CDFW) to permit the take of any covered species whose conservation and management are provided for in an approved natural community conservation plan. Compliance with the CVMSHCP (and associated permits) provides permittees with take authorization for covered species so long as the activity is covered by the CVMSHCP. Covered species include listed and non-listed species that are adequately conserved by the CVMSHCP.

The project is a covered activity under the CVMSHCP as development on agricultural lands and would receive coverage for impacts to covered species. The project site is not located within a CVMSHCP conservation area. The nearest CVMSHCP conservation area, the Santa Rosa and San Jacinto Mountains Conservation Area, is immediately adjacent to the western boundary of the project site (Figure 2, Coachella Valley MSHCP). The project site is mapped as Agriculture in the CVMSHCP (see Figure 3-1 in CVAG 2016).

3 Methods

3.1 Literature Review

For this biological resources assessment, "special-status" species are those that are (1) listed, proposed for listing, or candidates for listing as threatened or endangered under the federal Endangered Species Act; (2) listed or candidates for listing as threatened or endangered under the California Endangered Species Act; (3) state fully protected species; (4) CDFW Species of Special Concern; (5) Fish and Game Code Section 4000 fur-bearing animal; (6) species listed on the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants with a California Rare Plant Rank of 1B or 2B; or (7) species requiring additional surveys under the CVMSHCP (CVAG 2016).

Other special-status biological resources include sensitive plant communities, wetlands (including riparian habitat), and wildlife corridors. Sensitive plant communities are those that are considered to support unique vegetation communities that have a rank of S1–S3 on the CDFW List of Terrestrial Communities or are considered locally important by a local planning document, such as the County of Riverside General Plan or the CVMSHCP.

Special-status biological resources present or potentially present on the project site were identified through a literature search using the following sources: U.S. Fish and Wildlife Service's (USFWS) Critical Habitat and

Occurrence Data (USFWS 2021), CDFW's California Natural Diversity Database (CDFW 2021a), and the CNPS's online Inventory of Rare, Threatened, and Endangered Plants (CNPS 2021a). Searches were completed for the following U.S. Geological Survey 7.5-minute quadrangle maps (which include the quadrangle on which the study area is depicted and the eight surrounding quadrangles): Valerie, Mecca, Thermal Canyon, Indio, La Quinta, Martinez Mountain, Clark Lake NE, Rabbit Peak, and Oasis.

3.2 Field Reconnaissance

Dudek biologist Sarah Greely conducted a general reconnaissance survey of the study area on September 17, 2021, from 9:58 a.m. to 12:21 p.m. The assessment was conducted both on foot and in a vehicle, and was conducted when weather conditions were favorable, with clear skies, wind speeds from 0 to 1 mile per hour, and temperatures ranging from 90°F to 103°F. All native and naturalized plant species encountered within the study area were identified and recorded. The potential for special-status plant and wildlife species to occur within the study area was evaluated based on the vegetation communities, soils present, and surrounding features. Vegetation communities and land covers on site were mapped in an Esri Desktop Collector application. A formal jurisdictional delineation was not conducted; however, an investigation was conducted of the extent and distribution of potential jurisdictional waters of the United States regulated by the U.S. Army Corps of Engineers (USACE), jurisdictional waters of the state regulated by the Regional Water Quality Control Board (RWQCB), and jurisdictional streambed and associated riparian vegetation regulated by the CDFW.

Latin and common names for plant species with a California Rare Plant Rank (formerly CNPS List) follow the CNPS On-Line Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2021a). For plant species without a California Rare Plant Rank, Latin names follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2021), and common names follow the California Natural Community List (CDFW 2020) or the U.S. Department of Agriculture Natural Resources Conservation Service Plants Database (USDA 2021a). Natural vegetation communities were mapped in the field consistent with the Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities (CDFW 2021b) and vegetation communities will be identified by keying them out using the Manual of California Vegetation Online (CNPS 2021b), where feasible, with modifications to accommodate the lack of conformity of the observed communities to those of Oberbauer et al. (2008). Land cover types (i.e., areas that lack vegetation communities) were described in accordance with Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008). Latin and common names of animals follow Crother (2017) for reptiles and amphibians, American Ornithological Society (AOS 2020) for birds, Wilson and Reeder (2005) for mammals, North American Butterfly Association (NABA 2016) or San Diego Natural History Museum (SDNHM 2002) for butterflies, and Moyle (2002) for fish.

Dudek used geographic information system software (ArcGIS) to map biological resources and prepare figures.

3.3 Burrowing Owl Habitat Assessment

Dudek biologist Sarah Greely conducted a burrowing owl (*Athene cunicularia*) habitat assessment in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) within the project site, and 500-foot buffer (i.e., study area) where legally accessible, on August 6, 2021, from 6:34 a.m. to 10:04 a.m. The habitat assessment was conducted both on foot and in a vehicle. The assessment was conducted when weather conditions were favorable,

with clear skies, wind speeds from 0 to 1 mile per hour, and temperatures ranging from 85°F to 97°F. All wildlife species encountered within the study area were identified and recorded. The presence of suitable burrows and/or burrow surrogates (greater than 11 centimeters in diameter [height and width] and greater than 150 centimeters in depth) were recorded using the Esri ArcGIS mobile application.

3.4 Survey Limitations

Access to some privately owned portions of the 500-foot buffer was not granted; these areas were surveyed visually using binoculars. Vegetation mapping and habitat assessments of these areas were conducted from the project site or other public roads, in addition to being complimented with the use of aerial signatures of vegetation communities occurring within the study area. As the reconnaissance survey was conducted during the late summer season, early spring and summer annuals and cryptic perennials may not have been detectable.

Conditions were suitable for detection of most wildlife species (0% to 5% cloud cover, 85°F to 103°F temperatures, and light winds). Surveys specifically aimed at detection of the full range of wildlife species were not conducted. However, notes were taken for incidental wildlife observations made during surveys to establish a general baseline of wildlife diversity within the study area. These surveys were conducted during the daytime, which usually results in few observations of mammals, many of which may be active at night. In addition, many species of reptiles and amphibians are nocturnal or cryptic in their habitats and are difficult to observe using standard meandering transects.

The current survey effort provides an accurate representation of the potential for special-status species to occur in the study area. The surveys conducted to date were thorough and comprehensive, and the results of the study contained herein provide a reasonable and accurate assessment of the study area.

4 Results

4.1 Site Description

The project site is located within the Colorado Desert, in the eastern portion of the Coachella Valley, which is generally bound by the San Bernardino Mountains and Little San Bernardino Mountains to the north, the San Jacinto and Santa Rosa Mountains to the south, and the Salton Sea and Imperial Valley to the east. The project site is relatively flat with elevation within the study area ranging from approximately 40 feet above mean sea level to approximately 210 feet above mean sea level.

The proposed project site is primarily active agriculture (i.e., orchards). The site is bordered by active agriculture to the east and along the eastern portion of the northern property boundary. To the south, west, and the western portion of the northern property boundary is open, undeveloped desert. Immediately outside of the project, in the southeastern corner, has recently undergone construction by the Coachella Valley Water District (CVWD) to create a water reservoir. Representative photographs of the project site and study area are included in Attachment B.

4.2 Soils

Three soil series are mapped within the study area: Carrizo, Carsitas, and Myoma. These soils are described in more detail below (USDA 2021b), and the spatial distribution of these soils is depicted in Figure 3, Soils Map.

- **Carrizo Series** consists of very deep, excessively drained soils formed in mixed igneous alluvium. Carrizo soils are on numerous landforms on flood plains, fan piedmonts, and bolson floors. Slopes range from 0 to 15%. Carrizo soils are extremely gravelly sandy. The surface is covered by approximately 70% gravel, 6% cobbles and 4% stones. These soils are used for rangeland, recreation and wildlife habitat. Present vegetation is creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), and ratany (*Krameria* spp.).
- **Carsitas Series** consists of very deep, somewhat excessively drained soils that formed in alluvium from granitoid and/or gneissic rocks. The Carsitas soils are on alluvial fans, fan aprons, valley fills, dissected remnants of alluvial fans and in drainageways. Slopes range from 0% to 30%. Carsitas gravelly sand is found under desert shrubs. The soils are used for watershed, wildlife habitat and recreation. They are a source of sand and gravel for construction material. Vegetation is sparse creosote bush, white bursage, barrel cactus (*Ferocactus* spp.), mesquite (*Prosopis* spp.), and paloverde (*Parkinsonia florida*). Where irrigation water is available, the soils are used for growing citrus and grapes (*Vitis* spp.).
- **Myoma Series** soils are light olive gray, moderately alkaline fine and very fine sands to a depth of about 31 inches. Below 31 inches they are strongly alkaline, very fine sands. Myoma soils are nearly level to rolling, have hummocky micro relief where unprotected and are at elevations of 200 feet below mean sea level to 1,800 feet above mean sea level. The soil formed in sand blown from recent alluvium. Myoma soils are used principally for growing citrus fruits, grapes, alfalfa (*Medicago sativa*), dates (*Phoenix dactylifera*) and truck crops under irrigation. Native vegetation is ephemeral grasses and forbs, and a sparse cover of creosote bush, sunflower (*Helianthus* spp.), and mesquite.

4.3 Vegetation Communities and Land Covers

A total of seven vegetation communities and land cover types occur within the study area based on general physiognomy and species composition. Two vegetation communities were mapped and include creosote bush wash and blue palo verde–ironwood woodland, and five land covers (disturbed habitat, general agriculture, unvegetated wash and river bottom, orchard, and open water) occur within the study area. Figure 4, Biological Resources Map, illustrates the distribution of land covers, and Table 1 provides a summary of each land cover's extent within the study area.

Table 1. Vegetation Communities and Land Covers within the Study Area

Vegetation Community/Land Cover	Acreage
Vegetation Communities	
Creosote bush wash [1]	119.1
Blue palo verde–ironwood woodland	4.1
Non-Natural Land Covers	
Disturbed habitat	48.6
Unvegetated wash and river bottom	4.9

Table 1. Vegetation Communities and Land Covers within the Study Area

Vegetation Community/Land Cover	Acreage
Open water	2.9
Orchard	251.6
General agriculture	59.6
Total[2]	**490.7**

Sources: CDFW 2020; Oberbauer et al. 2008.
Notes:
1 Considered a Natural Community under CVMSHCP (CVAG 2016).
2 Totals may not add due to rounding.

4.3.1 Creosote Bush Scrub Alliance

The creosote bush scrub alliance includes creosote bush as the dominant or co-dominant shrub, forming an intermittent to open canopy consisting of shrubs less than 3 meters (10 feet) in height, with an open to intermittent herbaceous layer with seasonal annuals or perennial grasses. This alliance occurs along alluvial fans, bajadas, upland slopes, and minor intermittent washes. Soils are well-drained and are sometimes with desert pavement (CNPS 2021b).

Within the study area, creosote bush scrub alliance is the most commonly occurring community; however, this community occurs entirely outside of the proposed project footprint. This community is dominated by an open cover of creosote bush within an active alluvial floodplain. Associated species present within this community at a lower cover include white bursage, cheesebush (*Ambrosia salsola*), sweetbush (*Bebbia juncea*), and brittle bush (*Encelia farinosa*). Emergent and scattered blue palo verde and smoketree wash (*Psorothamnus spinosus*), occur primarily along a low-flow channel immediately west of the project footprint. The herbaceous layer is sparse and composed of common Mediterranean grass (*Schismus barbatus*).

The *Larrea tridentata* alliance has a rank of G5S5 by CDFW (CDFW 2020), meaning that it is apparently secure both globally and within the state. Therefore, CDFW does not consider this alliance to be a special-status vegetation community under CEQA (CDFW 2020). Sonoran creosote bush scrub is within the CVMSHCP and is considered a natural community to be conserved in CVMSHCP Conservation Areas (CVAG 2016).

4.3.2 Blue Palo Verde–Ironwood Woodland Alliance

The blue palo verde–ironwood woodland alliance includes blue palo verde or ironwood (*Olneya tesota*) as either co-dominant, or with either species as dominant in the tree or tall shrub canopy. This alliance forms an open to continuous canopy less than approximately 14 meters (42 feet) in height, and occurs along desert arroyo margins, seasonal watercourses and washes, bottomlands, middle and upper bajadas and alluvial fans, and lower slopes. The soils are sandy, well-drained, and derived from alluvium or colluvium (CNPS 2021b).

Within the study area, the blue palo verde–ironwood woodland alliance is found along the eastern boundary of a well-defined desert wash/flood channel and located outside the proposed project footprint. It is dominated by a blue palo verde with emergent scattered Washington fan palm (*Washingtonia robusta*).

The blue palo verde–ironwood woodland alliance has a rank of G4S4 by CDFW (CDFW 2020), meaning that it is apparently secure both globally and within California (CDFW 2020). Therefore, the blue palo verde–ironwood alliance is not considered a special-status vegetation community under CEQA.

4.3.3 Disturbed Habitat

The classification of disturbed habitat is typified by the predominance of bare ground, non-native plant species, and other disturbance-tolerant plant species. Oberbauer et al. (2008) describes disturbed habitat as areas that have been physically disturbed by previous human activity, that are no longer recognizable as a native or naturalized vegetation association, but that continue to retain a soil substrate. If vegetation is present, it is nearly exclusively composed of non-native annual plant species.

Within the study area, disturbed land consists of dirt roads and berms running along the northern, western, and southern perimeters of the site and traversing the site, graded areas (i.e., areas around existing irrigation reservoirs, and a recent grading project in the southeastern corner of the site by CVWD to create a new water reservoir). These areas support a low cover (less than 10%) of vegetation.

Disturbed habitat is not a vegetation community; therefore, it is not considered a special-status vegetation community under CEQA (CDFW 2020).

4.3.4 Unvegetated Wash and River Bottom

Oberbauer et al. (2008) describes unvegetated wash and river bottom areas include areas of sandy, gravelling, or rocky fringes of waterways or flood channels that are predominantly unvegetated on a relatively permanent basis. Variable water lines inhibit the growth of vegetation, although some weedy species of grasses may grow along the outer edges of the wash. Vegetation may exist here but is usually less than 10% total cover. This type of land cover is typically found in the lower parts of cismontane rivers and in desert washes, especially in the driest parts of the badlands.

Within the study area, unvegetated wash and river bottom is located within the eastern study area buffer, but lies outside of the proposed project footprint, and traversing south to north.

Unvegetated wash and river bottom is not a vegetation community; therefore, it is not considered a special-status vegetation community under CEQA. However, unvegetated wash and river bottom may be regulated by the USACE pursuant to Section 404 of the federal Clean Water Act, the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act or the California Porter Cologne Act, and/or CDFW pursuant to Section 1602 of the California Fish and Game Code. Thus, unvegetated channel may be considered a sensitive vegetation community under CEQA.

4.3.5 Open Water

Open water consists of areas of year-round bodies of fresh water in the form of lakes, streams, ponds, or rivers. This includes those portions of water bodies that are usually covered by water and contain less than 10% vegetative cover (Oberbauer et al. 2008).

Within the study area, open water exists as an irrigation reservoir within the eastern boundary of the project footprint. This open water land cover (i.e., man-made feature) is immediately surrounded by disturbed habitat.

Open water is not a vegetation community; therefore, it is not considered a special-status vegetation community under CEQA. However, open water may be regulated by the USACE pursuant to Section 404 of the federal Clean Water Act, the Regional Water Quality Control Board pursuant to Section 401 of the federal Clean Water Act or the California Porter Cologne Act, and/or CDFW pursuant to Section 1602 of the California Fish and Game Code. Thus, open water may be considered a sensitive vegetation community under CEQA.

4.3.6 Orchards

The classification of orchards (a subclass of agriculture) is due to the predominance of non-native, artificially irrigated, fruit-bearing trees and shrubs. Oberbauer et al. (2008) describes orchards/vineyards as usually comprised of artificially irrigated habitat dominated by one (or sometimes several) tree or shrub species. The trees are typically low and bushy with an open understory. Understory growth of orchards and vineyards often include short grasses and other herbaceous plants between rows. This land cover type is typically found on flat alluvial soils in valley floors, in rolling foothill areas, or on relatively steep slopes.

Within the study area, orchards consist of large areas of land dominated by evenly and uniformly spaced lemon trees and mango trees. This land cover is found on over 90% of the project footprint. Orchard is not a vegetation community; therefore, it is not considered a special-status vegetation community under CEQA (CDFW 2020).

4.3.7 General Agriculture

General agriculture areas include areas that support an active agricultural operation, such as planted fields that are usually monoculture crops that are irrigated and usually artificially seeded and maintained, and annual and perennial crops grown in rows with open space between the rows (Oberbauer et al. 2008).

General agriculture is found in the northeastern portion and eastern portion of the study area buffer. General agriculture is not a vegetation community; therefore, it is not considered a special-status vegetation community under CEQA (CDFW 2020).

4.3.8 Floral Diversity

A total of 19 species of vascular plants, including 11 native (58%) and 8 non-native (42%), were recorded within the study area. This low plant diversity reflects the developed nature of the project footprint and study area buffer (i.e., general agriculture and orchards) and the late summer survey timeframe where early spring and summer annuals and cryptic perennials may not have detectable. Plant species observed within the study area are listed in Attachment C, Vascular Plant Species.

4.4 Wildlife

Five bird species were detected within the study area: American kestrel (*Falco sparverius*), northern mockingbird (*Mimus polygottos*), mourning dove (*Zenaida macroura*), greater roadrunner (*Geococcyx californianus*), and swallow (*Hirundo* spp.). No nests were observed during the survey. No amphibian species were observed during the survey. Two reptile

species were observed within the study area, common side-blotched lizard (*Uta stansburiana*) and desert spiny lizard (*Sceloporus magister*). Two mammal species were detected during the survey: coyote (*Canis latrans*) and California ground squirrel (*Otospermophilus beecheyi*). No invertebrate species were observed during the survey. Wildlife species observed within the study area are listed in Attachment D, Wildlife Species Compendium.

4.5 Special-Status Plant Species

Attachment E, Special-Status Plant Species Detected or Potentially Occurring in the Study Area, lists special-status plant species that were identified by the literature review. For each species listed, a determination was made regarding the potential for the species to occur in the study area based on information gathered during the field reconnaissance, including the location of the site, habitats present, current site conditions, and past and present land use.

No focused special-status plant surveys were conducted. No special-status plants were incidentally observed during the August and September 2021 surveys. No federally or state-listed species have a potential to occur within the study area. No non-listed special-status species were determined to have a moderate to high potential to occur within the biological study area (Attachment E). Those special-status plant species that occur in the region, but that are not expected, or have low potential to occur in the study area due to the site being outside of the species' known elevation range or the site lacking suitable habitat or soils are also included in Attachment E; however, these species are not discussed further because no significant direct or indirect impacts are expected.

4.6 Special-Status Wildlife Species

Attachment F, Special-Status Wildlife Species Detected or Potentially Occurring in the Study Area, lists special-status wildlife species that were identified in the literature review. For each species listed, a determination was made regarding potential use of the project site based on information gathered during the field reconnaissance, known habitat preferences, and knowledge of the species' relative distributions in the area. Those special-status wildlife species that occur in the region, but that are not expected, or have low potential to occur in the study area due to the site being outside of the species' known range or a lack of suitable habitat, are also included in Attachment F; however, these species are not discussed further because no significant direct or indirect impacts are expected.

No focused special-status wildlife surveys were conducted. No listed or non-listed special-status wildlife species were incidentally detected within the study area during the August and September 2021 surveys. No federally or state-listed species were determined to have a moderate or high potential to occur; however, two federally and state-listed species were determined to have a low potential to occur within the study area; however, are not expected to occur within the proposed project footprint: Peninsular bighorn sheep (*Ovis canadensis nelsoni* pop. 2 DPS) and Mojave desert tortoise (*Gopherus agassizii*). These species are covered under the CVMSHCP.

Two non-listed species have a moderate potential to occur within the proposed project footprint and study area: burrowing owl (*Athene cunicularia*) and western yellow bat (*Dasypterus xanthinus*). Burrowing owl and western yellow bat are covered under the CVMSHCP. Burrowing owl is covered under the CVMSHCP; however, the CVMSHCP does not allow for the take of any nesting birds, regardless of the time of year, as protected pursuant to the Migratory Bird Treaty Act and the California Fish and Game Code. Western yellow bat is covered under the CVMSHCP.

The following non-listed species are not expected to occur within the proposed project footprint; however, do have a moderate potential to occur within the study area buffer: Pallid bat (*Antrozous pallidus*), Palm Springs pocket mouse (*Perognathus longimembris bangsi*), and Palm Springs round-tailed ground squirrel (*Spermophilus* (*Xerospermophilus*) *tereticaudus chlorus*). Pallid bat is not expected to roost; however, this species has a moderate potential to forage in the study area. This species is not covered under the CVMSHCP. Palm Springs pocket mouse and Palm Springs round-tailed ground squirrel, both covered under the CVMSHCP, are not expected to occur within the proposed project site; however, these species have a moderate potential to occur within the study area buffer due to the presence of suitable creosote bush scrub habitat.

4.7 Nesting Birds

The study area contains larger shrubs (i.e., palo verde), fruit trees, and palm trees that provide potential habitat for commonly occurring nesting birds and raptors. No nests were observed within the study area during the August and September 2021 surveys; however, the first visit was conducted late into the breeding season and second visit was conducted outside of the breeding season.

4.8 Wildlife Corridors and Habitat Linkages

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal. Wildlife movement within the project site is unlikely due to the surrounding active agriculture to the north, east, and southeast of the project site that extends for several miles in all three directions. However, the remainder of the study area and the surrounding environment consist of open desert scrub habitat that likely function as open habitat but do not function as a corridor for wildlife. Furthermore, the CVMSHCP addresses regional wildlife linkages and crossings, and the project site is not within a designated linkage (Figure 2).

4.9 Local Regulatory Setting

4.9.1 CVMSHCP Consistency Analysis

The lead agency for this project is the County of Riverside, which is a Permittee of the CVMSHCP. Compliance with the CVMSHCP provides Permittees with take authorization for covered species for all covered activities, which includes development outside of CVMSHCP conservation areas. Therefore, the project is a covered activity, and compliance with the CVMSHCP would provide take authorization for covered species. No CVMSHCP covered species were incidentally observed within the study area during the 2021 surveys. Two federally and state-listed species that are covered under the CVMSHCP, Peninsular bighorn sheep and desert tortoise, both are not expected to occur within the proposed project footprint; however, have a low potential to occur study area buffer. Two non-listed CVMSHCP covered species have a moderate potential to occur within the project site: burrowing owl and western yellow bat. Two additional CVMSHCP covered species, Palm Springs pocket mouse and Palm Springs round-tailed ground squirrel, are not expected to occur within the project site but do have a moderate potential to occur within the study area buffer. The following provides a summary of the requirements of the CVMSHCP as they relate to the project.

Section 4.5 of the CVMSHCP provides land use adjacency guidelines for new land uses adjacent to conservation areas. The project is located adjacent to the Santa Rosa and San Jacinto Mountains Conservation Area within the western portion of the study area buffer; therefore, these measures apply to the project.

Section 9 of the CVMSHCP sets forth species-specific conservation goals and objectives for each of the covered species. Peninsular bighorn sheep, a covered species under the CVMSHCP, was determined to have a low potential to occur within the project site. Burrowing owl and western yellow bat, both covered under the CVMSHCP, were determined to have a moderate potential to occur within the project site. Section 9 of the CVMSHCP does not identify any avoidance, minimization, or mitigation measures for these species for areas outside of the conservation areas.

The CVMSHCP shows Coachella Valley round-tailed ground squirrel (*Xerospermophilus tereticaudus*), LeConte's thrasher (*Toxostoma lecontei*), least Bell's vireo (*Vireo bellii pusillus*), flat-tailed horned lizard (*Phrynosoma mcallii*), Mojave desert tortoise (Gopherus agassizii), Palm Springs pocket mouse, Peninsular bighorn sheep, summer tanager (*Piranga rubra*), yellow-breasted chat (*Icteria virens*), and yellow warbler (*Setophaga petechia*) modeled habitat overlapping the study area. As noted previously, Chapter 9 of the CVMSHCP does not identify any avoidance, minimization, or mitigation measures for areas outside of the conservation areas for these species. The proposed project footprint is comprised of existing agriculture practices and does not contain suitable habitat for these species.

Section 10 of the CVMSHCP sets forth conservation goals and objectives for each of the covered natural communities. No covered natural communities occur within the proposed project footprint. Covered natural communities present in the study area include creosote bush scrub. No measures are required outside of conservation areas for this community. Payment of the CVMSHCP development fee and adherence to Land Use Adjacency Guidelines would provide coverage for sensitive natural communities that may be indirectly impacted.

A fee is required for all projects located within the CVMSHCP plan area. With payment of this fee, adherence to Land Use Adjacency Guidelines within Section 4.5 of the CVMSHCP, the project would be consistent with the CVMSHCP.

5 Impacts and Recommendations

This section addresses potential impacts (permanent, temporary, direct, and indirect), as defined below, to special-status biological resources that could result from implementation of the project. This section addresses each CEQA significance threshold, identifies potential impacts, and provides mitigation measures, as applicable.

Permanent Impacts result in the permanent long-term loss of a biological resource (e.g., loss of suitable habitat for special-status plant and wildlife species). The project footprint is entirely comprised of developed land cover in the form of active agriculture. The development of an 18-hole golf course, driving range, and short course would result in permanent impacts; however, none would be significant, given the project footprint is already developed.

Temporary Impacts refer to areas directly and indirectly impacted that would last for the duration of construction only. No temporary impacts would result from project implementation; any staging for the proposed project is assumed to be within the existing development footprint of the site.

Direct Impacts are the alteration, disturbance, or destruction of biological resources that would result from project-related activities. Direct impacts can include temporary impacts, such as the disturbance or removal of vegetation that returns to pre-activity conditions.

Indirect Impacts are reasonably foreseeable effects caused by project implementation on biological resources outside of the area of direct impact (usually the limits of work areas). Indirect impacts may include increased human activity, decreased water quality and altered hydrology, soil compaction, elevated noise and dust levels, and the introduction of invasive wildlife or plant species. Temporary indirect impacts may include temporary increases in noise or dust, whereas permanent indirect impacts could result from long-term effects to surrounding habitat such as the introduction of invasive species.

Table 2 summarizes direct impacts to vegetation communities and land covers as a result of the proposed project, and are depicted on Figure 5, Biological Resources Impacts. As described in Section 1.2 of this report, the project would include construction of an 18-hole golf course, driving range, and short course with landscaping and walking paths. Additionally, the project includes a parking lot with 40 parking spaces. All proposed activities are considered permanent impacts to vegetation communities. The proposed project would not result in any temporary impacts.

Table 2. Impacts to Vegetation Communities and Land Covers within the Project Site

Vegetation Community/Land Cover	Permanent Impact (acres)
Vegetation Communities	
Creosote bush wash[1]	–
Blue palo verde–ironwood woodland	–
Non-Natural Land Covers	
Disturbed habitat	25.4
Unvegetated wash and river bottom	–
Open water	1.6
Orchard	251.5
Total[1]	**278.4**

Note:
[1] Totals may not sum due to rounding.

CEQA Significance Thresholds

The following are the significance thresholds for biological resources provided in the CEQA Appendix G Environmental Checklist, which states that project activities could potentially have a significant affect if they:

1. **Impact-BIO-1**: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS (Threshold Bio-1).
2. **Impact-BIO-2:** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS (Threshold Bio-2).
3. **Impact-BIO-3:** Have a substantial adverse effect on state and federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (Threshold Bio-3).
4. **Impact-BIO-4:** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites (Threshold Bio-4).

5. **Impact-BIO-5:** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (Threshold Bio-5).
6. **Impact-BIO-6:** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan (Threshold Bio-6).

5.1 Impact-BIO-1: Special-Status Species

5.1.1 Special-Status Plants

No federally or state-listed plant species have a potential to occur within the project site. There are no special-status plant species with a moderate or high potential to occur. Therefore, the project would not result in direct or indirect impacts to special-status plant species. As such, impacts to special-status plant species would be less than significant.

5.1.2 Special-Status Wildlife

No listed or non-listed special-status wildlife species were incidentally observed during the August and September 2021 surveys. Two federally and state-listed species are not expected to occur within the proposed project footprint; however, have a low potential to occur within the study area. Peninsular bighorn sheep and Mojave desert tortoise. Both species are covered under the CVMSHCP. Two non-listed species have a moderate potential to occur within the project site: burrowing owl and western yellow bat. These species are covered under the CVMSHCP. No other non-listed species have a moderate or high potential to occur within the project site.

In addition, Palm Springs pocket mouse and Palm Springs round-tailed ground squirrel have a moderate potential to occur within the study area buffer due to the presence of suitable creosote bush scrub habitat; however, are not expected to occur within the project site. Both species are covered under the CVMSHCP. Finally, pallid bat is not expected to roost; however, this species has a moderate potential to forage in the study area buffer. This species is not covered under the CVMSHCP.

5.1.2.1 Birds

One non-listed special-status species, burrowing owl, has a moderate potential to occur within the project site and study area buffer. This species is covered by the CVMSHCP; therefore, with consistency with the CVMSHCP, including payment of the CVMSHCP development mitigation fee (**Mitigation Measure BIO-1**) and adherence to the Land Use Adjacency Guidelines (**Mitigation Measure BIO-2**), there would be no significant direct or indirect impacts to this special-status wildlife species. This species is also protected under the Migratory Bird Treaty Act and California Fish and Game Code Section 3516, which protect nesting birds. Implementation of **Mitigation Measure BIO-3**, Nesting Birds, and **Mitigation Measure BIO-4**, Burrowing Owl Pre-Con Survey, would reduce potential direct and indirect impacts to less than significant.

5.1.2.2 Mammals

Peninsular Bighorn Sheep

Peninsular bighorn sheep, federally and state-listed species, is not expected to occur within the project site; however, has a low potential to occur within the study area buffer. This species is covered under the CVMSHCP; therefore, with consistency with the CVMSHCP, including payment of the CVMSHCP development mitigation fee (**Mitigation Measure**

BIO-1) and adherence to the Land Use Adjacency Guidelines (**Mitigation Measure BIO-2**), there would be no significant direct or indirect impacts to Peninsular bighorn sheep.

Western Yellow Bat

One non-listed species, western yellow bat, is not expected to roost on the project site due to no suitable habitat present; however, has a moderate potential to forage within the study area and a moderate potential to roost in study area buffer. This species is covered under the CVMSHCP; therefore, with consistency with the CVMSHCP, including payment of the CVMSHCP development mitigation fee (**Mitigation Measure BIO-1**) and adherence to the Land Use Adjacency Guidelines (**Mitigation Measure BIO-2**), there would be no significant direct or indirect impacts to western yellow bat.

Pallid Bat

Pallid bat is not expected to occur within the project site; however, has a moderate potential to forage in the study area buffer. This species is not covered under the CVMSHCP, and impacts could be potentially significant absent of mitigation. This species is not expected to roost or forage within the project footprint; therefore, the proposed project would not result in direct impacts (i.e., loss of foraging habitat). Indirect impacts to pallid bat within the study area that could occur during construction and operation of the project include and dust, increase in human activity and noise, and lights, especially at night. Adherence and implementation of **Mitigation Measure BIO-2** would reduce potential impacts to less than significant.

Palm Springs Pocket Mouse and Palm Springs Round-Tailed Ground Squirrel

Palm Springs pocket mouse and Palm Springs round-tailed ground squirrel are not expected to occur within the project site due to absence of suitable habitat; therefore, implementation of the proposed project would not result in direct impacts to these species. However, these species have a moderate potential to occur within the study area buffer due to the presence of suitable creosote bush scrub habitat. These species are covered under the CVMSHCP; therefore, with consistency with the CVMSHCP, including payment of the CVMSHCP development mitigation fee (**Mitigation Measure BIO-1**) and adherence to the Land Use Adjacency Guidelines (**Mitigation Measure BIO-2**), there would be no significant direct or indirect impacts to these species.

5.2 Impact-BIO-2: Riparian and Special-Status Vegetation Communities

The project site does not contain any riparian habitat or other sensitive natural community identified by CDFW or USFWS. However, the study area buffer does include creosote bush wash, which is a natural community covered under the CVMSHCP. The study area buffer also includes blue palo verde–ironwood woodland alliance that is associated with an ephemeral drainage within the eastern portion of the study area buffer, but outside of the project footprint. To comply with the CVMSHCP, development fees will be required to mitigate habitat loss. Therefore, with compliance with the CVMSHCP, including payment of the CVMSHCP development mitigation fee (**Mitigation Measure BIO-1**) and adherence to the Land Use Adjacency Guidelines (**Mitigation Measure BIO-2**), there would be no significant impacts to special-status vegetation communities, and the project would not be in conflict with the CVMSHCP.

5.3 Impact-BIO-3: Jurisdictional Waters

While a formal jurisdictional delineation was not conducted, Dudek biologists surveyed both the northwestern and southeastern portions of the project site during the field reconnaissance survey for any evidence of streams that appear in the National Hydrography Dataset. No streams/waters were observed at either of these locations. Both locations ran through developed agricultural areas, as seen in the photos in Attachment B.

The proposed project site does contain a man-made stock pond/reservoir. This feature is isolated and was created in uplands; therefore, would not be regulated by the USACE. However, this feature may be regulated as a non-wetland waters of the State under the RWQCB and potential jurisdictional streamed under CDFW. In addition, there is an unvegetated wash and river bottom located within the eastern study area buffer that traverses south to north. This natural ephemeral feature may be regulated as a non-wetland water of the United States under the jurisdiction of the USACE and a water of the state under the jurisdiction of the RWQCB, and jurisdictional streambed under CDFW.

If the project impacts waters and streams that are regulated under Section 404 of the federal Clean Water Act, California's Porter-Cologne Act, and the California Fish and Game Code, permits would be required from each of the regulatory agencies. The USACE regulates discharge dredged or fill material into waters of the United States, including jurisdictional wetlands. The RWQCB regulates waters of the state under the California's Porter-Cologne Act. California Fish and Game Code Sections 1600–1616 give CDFW regulatory powers over streams and lakes, as well as vegetation associated with these features. Permits are required from each of the regulatory agencies and typically entail providing mitigation to offset the impacts and loss of beneficial uses and functions and values to the jurisdictional waters and habitats. The project would need to either qualify for an ACOE Nationwide Permit; otherwise, a USACE Individual Permit would be required. A Water Quality Certification is required from the RWQCB pursuant to Section 401 of the Clean Water Act (401 Certification) for any federal action, including a 404 permit; therefore, an application for a 401 Certification must be submitted to the RWQCBA Streambed Alteration Agreement would be required for impacts to jurisdictional streambed under CDFW.

The unvegetated wash along the eastern boundary of the project lies outside of the proposed project footprint; therefore, implementation of the proposed project will not have any substantial adverse effects on the unvegetated wash. Implementation of **Mitigation Measure-BIO-5** would reduce any potential indirect impacts to the unvegetated wash to less than significant.

5.4 Impact-BIO-4: Migratory Birds and Wildlife Corridor/ Nursery Sites

5.4.1 Nesting Birds

Project construction could result in direct and indirect impacts to nesting birds, including the loss of nests, eggs, and fledglings if ground-disturbing activities occur during the nesting season (generally February 15 through August 31). Construction activities during this time may result in reduced reproductive success and may violate the federal Migratory Bird Treaty Act and California Fish and Game Code. If construction (including any ground-disturbing activities) occurs during the nesting season, a nesting bird survey must be conducted by a qualified biologist prior to grading activities and impacts to nests must be avoided. With implementation of **Mitigation Measure BIO-3**, no significant impacts to nesting birds would occur.

5.4.2 Wildlife Corridors and Nursery Sites

The project site does not function as a wildlife corridor and does not support any wildlife nursery sites. As a result, implementation of the project would not result in significant impacts to these resources.

5.5 Impact-BIO-5: Other Local Ordinances

Riverside County does not have any policies or ordinances protecting biological resources that are applicable to the project.

5.6 Impact-BIO-6: Habitat Conservation Plans

The project site is within the CVMSHCP area. The project site is not located within any CVMSHCP conservation areas; however, it is immediately adjacent to the Santa Rosa and San Jacinto Mountains Conservation Area. A fee is required for all projects located within the CVMSHCP plan area. With payment of this fee (**Mitigation Measure BIO-1**) and adherence to Land Use Adjacency Guidelines in Section 4.5 of the CVMSHCP (**Mitigation Measure BIO-2**), the project would be consistent with the CVMSHCP.

6 Avoidance, Minimization, and Mitigation Measures

Mitigation Measure BIO-1 Coachella Valley Multiple Species Habitat Conservation Plan Fee Payment

As a signatory to the Coachella Valley Multiple Species Habitat Conservation Plan, the County of Riverside shall require a local development mitigation fee prior to the issuance of building permits for the proposed use on the project site at the rates applicable at the time of payment of the fee as set forth in the most recent fee schedule. The project applicant shall be required to provide documentation to the County of Riverside confirming the payment of the local development mitigation fee.

Mitigation Measure BIO-2 Coachella Valley Multiple Species Habitat Conservation Plan Land Use Adjacency Guidelines

The project applicant shall implement the following Land Use Adjacency Guidelines (Coachella Valley Multiple Species Habitat Conservation Plan [CVMSHCP], Section 4.5) to minimize and avoid indirect effects from development adjacent to conservation areas (i.e., Santa Rosa and San Jacinto Mountains Conservation Area), where applicable:

- **Drainage**: Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.
- **Toxics**: Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife

and plant species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

- **Lighting**: For proposed development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.
- **Noise**: Proposed development adjacent to or within a Conservation Area that generates noise in excess of 75 A-weighted decibels sound equivalent level hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.
- **Invasives**: Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent feasible; recommended native species are listed in Table 4-112 [CVMSHCP, Section 4.5.5]. The plants listed in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.
- **Barriers**: Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.
- **Grading/Land Development**: Manufactured slopes associated with site development shall not extend into adjacent land in a Conservation Area.

Mitigation Measure BIO-3 Nesting Birds

To maintain compliance with the federal Migratory Bird Treaty Act and California Fish and Game Code, if ground-disturbing and/or vegetation clearance activities are scheduled to occur during the avian nesting season (typically February 15 through August 31), a qualified biologist shall conduct a pre-construction nesting bird survey within the project impact footprint and a 500-foot buffer where legal access is granted around the disturbance footprint. Surveys shall be conducted within 3 days prior to initiation of ground-disturbing activities.

If an active nest is detected during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist (typically 300 feet for passerines and 500 feet for raptors and special-status species). The buffer shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. All nests shall be monitored as determined by the qualified biologist until nestlings have fledged and dispersed or it is confirmed that the nest has been unsuccessful or abandoned. The qualified biologist shall halt all construction activities within proximity to an active nest if it is determined that the activities are harassing the nest and may result in nest abandonment or take. The qualified biologist shall also have the authority to require implementation of avoidance

measures related to noise, vibration, or light pollution if indirect impacts are resulting in harassment of the nest.

Mitigation Measure BIO-4 Burrowing Owl

Pre-construction surveys for burrowing owls shall be completed within areas of suitable habitat (i.e., flatter portions of the site) in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012), with the first survey no less than 14 days prior to initiation of project-related activities, and the second within 24 hours of project-related activities. If an active burrowing owl burrow is detected within 500 feet of the impact footprint, avoidance and minimization measures shall be implemented in accordance with the *Staff Report on Burrowing Owl Mitigation* guidelines or agreed upon by the California Department of Fish and Wildlife, including implementation of a non-disturbance buffer and monitoring of the nest to ensure activities are not adversely affecting the nest. If the project will occur within this zone, then work must occur outside the nesting season, or until it can be shown that the birds have finished nesting, at which point passive relocation may occur.

Mitigation Measure-BIO-5 Jurisdictional Waters and Avoidance, Minimization, and Mitigation

If jurisdictional waters that are regulated under Section 404 of the federal Clean Water Act, California's Porter-Cologne Act, and the California Fish and Game Code are impacted as a result of project implementation, appropriate permits shall be obtained from the regulatory agencies, including USACE, RWQCB, and CDFW.

All mitigation measures and conditions contained within the permits shall be implemented. At a minimum, the following shall be completed for mitigation for impacts to waters of the state and jurisdictional streambed:

1. **Compensation for Permanent Impacts:** Permanent impacts to waters of the state and jurisdictional streambeds shall be offset by compensation at a minimum of a 1:1 ratio, or as otherwise required by the respective permits.
2. **Temporary Impacts:** All areas temporarily impacted shall be restored to native grade and contour and revegetated with native species as determined by an adjacent reference site or through documentation of baseline conditions prior to impacts.
3. **Best Management Practices**. Avoided jurisdictional waters shall be fenced or flagged as environmentally sensitive areas. Best management practices shall be implemented to avoid indirect impacts to jurisdictional waters, including the following:
    a. Vehicles and equipment shall not be operated in ponded or flowing water except as described in the permits.
    b. Water containing mud, silt, or other pollutants from grading or other activities shall not be allowed to enter jurisdictional waters or be placed in locations that may be subjected to high storm flows.
    c. Spoil sites shall not be located within 30 feet from the boundaries of jurisdictional waters or in locations that may be subject to high storm flows, where spoils might be washed back into drainages.

d. Raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, or any other substances that could be hazardous to vegetation or wildlife resources resulting from Project-related activities shall be prevented from contaminating the soil and/or entering avoided jurisdictional waters.

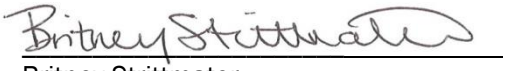
e. No equipment maintenance shall occur within 150 feet of jurisdictional waters and no petroleum products or other pollutants from the equipment will be allowed to enter these areas or enter any off-site state-jurisdictional waters under any flow.

7 Conclusion

With implementation of the recommended mitigation measures, payment of the CVMSHCP development mitigation fee, adherence to the CVMSHCP Land Use Adjacency Guidelines, the project would not result in significant impacts to biological resources.

If you have any questions regarding this biological resources assessment, please contact me at bstrittmater@dudek.com or 760.685.1231.

Sincerely,



Britney Strittmater
Biologist

Att.: *Attachment A – Figures*
Attachment B – Site Photographs
Attachment C – Vascular Plant Species Compendium
Attachment D – Wildlife Species Compendium
Attachment E – Special-Status Plant Species Detected or Potentially Occurring in the Study Area
Attachment F – Special-Status Wildlife Species Detected or Potentially Occurring in the Study Area

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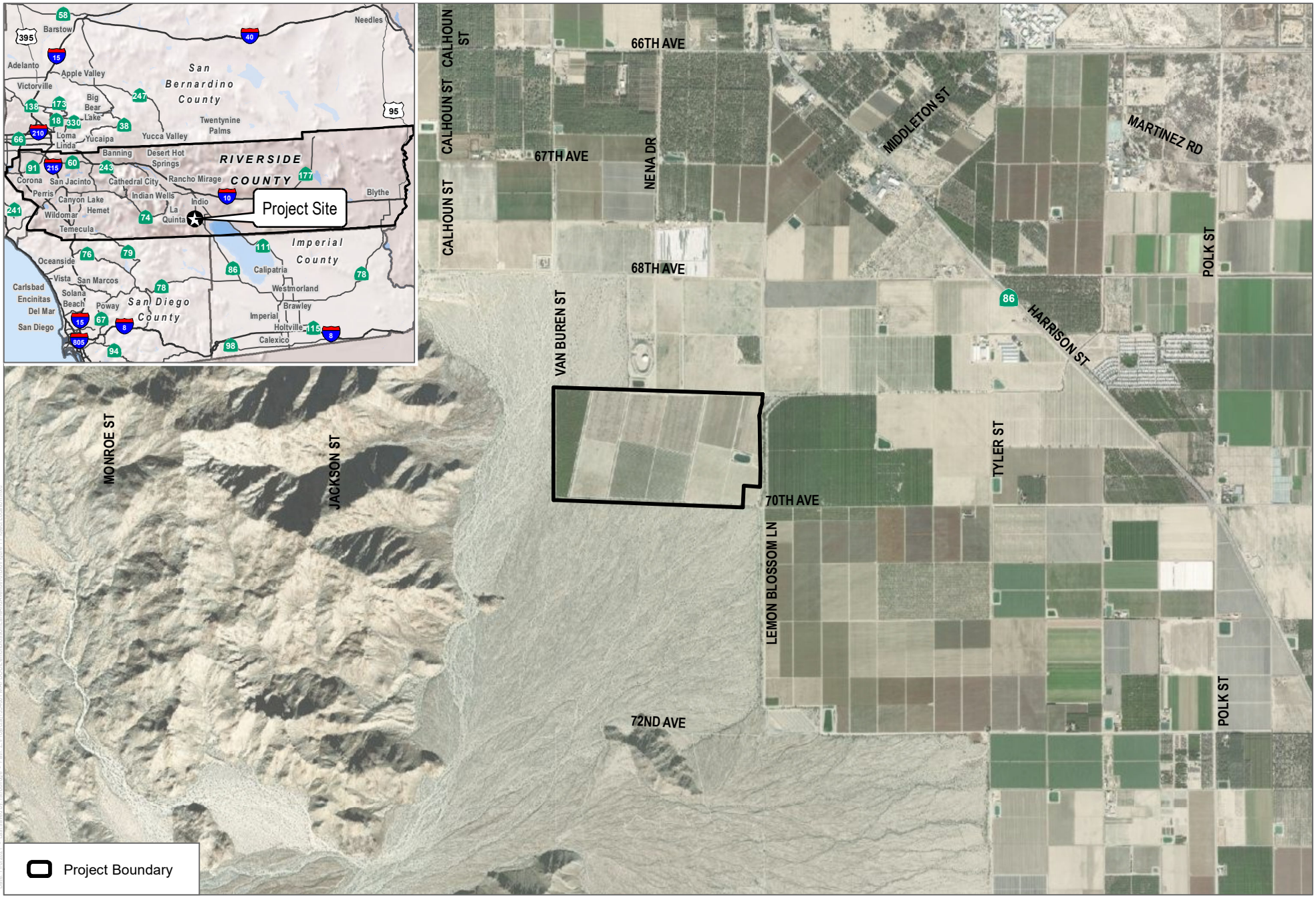
Attachment A
Figures



SOURCE: DigitalGlobe 2017

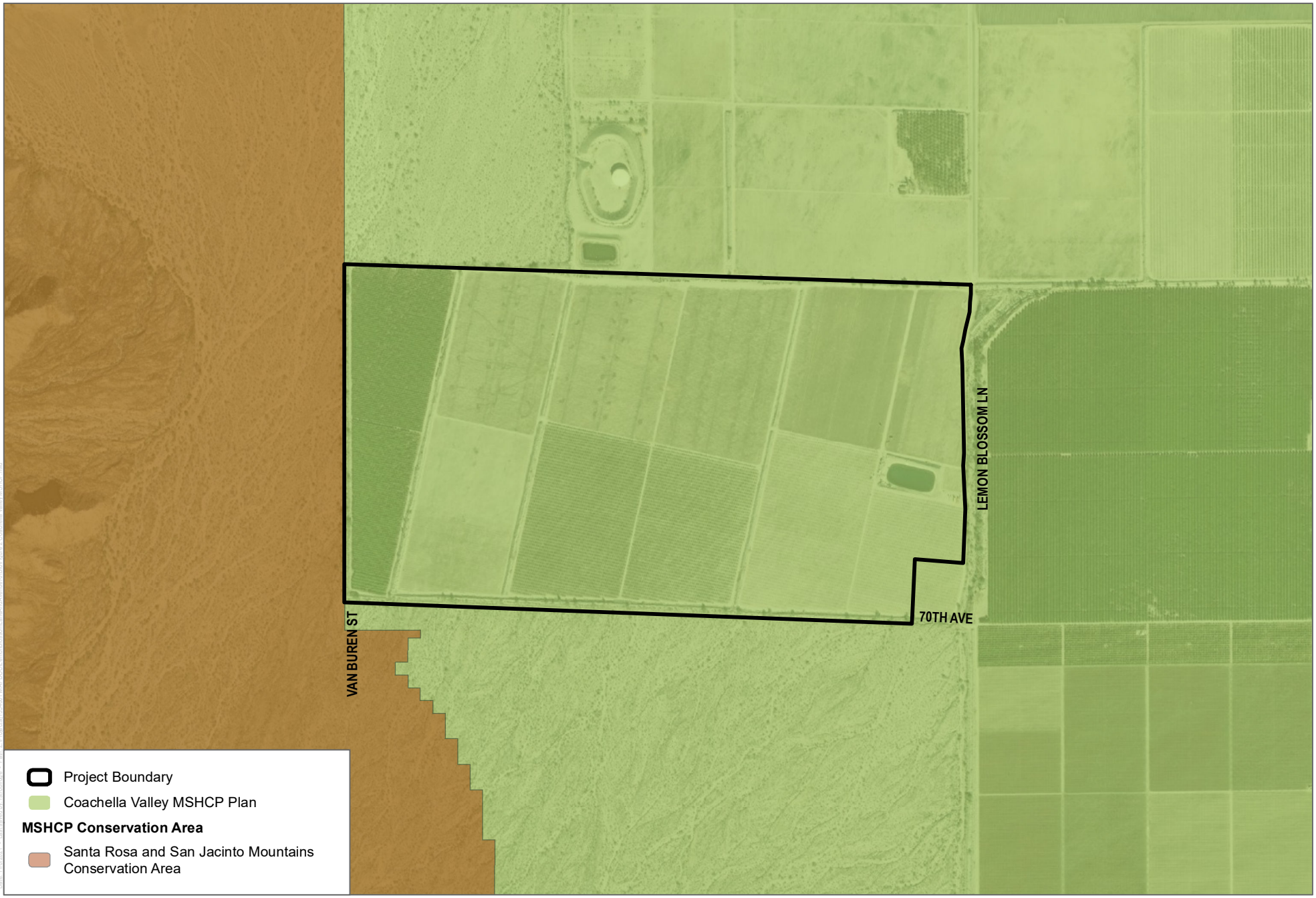
DUDEK

0 1,500 3,000 Feet

FIGURE 1

Project Location

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017

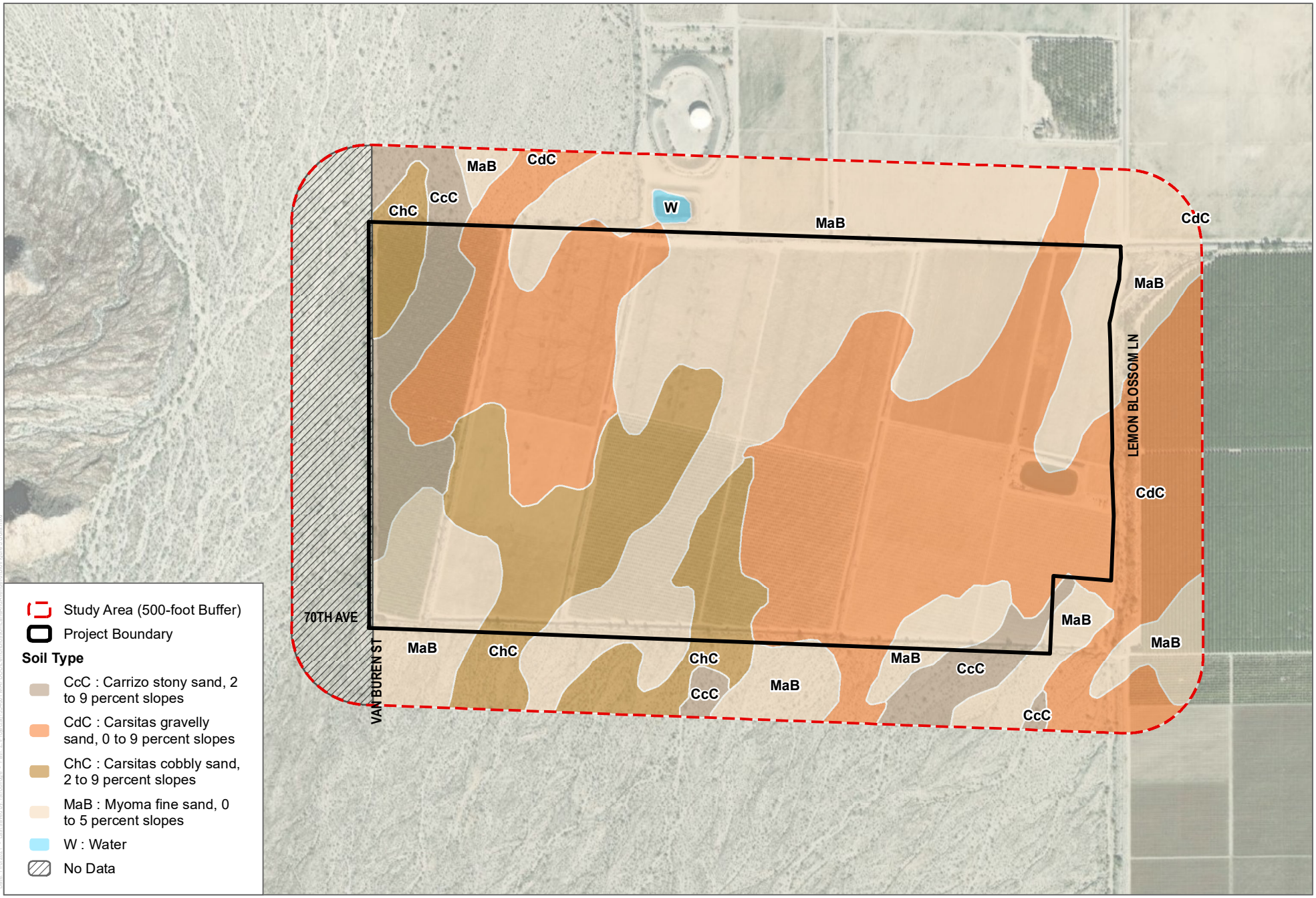
DUDEK

0 500 1,000 Feet

FIGURE 2

Coachella Valley MSHCP

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017, USDA SSURGO

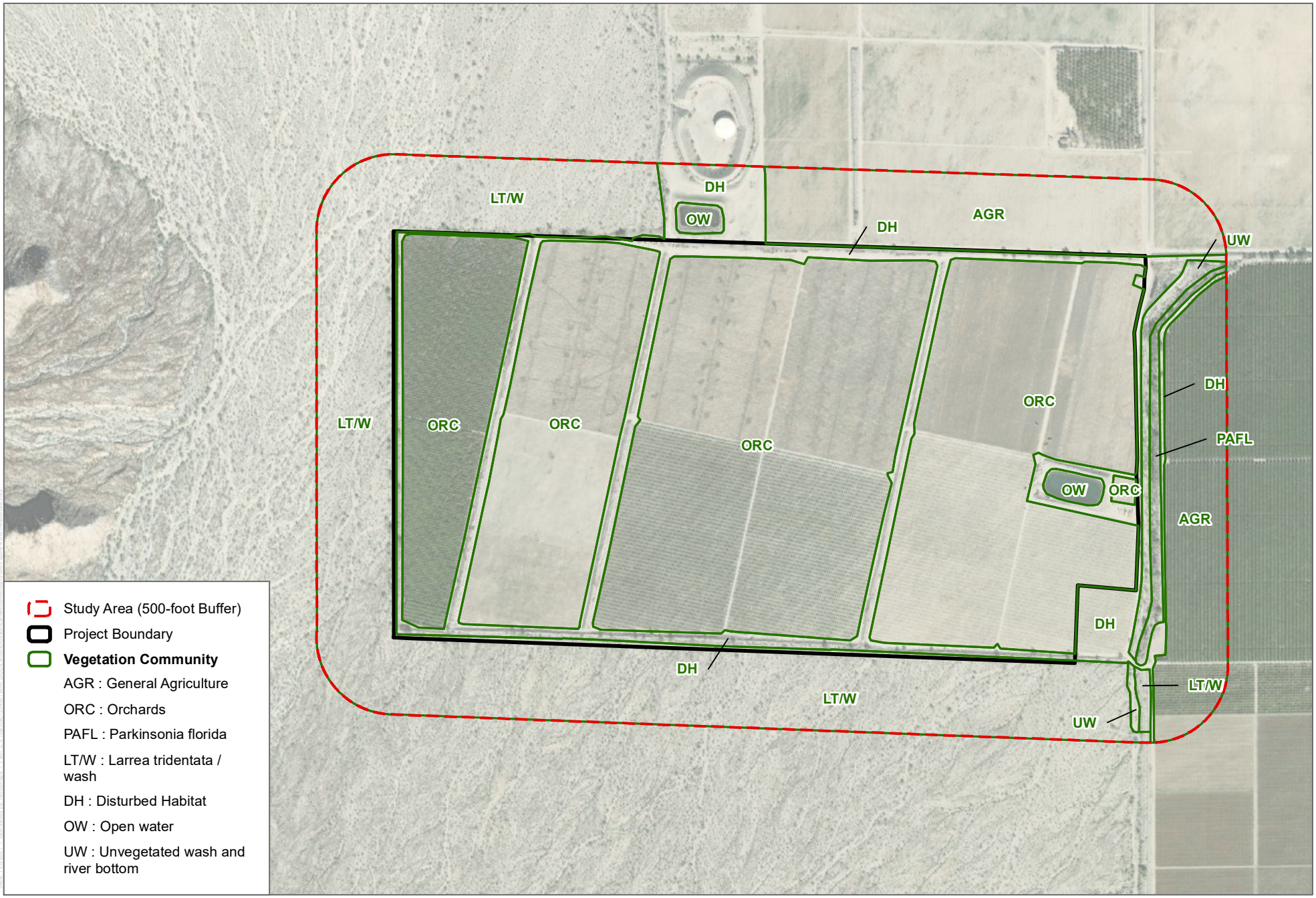
DUDEK

0 425 850 Feet

FIGURE 3

Soils

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017

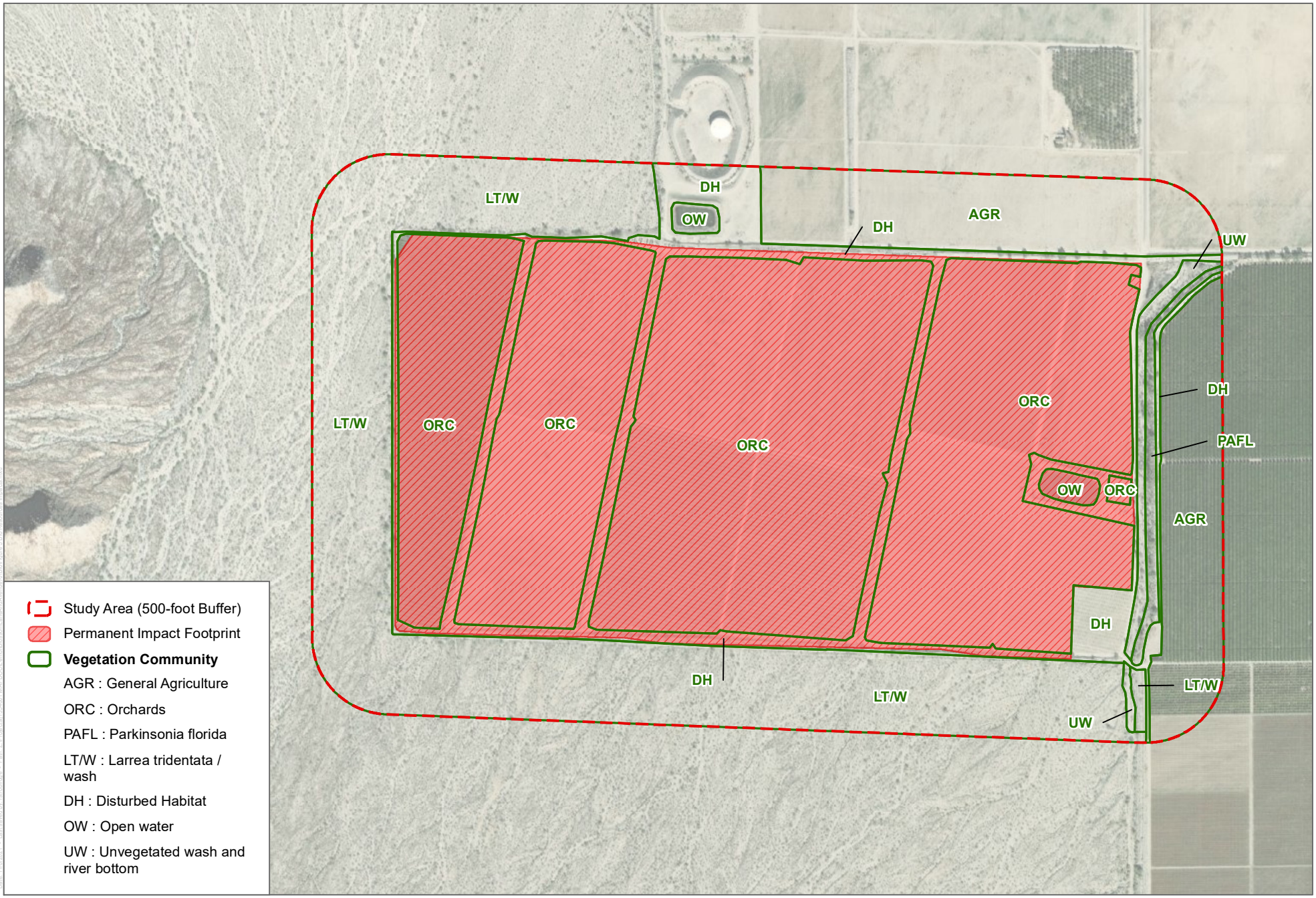
DUDEK

0 425 850 Feet

FIGURE 4

Biological Resources

Lemon Blossom Lane and Avenue 70



SOURCE: DigitalGlobe 2017

DUDEK

0 425 850 Feet

FIGURE 5

Impacts to Biological Resources

Lemon Blossom Lane and Avenue 70

Attachment B
Site Photographs

Photo Number 1. The majority of the site consists of an active orchard and large areas of disturbed and graded dirt roads, along with maintenance areas associated with the active agriculture.

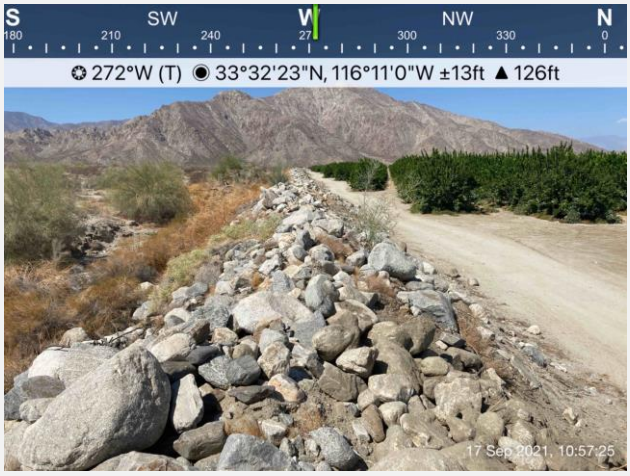


Photo Number 2. Berms on the edges of the property separate the orchard and disturbed areas from natural creosote bush scrub. This photo was taken on the southern edge of the property.

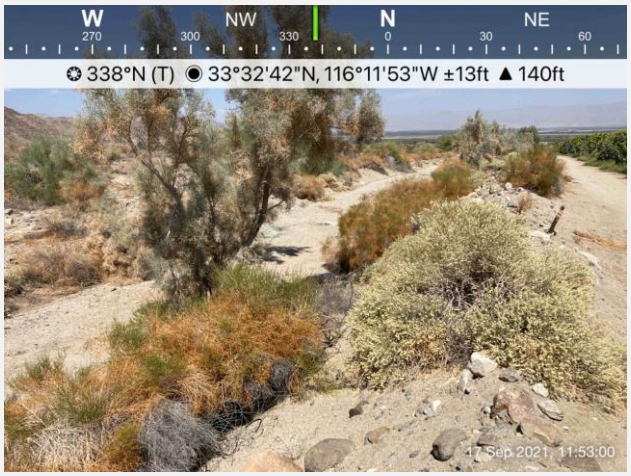


Photo Number 3. Photo showing the berm on the western property boundary separating the orchard from undeveloped scrub.

Photo Number 4. In the center of the site there are several large berms that run north to south between large patches of orchard. These berms contain many burrows but are not vegetated.

Photo Number 5. An example of a burrow complex on one of the north-south berms in the center of the site.

Photo Number 6. A well-defined wash/ephemeral non-wetland water flows into the site at the southeast corner of the property.

Photo Number 7. The well-defined wash/ephemeral non-wetland water flows north along the eastern boundary of the property.

Photo Number 8. The wash/ephemeral non-wetland water becomes less natural in appearance along the central portion of the eastern site boundary. It is likely modified and maintained in this area.

Photo Number 9. The location of the NHD stream in the northwestern portion of the property; this photo shows there is no evidence of the stream within the project boundary. The NHD line is mapped flowing to the northeast from the point of the photo.

Photo Number 10. The location of the NHD stream in the southeastern portion of the property; this photo shows there is no evidence of the stream within the project boundary. The NHD line is mapped flowing from the southwest to the northeast from the point of the photo.

Attachment C

Vascular Plant Species Compendium

Vascular Species

Eudicots

ANACARDIACEAE—SUMAC OR CASHEW FAMILY

* *Mangifera indica*—mango

ASTERACEAE—SUNFLOWER FAMILY

Ambrosia dumosa—white bursage
Ambrosia salsola—cheesebush
Bebbia juncea—sweetbush
Encelia farinosa—brittle bush

BRASSICACEAE—MUSTARD FAMILY

* *Brassica tournefortii*—Tournefort's mustard

FABACEAE—LEGUME FAMILY

Olneya tesota—ironwood
Parkinsonia florida—blue palo verde
Psorothamnus spinosus—smoketree wash
Senegalia greggii—catclaw acacia

LOASACEAE—LOASA FAMILY

Petalonyx thurberi—Thurber's sandpaper plant

MALVACEAE—MALLOW FAMILY

Sphaeralcea ambigua—desert globemallow

RUTACEAE—RUE FAMILY

* *Citrus* spp.—citrus

TAMARICACEAE—TAMARISK FAMILY

* *Tamarix ramosissima*—tamarisk

ZYGOPHYLLACEAE—CALTROP FAMILY

Larrea tridentata—creosote bush

Monocots

ARECACEAE—PALM FAMILY

* *Washingtonia robusta*—Washington fan palm

POACEAE—GRASS FAMILY

* *Bromus diandrus*—ripgut brome
* *Bromus rubens*—red brome
* *Schismus barbatus*—common Mediterranean grass

* signifies introduced (non-native) species

Attachment D

Wildlife Species Compendium

Birds

Falcons

FALCONIDAE—CARACARAS AND FALCONS

Falco sparverius—American kestrel

Mockingbirds and Thrashers

MIMIDAE—MOCKINGBIRDS AND THRASHERS

Mimus polyglottos—northern mockingbird

Pigeons and Doves

COLUMBIDAE—PIGEONS AND DOVES

Zenaida macroura—mourning dove

Roadrunners and Cuckoos

CUCULIDAE—CUCKOOS, ROADRUNNERS, AND ANIS

Geococcyx californianus—greater roadrunner

Swallows

HIRUNDINIDAE—SWALLOWS

Hirundo spp.— swallow

Mammals

Canids

CANIDAE—WOLVES AND FOXES

Canis latrans—coyote

Squirrels

SCIURIDAE—SQUIRRELS

Otospermophilus beecheyi—California ground squirrel

Reptiles

Lizards

PHRYNOSOMATIDAE—IGUANID LIZARDS

Sceloporus magister—desert spiny lizard

Uta stansburiana—common side-blotched lizard

Attachment E

Special-Status Plant Species Detected or Potentially Occurring in the Study Area

Attachment F

Special-Status Wildlife Species Detected or Potentially Occurring in the Study Area

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Amphibians					
Batrachoseps major aridus	desert slender salamander	FE/SE	None	Barren, palm oasis, desert wash, and desert scrub	Not expected to occur. The site is outside of the species range, which is isolated in Hidden Palm Canyon, a tributary of Deep Canyon and at an elevation around 2800 ft.
Scaphiopus couchii	Couch's spadefoot	None/SSC	None	Desert and arid areas including desert washes, desert riparian, palm oasis, desert succulent scrub, and desert scrub habitats; also cultivated cropland	Low potential to occur as suitable habitat is present in the southeastern portion of the site in the form of desert scrub and cultivated cropland. The irrigation basin on the site is likely too deep to support breeding by this species. The nearest known occurrence is approximately 6.2 miles east of the site (CDFW 2021).
Reptiles					
Crotalus ruber	red diamondback rattlesnake	None/SSC	None	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	Low potential to occur. The site provides suitable cultivated habitat, and desert flats within the study area buffer. This species is known for its secretive and retiring demeanor, the high level of human traffic reduces the suitability of the habitat. Additionally, the project site is on the very edge of the species known range. The nearest known occurrence is approximately 11.7 miles northwest of the site (CDFW 2021).

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Gopherus agassizii	Mojave desert tortoise	FT/ST	Covered	Arid and semi-arid habitats in Mojave and Sonoran Deserts, including sandy or gravelly locations along riverbanks, washes, sandy dunes, canyon bottoms, desert oases, rocky hillsides, creosote flats, and hillsides	Not expected to occur on the site, low potential to occur in the study area buffer. The study area contains suitable creosote flats and desert washes. The nearest known occurrence is approximately 14.2 miles northwest of the site (CDFW 2021).
Phrynosoma mcallii	flat-tailed horned lizard	None/SSC	Covered	Desert washes and flats with sparse low-diversity vegetation cover and sandy soils	Not expected to occur. While the site contains sandy soils, the high level of disturbance and agricultural production on the site makes the occurrence of this species unlikely. Additionally, no observations of harvester ants with the project boundaries were made during the site visit. The nearest known occurence is approximately 5.5 miles northeast of the site (CDFW 2021).
Uma inornata	Coachella fringe-toed lizard	FT/SE	Covered	Sand dunes in sparse desert scrub, alkali scrub, and desert wash	Not expected to occur. The study area lacks suitable habitat of sand dunes in desert scrub, the site lacks suitable habitat, and is highly disturbed. The nearest known occurrence is approximately 0.7 miles to the north in 1975, before the area was deveoped for agriculture (CDFW 2021).

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Birds					
Athene cunicularia (burrow sites and some wintering sites)	burrowing owl	BCC/SSC	Covered	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	Moderate potential to occur. The site contains suitable habitat (i.e. burrows at least 4 in. in diameter) surrounded by open scrub and agriculture. The nearest known occurrence is approximately 6.1 miles northeast of the site (CDFW 2021).
Charadrius alexandrinus nivosus (nesting)	western snowy plover	FT, BCC/SSC	None	On coasts nests on sandy marine and estuarine shores; in the interior nests on sandy, barren or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds	Not expected to occur. The site contains suitable barren or sparsely vegetated flats near a reservoir, but the high level of human traffic and disturbance make it highly unlikely the species would nest on site. The nearest known occurrence is approximately 12.1 miles south of the site along the shores of the Salton Sea (CDFW 2021).
Gelochelidon nilotica (nesting colony)	gull-billed tern	BCC/SSC	None	Nests at the Salton Sea and in estuaries in San Diego County; forages in emergent wetland, lakes, mudflats, cropland, and grassland	Not expected to occur due to lack of suitable shoreline and estuarine habitat for nesting within the study area.
Icteria virens (nesting)	yellow-breasted chat	None/SSC	Covered	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush	Not expected to occur. Site does not include suitable habitat for this species and lacks rivers/streams which are favored by the species in arid regions. The nearest known occurrence is from 1916 and is approximately 5.4 miles east of the site (CDFW 2021).

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Pelecanus occidentalis californicus (nesting colonies and communal roosts)	California brown pelican	FPD/FP, SCD	None	Forages in warm coastal marine and estuarine environments; in California, nests on dry, rocky offshore islands	Not expected to occur due to lack of suitable offshore island nesting habitat within the site and study area.
Pyrocephalus rubinus (nesting)	vermilion flycatcher	None/SSC	None	Nests in riparian woodlands, riparian scrub, and freshwater marshes; typical desert riparian with cottonwood, willow, mesquite adjacent to irrigated fields, ditches, or pastures	Not expected to occur. While the study area contains potentially suitable scrub habitat, the site lacks stream corridors with willow, sycamore, cottonwood, mesquite, and other bottomland trees that this species relies heavily upon for nesting habitat. The nearest known occurence is approximately 8.3 miles northeast of the site in 1948 (CDFW 2021).
Rallus obsoletus yumanensis	Yuma Ridgway's rail	FE/FP, ST	Covered	Freshwater marsh dominated by Typha spp., Scirpus spp., Schoenoplectus spp., and Bolboschoenus spp.; mix of riparian tree and shrub species along the marsh edge; many occupied areas are now man-made, such as managed ponds or effluent-supported marshes	Not expected to occur. No suitable freshwater marsh or manmade ponds containing any marshy habitat or vegetation is present on the site or within the study area. The nearest known occurrence is approximately 7.2 miles east of the site along the Whitewater River riparian area (CDFW 2021).
Rynchops niger (nesting colony)	black skimmer	BCC/SSC	None	Nests on barrier beaches, shell banks, spoil islands, and saltmarsh; forages over open water; roosts on sandy beaches and gravel bars	Not expected to occur. The project site and study area lack suitable beaches or saltmarsh habitat required by this species for nesting.

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Toxostoma crissale	Crissal thrasher	None/SSC	Covered	Nests and forages in desert riparian and desert wash; dense thickets of sagebrush and other shrubs such as mesquite, iron catclaw acacia, and arrowweed willow within juniper and pinyon–juniper woodlands	Not expected to occur. The project site lacks suitable dense, low shrubby habitat that is highly preferred by this species. The nearest known occurrence is approximately 5.5 miles east of the site back in 1930 (CDFW 2021).
Toxostoma lecontei	LeConte's thrasher	BCC/SSC	Covered	Nests and forages in desert wash, desert scrub, alkali desert scrub, desert succulent, and Joshua tree habitats; nests in spiny shrubs or cactus	Not expected to occur on site, low potential to occur along the southern margin of the study area buffer. The study area buffer provides suitable desert wash, desert scrub, and alkali desert scrub habitats to support this species. Additionally, the species is known to favor rather barren desert with scattered vegetation found in the study area buffer. The nearest known occurrence is approximately 5.5 miles east of the site in 1908 (CDFW 2021).
Fishes					
Cyprinodon macularius	desert pupfish	FE/SE	Covered	Desert springs, small streams, and marshes below 1,515 meters (5,000 feet) above mean sea level; tolerates high salinities, high water temperatures, and low dissolved-oxygen concentrations	Not expected to occur. The irrigation basin that exists does not provide suitable habitat and is populated with introduced fish species (tilapia and carp). Tilapia are known to restrict desert pupfish numbers (CDFW 2021).

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Xyrauchen texanus	razorback sucker	FE/FP, SE	None	Found in the Colorado River bordering California	Not expected to occur. The project area does not contain nor border the Colorado River waterway. An irrigation basin within the project site holds water drawn from the Colorado River, however this basin is lined with concrete and rather shallow. The razorback sucker prefers deeper waters where the UV light cannot penetrate, and the species prefers mud or sand bottoms, therefore, no suitable habitat is present within the project.
Mammals					
Antrozous pallidus	pallid bat	None/SSC	None	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees	Not expected to roost, moderate potential to forage in the study area buffer. The site lacks rocky outcrops for roosting and does not have derelict manmade structures to support roosting either. While there are trees on site - the high level of human activity and disturbance make it highly unlikely for pallid bats to roost on site. The study area, however, provides open desert foraging habitat for this ground feeding species. The nearest known occurrence is approximately 11.5 miles east of the site (CDFW 2021).
Chaetodipus fallax pallidus	pallid San Diego pocket mouse	None/SSC	None	Desert wash, desert scrub, desert succulent	Not expected to occur on the site, low potential to occur in the study area buffer. The study area

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
				scrub, and pinyon–juniper woodland	contains potential suitable desert wash and desert scrub habitat to support this species. The nearest known occurrence is approximately 9.1 miles west of the site in the Santa Rosa Mountains (CDFW 2021).
Corynorhinus townsendii	Townsend's big-eared bat	None/SSC	None	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels	Not expected to occur on the site, low potential to forage. The site lacks suitable limestone caves and lava tubes for roosting. While manmade structures are present on site - they experience a relatively high level of human traffic and are highly unlikely to be used as a roosting site. The study area provides arid desert scrub habitat, in which the species is known to forage. The nearest known occurrence is approximately 5.5 miles east of the site (CDFW 2021).
Dasypterus xanthinus	western yellow bat	None/SSC	Covered	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet above mean sea level; roosts in riparian and palms	Moderate potential to forage in the study area; moderate potential to roost in the study are buffer along the eastern boundary only. The study area buffer along the eastern boundary of the site contains suitable palm trees with partial skirts providing roosting habitat for this species. The irrigation basin reservoir provides an accessible water source, and the study area provides open desert habitat for foraging.

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
					Additionally, this species is known to use orchards as a foraging habitat. The nearest known occurrence of this species is approximately 6 miles both to the northeast of the site and to the southeast of the site (CDFW 2021).
Euderma maculatum	spotted bat	None/SSC	None	Foothills, mountains, desert regions of southern California, including arid deserts, grasslands, and mixed-conifer forests; roosts in rock crevices and cliffs; feeds over water and along washes	Not expected to occur on site, low potential to forage in the study area buffer. The site lacks suitable rock cliffs for roosting habitat, as well as foraging habitat, but there is potential suitable habitat in the study area buffer. This species feeds primarily on moths which it captures high above the ground in a variety of habitats including desert scrub. The nearest known occurrence is approximately 5.5 miles east of the site (CDFW 2021).
Eumops perotis californicus	western mastiff bat	None/SSC	None	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	Not expected to roost, low potential to forage in the study area buffer. The site lacks suitable cliff-face crevices for roosting, but the study area buffer contains potential suitable foraging habitat in the way of desert scrub and a large open water source, that of the irrigation reservoir. The nearest known occurrence is approximately 5.5 miles east of the site (CDFW 2021).

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC	None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings	Not expected to roost, low potential to forage in the study area buffer. The site lacks suitable roosting habitat of high cliffs or rock outcrops with drop-offs, but the study area buffer provides suitable foraging habitat of desert washes and alkali desert scrub. The nearest known occurrence is approximately 9.1 miles northwest of the site (CDFW 2021).
Ovis canadensis nelsoni	Nelson's bighorn sheep	None/FP	None	Steep slopes and cliffs, rough and rocky topography, sparse vegetation; also canyons, washes, and alluvial fans	Not expected to occur. This species is found on the east side of the valley and would have to cross extensive spans of development to occur at the project site.
Ovis canadensis nelsoni pop. 2	Peninsular bighorn sheep DPS	FE/FP, ST	Covered	Dry, rocky, low-elevation desert slopes, canyons, and washes; females near water during lambing season	Low potential to occur. The site is adjacent to the current range of this species. The study area buffer contains potentially suitable foraging habitat of desert washes and alluvial fan. The nearest mapped habitat and known occurrence is approximately 4.1 miles west of the site in the adjacent Santa Rosa Mountains/foothills (CDFW 2021).
Perognathus longimembris bangsi	Palm Springs pocket mouse	None/SSC	Covered	Creosote scrub, desert scrub, and grasslands; sparse to moderately dense vegetative cover	Not expected to occur on site, moderate potential to occur in the study area buffer, as the buffer provides suitable creosote scrub habitat to support this species. The nearest known occurrence is

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
					approximately 10.1 miles northwest of the site (CDFW 2021).
Spermophilus (Xerospermophilus) tereticaudus chlorus	Palm Springs round-tailed ground squirrel	None/SSC	Covered	Sandy arid regions of Lower Sonoran Life Zone including creosote bush scrub and creosote–palo verde	Not expected to occur on site, moderate potential to occur in the study area buffer, as the buffer provides suitable creosote scrub habitat to support this species. The nearest known occurrence is approximately 5.5 miles east of the project site (CDFW 2021).
Taxidea taxus	American badger	None/SSC	None	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Not expected to occur on site, low potential to occur in the study area. The site lacks the open, treeless areas that typically support this species, but potential suitable open desert habitat is found in the study area buffer. The nearest known occurrence is approximately 9.2 miles east of the site, but this occurrence was a badger skull and dig areas that also had coyote sign. The next nearest occurrence is approximately 10.9 miles north of the site (CDFW 2021).
Invertebrates					
Dinacoma caseyi	Casey's June beetle	FE/None	None	Found only in two populations in a small area of southern Palm Springs	Not expected to occur, as the site is far from the two known populations that occur in southern Palm Springs. The nearest known occurrence is approximately 13.2 miles northwest of the site, but this occurrence is an extirpated

Row Labels	Common Name	Status (Federal/State)	Coachella Valley MSHCP	Habitat	Potential to Occur
					population. The next nearest known occurrence is approximately 23.5 miles northwest of the site in southern Palm Springs (CDFW 2021).
Macrobaenetes valgum	Coachella giant sand treader cricket	None/None	Covered	Known from the sand dune ridges in the vicinity of Coachella Valley	Not expected to occur. The site lacks active sand dunes required by the species. The nearest known occurrence is approximately 11.7 miles north of the project site (CDFW 2021).

Status Abbreviations

FE: Federally listed as endangered
FT: Federally listed as threatened
FPD: Federally proposed for delisting
BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern
SSC: California Species of Special Concern
FP: California Fully Protected Species
SE: State listed as endangered
ST: State listed as threatened
SCD: State candidate for delisting

Appendix C

Cultural Report

Phase I Cultural Resources Assessment

Lemon Blossom Lane and Avenue 60 Project, Riverside County, California

Environmental Assessment (CEQ / EA) Number: CEQ210045
Location: Sections 19 and 30 of Township 7 South, Range 8 East of the Valeria 7.5-minute USGS Quadrangle
Assessor's parcel numbers 751-250-001, 751-250-002, and 751-250-003

OCTOBER 2021

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Management Summary

Dudek was retained by Golf Projects International (Applicant) to conduct a Phase I Cultural Resources Assessment for the Lemon Blossom Lane and Avenue 60 Project (proposed Project or Project). The Applicant is proposing the development of an 18-hole golf course with standard length fairways on an approximately 292.16-acre site located in the City of Thermal, Riverside County within the southcentral portion of the County (proposed Project site). The proposed Project includes a driving range and a practice course, perimeter fencing, landscaping, and a small parking lot. The proposed Project is bound by 70th Avenue to the south, Van Buren Street to the west, and Lemon Blossom Lane to the east within Section 19 and 30 of Township 7 South, Range 8 East of the *Valeria* 7.5-minute USGS quadrangle and is composed of Assessor's Parcel Numbers (APNs): 751-250-001, 751-250-002, and 751-250-003.

This study included the following components: (1) a California Historical Resources Information System (CHRIS) records search for the proposed Project site and a 1-mile radius study area at the Eastern Information Center (EIC), (2) an intensive-level pedestrian survey of the proposed Project site for cultural resources, (3) a review of historical maps and aerial photographs of the proposed Project site and vicinity, and (4) findings and recommendations. This report was prepared in conformance with local regulations and California Public Resources Code (PRC) Section 5024.1, Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) (California PRC Section 21000 et. seq.), and Section 15064.5 of the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.). PRC Section 5024.1 requires identification and evaluation of historical resources that may be affected by a proposed Project. The County of Riverside (County) is the lead agency on this Project for purposes of CEQA compliance. This report is consistent with the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work (Revised December 28, 2009).

A CHRIS records search was completed by staff at the EIC on August 17, 2021. The records search identified 11 previous cultural resources studies have been conducted within the 1-mile search radius of the proposed Project site between 1980 and 2011. Of these, one report (RI-03089) overlaps a portion of the proposed Project site, encompassing less than 5 percent of the proposed Project site; no cultural resources were identified within the current proposed Project site as a result of that study. Additionally, EIC records indicate that 17 previously recorded cultural resources were identified within the 1-mile records search buffer; none of these resources intersect, overlap or are adjacent to the proposed Project site. Of the 17 previously recorded cultural resources identified within the records search area, 12 are prehistoric archaeological sites and five are prehistoric isolates; none of these resources have been formally evaluated for eligibility of listing on the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

Although outside the 1-mile records search area, it is important to mention the Fish Traps Archaeological Site, is located approximately 2 miles northwest of the proposed Project site. The fish traps site consists of three rows of shallow pits along the ancient shoreline of Lake Cahuilla. Along these rows, there are about 40 stone features that are dug into the lower mountain slopes that are approximately 10 feet in diameter. It is believed that these pits were created and utilized by the Cahuilla tribe for fishing purposes based on the location of the pits in relation to the water mark line of the ancient Lake Cahuilla shoreline. A discussion of the Fish Springs prehistoric archaeological site is included within this study as a means to contextualize the prehistoric resources identified as a result of the CHRIS database records search, to assess the general archaeological sensitivity of the proposed Project site, and to determine the potential to encounter unknown intact subsurface archaeological deposits during Project implementation.

The review of historic topographic maps and aerial photographs shows the proposed Project site as vacant and undeveloped within an alluvial fan as early as 1950 and transformation of the property for agricultural use since at least 1989. No newly identified cultural resources were found within the proposed Project site as a result of the intensive-level pedestrian survey (completed July 23, 2021), which provided 100% coverage of the proposed Project site with fair to excellent (30-90%) ground surface visibility. Evidence of disturbances within the proposed Project site consisted of irrigation features for agricultural purposes, grading for dirt access roads and pathways in between the orchard rows, including earthen berms overlaid with large boulders that delineate the boundaries for each of the three parcels. A review of the geotechnical report prepared for the proposed Project site determined that all areas investigated consist of fill or disturbed soils within the top 2 feet; additionally, the report does distinguish between natural or engineered fill. The presence of fill soils demonstrates that the native soils upon and within which cultural deposits would exist in context was not observed during the survey.

No newly or previously recorded cultural resources were identified within the proposed Project site as a result of the CHRIS records search, archival research, or the intensive-level pedestrian survey. However, given that the proposed Project site has not been subjected to significant previous ground disturbance below fill soils and in consideration of the known sensitivity of the surrounding area for prehistoric resources, the potential of encountering unknown cultural resources during ground disturbing activities associated with the Project is considered low within fill soils and moderate within native soils. The following measures have been developed to ensure that any inadvertent discovery of archaeological resources will be treated appropriately and in accordance with CEQA and County of Riverside regulations: preconstruction cultural awareness training of construction personnel, development of a construction monitoring treatment plan, archaeological and tribal monitoring of all initial ground disturbing activities, and a statement regarding the requirement for archaeological and tribal monitoring and an inadvertent discovery clause included on all construction plans. These measures will ensure the potential Project impacts to archaeological resources and human remains would be less than significant.

1 Introduction

Dudek was retained by Golf Projects International (Applicant) to conduct a Phase I Cultural Resources Assessment for the Lemon Blossom Lane and Avenue 60 Project (proposed Project or Project). The cultural resources assessment for the proposed Project included the following components: (1) a California Historical Resources Information System (CHRIS) records search for the proposed Project site and a 1-mile radius study area at the Eastern Information Center (EIC), (2) an intensive-level pedestrian survey of the proposed Project site for cultural resources, (3) a review of historical maps and aerial photographs of the proposed Project site and vicinity, and (4) findings and recommendations. The purpose of this study is to identify all cultural resources within the proposed Project site and to determine whether the proposed Project would result in a significant impact to cultural resources under the California Environmental Quality Act (CEQA). The County of Riverside (County) is lead agency on this Project for purposes of CEQA compliance. This report was prepared in conformance with the County of Riverside Cultural Resources (Archaeological) Investigations Standards.

1.1 Project Location

The approximately 292.16-acre proposed Project site is located in the City of Thermal, within the Coachella Valley, in the southcentral portion of unincorporated Riverside County, California and is situated within the Colorado Desert. The proposed Project site is within Sections 19 and 30 of Township 7 South, Range 8 East of the *Valeria* 7.5-minute United States Geological Survey (USGS) quadrangle (Figure 1). The proposed Project site is composed of three contiguous parcels and include Assessor's Parcel Numbers (APNs): 751-250-001, 751-250-002, and 751-250-003. The proposed Project site is bounded by 70th Avenue to the south, Van Buren Street to the west, Lemon Blossom Lane to the east, and an unnamed dirt access road to the north (Figure 2). According to the Riverside County Planning Department website for the County General Plan (Mary 5, 2021), the proposed Project site is located within the Eastern Coachella Valley Area Plan (ECVAP), specifically Zone B for agricultural lands.

1.2 Project Description

The proposed Project involves the development of a new golf course on an approximate 292.16-acre site. The Project would include a full length 18-hole golf course, driving range, practice holes, approximately 2-acre golf course irrigation reservoir, and approximately 4.5 acres of Coachella Valley Water District Reservoir Right-of-Way and would include 40 parking spaces. Access to the proposed Project site would be provided via an entrance road off the northeast corner at Lemon Blossom Lane. The proposed Project would also include the removal of existing onsite fruit trees. Depth of ground disturbance is proposed to not exceed 5 feet below current ground surface.

1.3 Regulatory Context

The treatment of cultural resources located on the proposed Project site is governed by state (California) and local (County of Riverside) laws and regulations. There are specific criteria, established by these laws and regulations, for determining whether prehistoric and historic sites or objects are significant and/or protected. Significance criteria from a state perspective generally focuses on the resource's integrity and uniqueness, its relationship to similar resources, and its potential to contribute important information to scholarly research. As a whole, the laws and regulations seek to avoid impacts to significant prehistoric or historic resources, and, when avoidance is not

feasible, to mitigate those impacts to less than significant levels. In some cases, mitigation can be achieved through "preservation in place" techniques; but when such techniques are infeasible, mitigation can be accomplished through data recovery efforts. This section includes a discussion of the applicable federal, state, and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed Project.

1.3.1 Federal Regulations

The proposed Project does not have a federal nexus and therefore is not subject to Federal regulations.

1.3.2 State Regulations

1.3.2.1 California Register of Historic Resources (California Public Resources Code, Section 5020 et seq.)

In California, the term "historical resource" includes, but is not limited to, "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

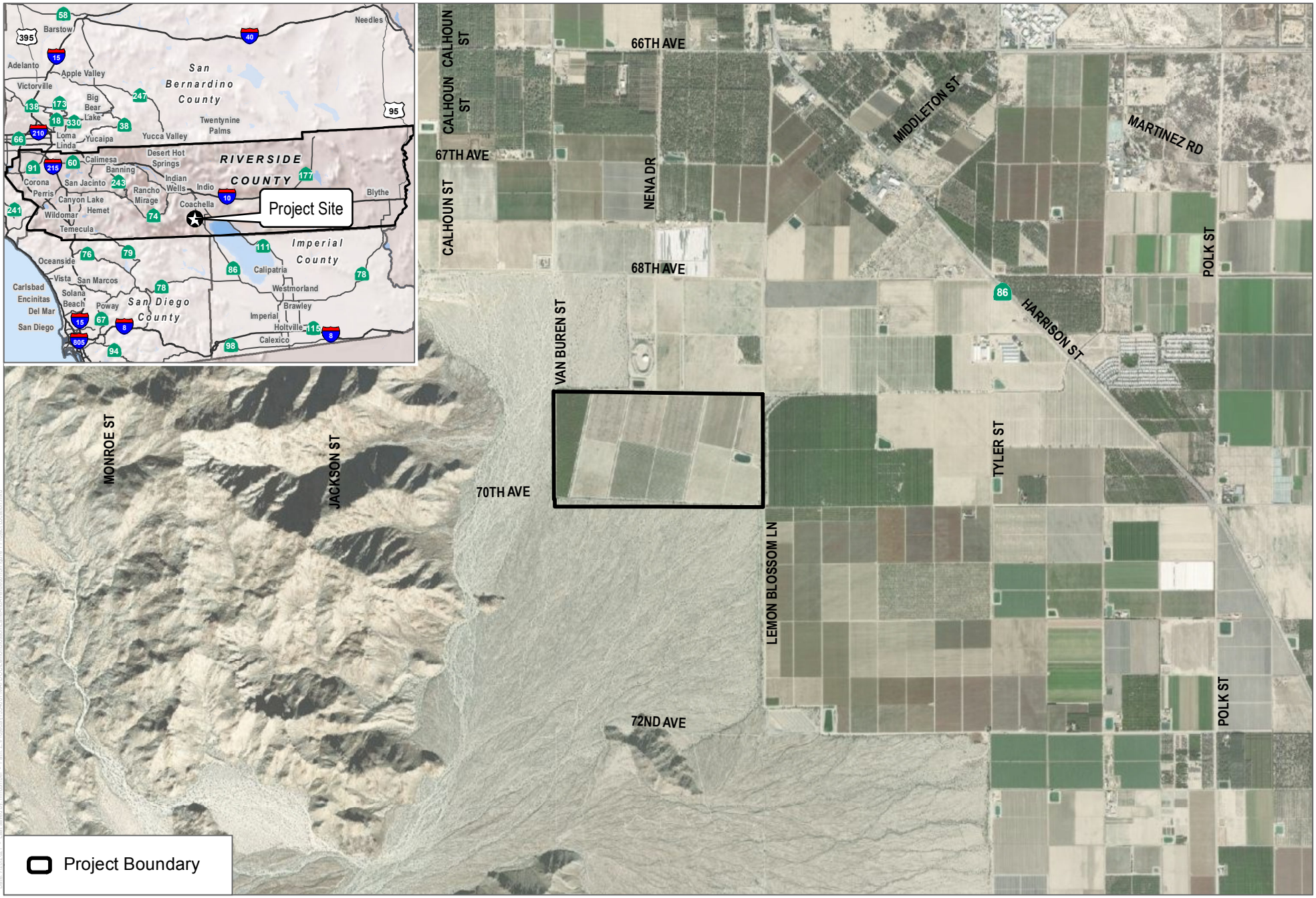
(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 California Code of Regulations [CCR] 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.



SOURCE: DigitalGlobe 2017

DUDEK

0 1,500 3,000 Feet

FIGURE 1

Project Location

Lemon Blossom Lane and Avenue 70

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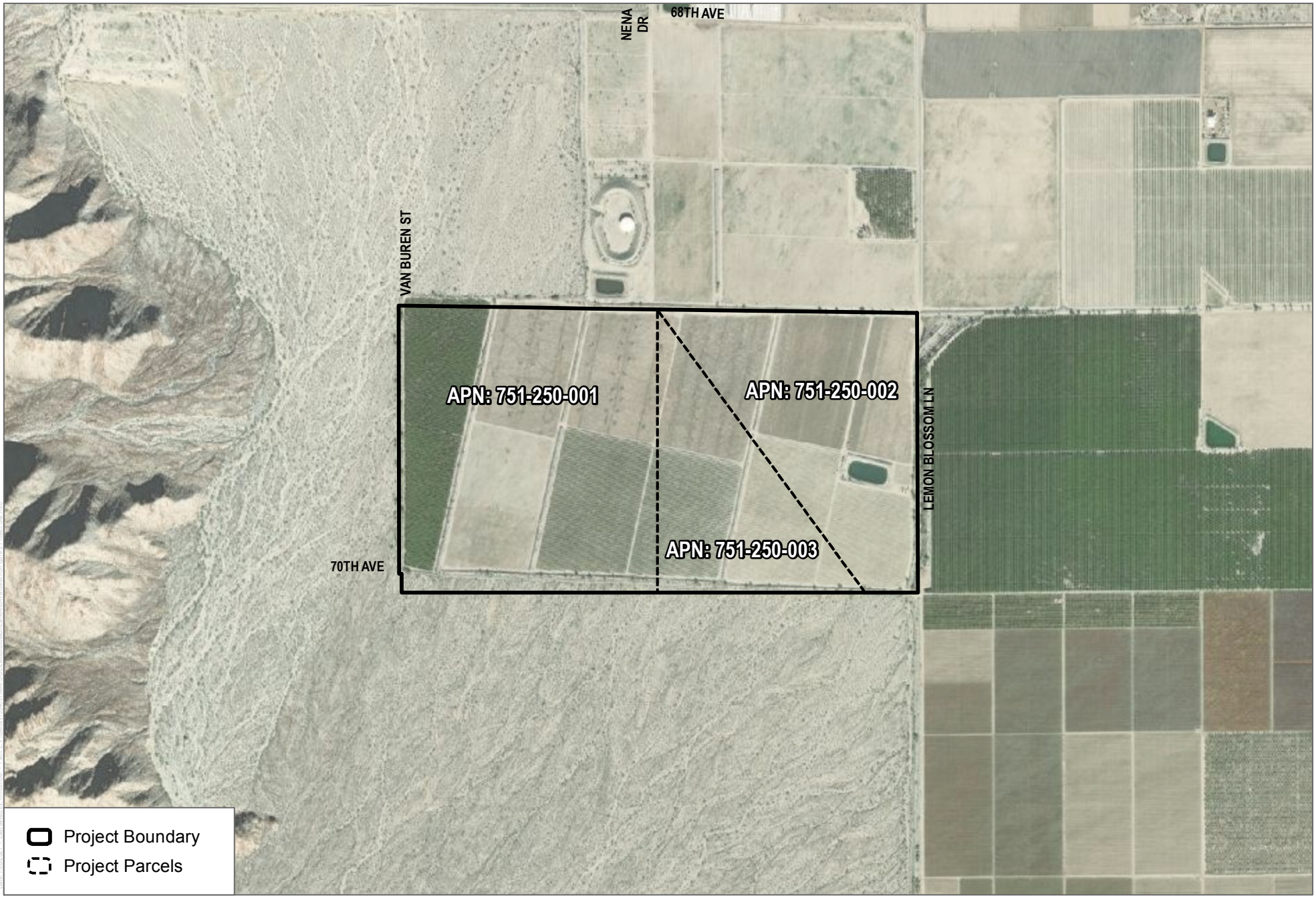

SOURCE: DigitalGlobe 2017

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0 600 1,200 Feet

FIGURE 2

Project Site

Lemon Blossom Lane and Avenue 70

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1.3.2.2 California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are relevant to the analysis of archaeological and historic resources:

1. California Public Resources Code Section 21083.2(g): Defines "unique archaeological resource."
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a): Defines historical resources. In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource. It also defines the circumstances when a project would materially impair the significance of a historical resource.
3. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e): These statutes set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
4. California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4: These statutes and regulations provide information regarding the mitigation framework for archaeological and historic resources, including options of preservation-in-place mitigation measures; identifies preservation-in-place as the preferred manner of mitigating impacts to significant archaeological sites.

Under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). An "historical resource" is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (a) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (b) is associated with the lives of persons important in our past; (c) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (d) has yielded, or may be likely to yield, information important in pre-history or history.

The term "historical resource" also includes any site described in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

CEQA also applies to "unique archaeological resources." California Public Resources Code Section 21083.2(g) defines a "unique archaeological resource" as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

In 2014, CEQA was amended to apply to "tribal culture resources" as well, but the amendment did not provide a definition for such resources or identify how they were to be evaluated or mitigated (California Public Resources Code Sections 21084.2 and 21084.3). Instead, California Public Resources Code Section 21083.09 required that the Office of Planning and Research develop and adopt guidelines for analyzing "tribal cultural resources" by July 1, 2016. As of the effective date of this report, however, those guidelines have not been finalized or adopted. Consequently, this report addresses only historic resources and unique archaeological resources.

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). A site or resource that does not meet the definition of "historical resource" or "unique archaeological resource" is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Under CEQA and significant cultural impact results from a "substantial adverse change in the significance of an historical resource [including a unique archaeological resource]" due to the "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

CEQA Guidelines Section 15064.5(b)(2)

Pursuant to these sections, the CEQA first evaluates evaluating whether a project site contains any "historical resources," then assesses whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

When a project significantly affects a unique archeological resource, CEQA imposes special mitigation requirements. Specifically, "[i]f it can be demonstrated that a project will cause damage to a unique archeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of that treatment, in no order of preference, may include, but are not limited to, any of the following:"

1. "Planning construction to avoid archeological sites."
2. "Deeding archeological sites into permanent conservation easements."

3. "Capping or covering archeological sites with a layer of soil before building on the sites."
4. "Planning parks, greenspace, or other open space to incorporate archeological sites."

California Public Resources Code Section 21083.2(b)(1)-(4)

If these "preservation in place" options are not feasible, mitigation may be accomplished through data recovery (California Public Resources Code Section 21083.2(d); CEQA Guidelines Section 15126.4(b)(3)(C)). California Public Resources Code Section 21083.2(d) states that "[e]xcavation as mitigation shall be restricted to those parts of the unique archeological resource that would be damaged or destroyed by the project. Excavation as mitigation shall not be required for a unique archeological resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, if this determination is documented in the environmental impact report."

These same requirements are set forth in slightly greater detail in CEQA Guidelines Section 15126.4(b)(3), as follows:

1. Preservation in place is the preferred manner of mitigating impacts to archeological sites. Preservation in place maintains the relationship between artifacts and the archeological context. Preservation may also avoid conflict with religious or cultural values of groups associated with the site.
2. Preservation in place may be accomplished by, but is not limited to, the following:
    a. Planning construction to avoid archeological sites;
    b. Incorporation of sites within parks, greenspace, or other open space;
    c. Covering the archeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site [; and]
    d. Deeding the site into a permanent conservation easement.
3. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken.

Note that, when conducting data recovery, "[i]f an artifact must be removed during project excavation or testing, curation may be an appropriate mitigation." However, "[d]ata recovery shall not be required for an historical resource if the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archeological or historic resource, provided that determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center" (CEQA Guidelines Section 15126.4(b)(3)(D)).

1.3.2.3 California Health and Safety Code

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (Section 7050.5b). California Public Resources Code Section 5097.98

also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours (section 7050.5c). The NAHC will notify the Most Likely Descendant (MLD). With the permission of the landowner, the MLD may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the MLD by the NAHC. The MLD may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

1.3.3 Local Regulations

As previously mentioned in Section 1.1 Project Location, the proposed Project site is situated within the ECVAP, designated as agricultural lands. There are no specific local regulations pertaining to the assessment and treatment of cultural resources.

1.4 Report Format and Key Personnel

Following this Introduction, Chapter 2 presents the environmental and cultural context of the area. Chapter 3 presents the research design for the cultural study. Chapter 4 outlines the methods used to conduct this study. Chapter 5 presents the results of the records search, background research, and field survey. Chapter 6 summarizes the study, provides a general summary of impacts, and management recommendations. Appendix A includes the resumes of Key Personnel. Appendix B (confidential) contains the EIC records search results. Appendix C includes photographic documentation of the pedestrian survey.

Dudek Senior Archaeologist Heather McDaniel McDevitt, MA, RPA, is the Principal Investigator and primary author, provided management recommendations for cultural resources, and reviewed the report for quality assurance/quality control. Dudek Lead Archaeologist Linda Kry, BA, RA, contributed to the report and provided management oversight. Dudek Associate Archaeologist Jennifer De Alba, BA and Dudek cross-trained Associate Paleontological/ Archaeological Technician Kira Archipov, BS, contributed to this report. Portions of the prehistoric context have been prepared by Adam Giacinto, MA, RPA, and Micah Hale, PhD, RPA. Ms. McDevitt, Ms. Kry, and Ms. Archipov completed the pedestrian survey.

2 Project Background

2.1 Environmental Setting and Existing Conditions

The rectangular-shaped proposed Project site is relatively flat and generally slopes from southwest to northeast with an approximate elevation ranging from 60 to 195 feet (ft.) or 18 to 59 meters (m) above mean sea level (amsl). The maximum site elevation, located on the southwestern corner of the site, is approximately 200+/- ft. amsl. The closest body of water to the proposed Project site is the Salton Sea, located approximately 7 miles east of the site and the Pacific Ocean is approximately 70 miles west of the proposed Project site.

The proposed Project site is approximately 0.25 miles east of the Santa Rosa Mountains and is located within the Colorado Desert Physiographic Province (Salton Trough), which is characterized as a northwest-southeast trending formation depression that extends from the Gulf of California to the Banning Pass. A major contributor to the sediments within the Salton Trough is the Colorado River, located approximately 95 miles east of the proposed Project site. The Salton Trough consists of a massive graben formed by the interface of portions of the North American and Pacific tectonic plates. The trough formed by the ongoing movement of faults has been filled by immense quantities of sediments that, in places, are up to 3.72 miles (6,000 m) deep (Morton 1977). Much of this sediment is derived from the continuous uplift and erosion of the high Peninsular Ranges on the west side of the basin, the Transverse Ranges to the north, and the lower Chocolate and Cargo Muchacho mountains to the east. During the Pleistocene and Holocene periods, the Colorado River periodically shifted its channel between a direct route south to the Gulf of California and a northwest course into the Salton Trough. In the latter phase, it created prehistoric freshwater to Lake Cahuilla, which dwarfed its latter-day successor, the Salton Sea, rising to an elevation of 39 ft. (12 m) amsl. The proposed Project site is situated within the former lakebed or near the northeast-facing shoreline of ancient Lake Cahuilla.

Evidence concerning environmental conditions in the Colorado Desert during the period of human prehistory is very limited. Pollen-bearing stratified deposits from caves or lakebeds are not as common in the Colorado Desert as they are in the Great Basin, where most of the desert climatic reconstructions have been based. Among other sources, the best information comes from investigations of macrofloral remains in fossil packrat (Neotoma sp.) middens along the Colorado and Gila rivers, and extending across the Sonoran Desert to the east (King and Van Devender 1977; Van Devender 1990; Van Devender and Spaulding 1979, 1983). Of greatest relevance to the low elevations of the Colorado Desert are the stratified fossil middens in the Wellton Hills (160-180 m), Hornaday Mountains (240 m), Butler Mountains (240-255 m), Picacho Peak, California (300 m), Tinajas Altas Mountains (330-580 m), and Whipple Mountains (320-525 m) (Van Devender 1990). Van Devender (1990) provides an authoritative review and reconstruction of climate and vegetation over the last 14,000 years from these investigations. We have focused on those data specific to the lower Sonoran Desert.

During infillings of the Salton Trough by the Colorado River that formed ancient Lake Cahuilla, the maximum shoreline at 12 m (40 ft.) amsl would have supported a freshwater lacustrine littoral wetlands habitat. Predominant flora included cattail (*Typha domingensis*), bulrush (*Scirpus olneyi*), arrowweed (*Pluchea sericea*), and other wetland plants adapted to alkaline soils. These marshy habitats would have attracted migratory waterfowl such as mudhen (*Fulica americana*) and eared grebe (*Podiceps caspicus*) as well as numerous other species like those now occupying the margins of the Salton Sea. The density and distribution of marshy habitats would not have been evenly distributed along the west-facing shoreline but would vary with the near-shore lakebed contours and sedimentology. In many

places, wave action from seasonal storms would have produced sandy strand lines parallel to the shore, behind which low-lying depressions would have filled with water that seeped under the strands. The resulting marshy embayment or enclosed marshes would have been particularly attractive to waterfowl and other wildlife.

The Salton Trough, when not filled by Lake Cahuilla, probably contained much the same alkali sink habitat as it now does throughout the Quaternary, although no paleoenvironmental data are available to make a firm determination. At least six Late Pleistocene infillings of Lake Cahuilla have left relic maximum shorelines at elevations between 31 and 52 m amsl. The latest and lowest is tentatively radiocarbon dated at ca. 22,000 years B.P. and has no cultural associations (Waters 1983a). Radiocarbon dating and Strontium (SR) ratio (i.e., 87Sr/86Sr) assays of tufa deposits around Lake Cahuilla independently establish Colorado River inundations extending back at least 20,000 years (Li et al. 2008). Lake Cahuilla continued to rise and recede throughout the middle and late Holocene, and late Holocene archaeological remains are frequently found in association with its maximum and recessional shorelines, extending back in time for at least 3,000 years (Schaefer 1994; Schaefer and Laylander 2007).

Hydrologic modeling for Late Holocene Lake Cahuilla suggests that it would have taken a minimum of about 18 years to fill, and a minimum of about 56 years to recede completely, under modern hydrologic and climatic conditions (Laylander 1997; cf. Waters 1980:44, 1983b:375; Weide 1976:15; Wilke 1978). Archaeologists and geologists have attempted to reconstruct the chronology of the lake, based on radiocarbon dates of archaeological deposits and natural stratigraphic exposures, as well as on early historic-period evidence (Gurrola and Rockwell 1996; Laylander 1997; Love and Dahdul 2002; Meltzner et al. 2006; Moratto 2009; Moratto et al. 2007; Rockwell et al. 1990; Thomas and Rockwell 1996; Waters 1983b; Wilke 1978). The models proposed by various investigators have diverged substantially, based in part on the types of materials that were sampled (e.g., charcoal, shell, bulk soil), the contexts from which they were taken, the precision of the dates that were obtained, the error ranges that were acknowledged for those dates, the calibration methods that were used, and the interpretations of early historical records. The consensus is that there were approximately six high stands in the late history of the lake.

The proposed Project site exists within an alluvial fan called the Martinez Canyon comprised of deposits from 3,000 to 280,000 years old (Seong et al 2016). Alluvial fans exist as a result of sediment movement from the mountains, foothills and steep canyons to the farthest extent of the fan's apron, or area of sediment extent. Since the area lies within the Martinez Canyon Fan, it can be assumed that varied amounts of sediment have been transported and deposited over the proposed Project site over time. For information regarding the nature of soils within the proposed Project site, please consult the Geotech report that documents the geotechnical analysis conducted in support of this proposed Project. According the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2021), soils identified within the proposed Project site are characterized as Carsitas gravelly sand, 0- 9% slopes (44.3%), Myoma fine sand, 0-5% slopes (35.7%), Carsitas cobbly sand, 2-9% slopes (15.2%), and Carrizo stony sand, 2-9% slopes (4.9%). Plant species found on the proposed Project site consist of ruderal and ornamental non-native species such as shrubs and the areas surrounding the site include scatted trees, shrubs, and bare ground.

Sladden Engineering completed a geotechnical study for the proposed Project site (completed August 12, 2021). The report, *Geotechnical Investigation Coachella Golf Club, NWC 70th Avenue & Lemon Blossom Lane, Thermal Area, Riverside County, California*, documents the subsurface geological conditions at the proposed Project site (Sladden Engineering 2021). The report details the results of 15 subsurface exploratory borings (BH-1 through BH-15) conducted on June 23, 2021, using a truck-mounted drill-rig equipped with an 8-inch-in-diameter hollow stem auger. These subsurface exploratory investigations were placed at accessible locations throughout the proposed Project site and consisted of three investigations (BH-9 through BH-11) along Van Buren Street, two investigations

(BH-8 and BH-12) within APN 751-250-001 (western parcel), two investigations (BH-7 and BH-13) along an unnamed dirt access road in between APNs 751-250-001 and 751-250-003 (western and central parcels), four investigations (BH-4 through BH-6 and BH-14) within APN 751-250-003 (central parcel), and three investigations (BH-2, BH-3, and BH-15) along an unnamed dirt access road in between APNs 751-250-003 and 751-250-002 (central and eastern parcels), and one investigation (BH-1) within APN 751-250-002 (eastern parcel). The subsurface exploratory borings were advanced to depths between approximately 3 to 22 ft. below ground surface (bgs) to determine subsurface geological conditions within the proposed Project site. According to the boring logs, fill soils or disturbed soils were encountered within all 15 boring investigation locations between surface to 2 ft. bgs and is characterized as gravelly sand that is grayish brown in color, dry to slightly moist, with fine-to-coarse-grained cobbles. Native soils were identified underlying the fill soils to varying depths but between 2 to 13 ft. bgs and is characterized as Quaternary alluvium and marine deposits (Qal) from the from the Pleistocene to Holocene epochs. The geological boring investigations were terminated at each location based on subsurface refusal at varying depths, approximately 3 to 13 ft. bgs; however, no bedrock was encountered at any of the 15 locations. Table 1, below, summarizes the results of the 15 subsurface exploratory borings within the proposed Project site.

Table 1. Summary of Subsurface Exploratory Boring Investigations

Boring No.	Boring Location	Depths of Fill/ Disturbed Soils	Depths of Native Soils	Terminated/ Refusal Depth
BH-1	APN 751-250-002 (eastern parcel)	0-2 ft. bgs	2-11 ft. bgs	~11 ft. bgs
BH-2	Between APNs 751-250-003 and 751-250-002 (central and eastern parcels)	0-2 ft. bgs	2-7 ft. bgs	~ 7 ft. bgs
BH-3	Between APNs 751-250-003 and 751-250-002 (central and eastern parcels)	0-2 ft. bgs	2-22 ft. bgs	~22 ft. bgs
BH-4	APN 751-250-003 (central parcel)	0-2 ft. bgs	2-8 ft. bgs	~8 ft. bgs
BH-5	APN 751-250-003 (central parcel)	0-2 ft. bgs	2-8 ft. bgs	`8 ft. bgs
BH-6	APN 751-250-003 (central parcel)	0-2 ft. bgs	2-12 ft. bgs	~12 ft. bgs
BH-7	Between APNs 751-250-001 and 751-250-003 (western and central parcels)	0-2 ft. bgs	2-9 ft. bgs	~9 ft. bgs
BH-8	APN 751-250-001 (western parcel)	0-2 ft. bgs	2-8 ft. bgs	~8 feet bgs
BH-9	Van Buren Street; APN 751-250-001 (western parcel)	0-2 ft. bgs	2-3 ft. bgs	~3 ft. bgs
BH-10	Van Buren Street; APN 751-250-001 (western parcel)	0-2 ft. bgs	2-6 ft. bgs	~6 ft. bgs

Table 1. Summary of Subsurface Exploratory Boring Investigations

Boring No.	Boring Location	Depths of Fill/ Disturbed Soils	Depths of Native Soils	Terminated/ Refusal Depth
BH-11	Van Buren Street; APN 751-250-001 (western parcel)	0-2 ft. bgs	2-8 ft. bgs	~8 ft. bgs
BH-12	APN 751-250-001 (western parcel)	0-2 ft. bgs	2-7 ft. bgs	~7 ft. bgs
BH-13	Between APNs 751-250-001 and 751-250-003 (western and central parcels)	0-2 ft. bgs	2-3 ft. bgs	~3 ft. bgs
BH-14	APN 751-250-003 (central parcel)	0-2 ft. bgs	2-13 ft. bgs	~13 ft. bgs
BH-15	Between APNs 751-250-003 and 751-250-002 (central and eastern parcels)	0-2 ft. bgs	2-3 ft. bgs	~3 ft. bgs

~Note: approximate

Under existing conditions, the proposed Project site supports agricultural use in a non-urbanized area. The proposed Project site and immediate vicinity is disturbed land used for commercial agricultural purposes. As such, the estimated depth of previous ground disturbance for agricultural use of the proposed Project site is roughly between the top 22 to 36 inches for the depth of the root system of the orchard trees extant within the site. As previously discussed, the proposed Project site is underlain by Quaternary alluvium and marine deposits (Qal) from the Pleistocene to Holocene epochs (11,700 calendar years before A.D. 2000). The alluvial formations from these eras do have the potential to support the presence of buried archaeological resources. These soils are associated with the period of prehistoric human use that have potential to preserve cultural material in context, depending on area-specific topographical setting.

2.2 Cultural Setting

The following outline of Colorado Desert culture history largely follows a summary by Schaefer (2007). It is founded on the pioneering work conducted by Malcolm J. Rogers throughout the Colorado and Sonoran deserts (Rogers 1939, 1945, 1966). Since Rogers' time, several overviews and syntheses have been prepared, with each succeeding effort drawing on the previous studies and adding new data and interpretations (Crabtree 1981; Schaefer 1994; Schaefer and Laylander 2007; Warren 1984; Wilke 1976). The information available concerning the region's prehistory is nonetheless still quite limited. Ongoing studies are continuing to evaluate and modify this picture, which may change substantially in the future.

Four successive chronological periods, each with distinctive cultural patterns or traditions, may be recognized in the prehistoric Colorado Desert, extending back in time over at least 12,000 years. They include Pleistocene and Early, Middle, and Late Holocene periods; these will be generally summarized recognizing the lack of evidence for a prehistoric presence in the specific study area. Following that discussion, the general themes of historic Euro-American development in California, Riverside County and the Colorado Desert will be discussed.

2.2.1 Prehistory

2.2.1.1 Pleistocene Period (prior to ca. 8000 B.C.)

A Malpais complex is represented by archaeological materials that have been hypothesized to date between 50,000 and 8000 B.C. (Begole 1973, 1976; Davis et al. 1980; Hayden 1976). The term was originally used by Rogers (1939, 1966) for ancient-looking cleared circles, tools, and rock alignments that he later classified as San Dieguito I. The designation Malpais continued to be applied to heavily varnished choppers and scrapers found on desert pavements of the Colorado, Mojave, and Sonoran deserts that were thought to predate San Dieguito assemblages, with their projectile points. Although few would question that most of the Malpais artifacts were culturally produced, dating methods remain extremely uncertain and have been challenged on several grounds (McGuire and Schiffer 1982:160-164). Arguments for early settlement of the Colorado Desert have been further undermined by the redating of the "Yuha Man." Originally assigned to earlier than 18,000 B.C. based on radiocarbon analysis of caliche deposits, more reliable dates based on the accelerator mass spectrometry (AMS) radiocarbon method applied to bone fragments now place the burial at about 3000 B.C. (Taylor et al. 1985).

2.2.1.2 Early Holocene Period (ca. 8000 to 7000 B.C)

Most of the aceramic lithic assemblages, rock features, and cleared circles in the Colorado Desert were routinely assigned to the San Dieguito complex by many of the initial investigators. Rogers first distinguished the San Dieguito complex in western San Diego County, based initially on surface surveys and subsequently on excavations at the C. W. Harris Site (Rogers 1929, 1939, 1966). His extensive surveys also identified the complex in the southern California deserts. Rogers proposed three phases of the San Dieguito complex in its Central aspect, which encompassed the area of the Colorado and Mojave deserts and the western Great Basin. The successive phases were characterized by the addition of new, more sophisticated tool types to the preexisting tool kit.

San Dieguito complex lithic technology was based on primary and secondary percussion flaking of cores and flakes. San Dieguito I and II tools include bifacially and unifacially reduced choppers and chopping tools, concave-edged scrapers (spokeshaves), bilaterally notched pebbles, and scraper planes. The San Dieguito III tool kit is appreciably more diverse, with the introduction of fine pressure flaking; tools include pressure-flaked bifaces, leaf-shaped projectile points, scraper planes, plano-convex scrapers, crescentics, and elongated bifacial knives (Rogers 1939, 1958, 1966; Warren 1967; Warren and True 1961).

Site distributions suggest some of the basic elements of San Dieguito settlement patterns. Sites might be situated on any flat area, but the largest aggregations occurred on mesas and terraces overlooking major washes. Where lakes were present, sites with Lake Mojave complex assemblages are located around their shores. At the northeastern boundary of the Colorado Desert, they occur in the Pinto Basin and around Ford and Palen dry lakes in the Chuckwalla Valley where the nexus with the Mojave Desert pluvial lakes traditions is strongest (Carrico et al. 1982; Sutton et al. 2007). These were areas where a variety of plant and animal resources could be found and where water would have been available at least seasonally. It is likely that the chain of lake basins, springs, and tanks through this area provided a network of prehistoric subsistence and travel corridors that connected the Colorado River, Imperial, and Coachella valleys. It is at these water sources and along the trails that the most abundant archaeological evidence can be found. This network continued to develop through the Middle and Late Holocene periods.

2.2.1.3 Middle to Early Late Holocene Period (ca. 7000 B.C. to A.D. 500)

The Pinto and Amargosa complexes were regional specializations within the general hunting and gathering adaptations that characterized the long Middle Holocene period. These patterns occur more frequently in the Great Basin, the Mojave Desert, and the Sonoran Desert east of the Colorado River. Few Pinto or Amargosa (Elko series) projectile points have been identified on the desert pavements in the Colorado Desert, although that condition is beginning to change as the number of investigations increases. Some late Middle Holocene sites are known, indicating occupations along the boundary between the low desert and Peninsular Ranges and in more favored habitats.

Early projectile points in Imperial County have generally been reported only as isolates on desert pavements, but a recent inventory at the Salton Sea Test Base produced a cluster of early projectile points, including Lake Mojave, Pinto/Gatecliff, and Elko forms, and even two eccentric crescentics, scattered among protohistoric sites on the bed of Lake Cahuilla 30 m below sea level (Apple et al. 1997; Wahoff 1999). If these points are in situ, as the investigators suggest, presumably they escaped burial by lake sediments or were subsequently reexposed. An alternative explanation may be that they were collected elsewhere and reused by protohistoric occupants. Several large points also have been reported within the Truckhaven area. Direct evidence of a Middle Holocene occupation comes from the Truckhaven flexed burial (CA-IMP-109), found under a cairn and dated to 5790 ±250 B.P. (Taylor et al. 1985; Warren 1984:404).

The emerging picture of late Middle Holocene and early Late Holocene occupation in the Colorado Desert is of mobile hunter-gatherer bands with atlatls for hunting and milling stones for seed and nut processing, operating out of a limited number of base camps in optimal areas on the boundaries of the Salton Basin and on the shoreline of Lake Cahuilla. This pattern may be viewed as a cultural precursor of the Late Holocene period, although linguistic data and tribal origin stories suggest some demographic displacements also occurred.

2.2.1.4 Late Prehistoric of the Late Holocene Period (after ca. A.D. 500)

Sites dating to the Late Prehistoric of the Late Holocene period are probably more numerous than any others in the Colorado Desert. The period has sometimes been divided into four phases, including a pre-ceramic transitional phase from A.D. 500 to 800. The major innovations were the introduction of pottery production using the paddle-and-anvil technique around A.D. 800, initiating the Patayan I phase, and the introduction of floodplain agriculture on the Colorado River, perhaps at about the same time (Rogers 1945). Within the Colorado Desert, according to some investigators, ceramics first appear around A.D. 1000 (Love and Dahdul 2002). Exact dating for the presence of early domesticated plants is not available (Schroeder 1979). Both these technological advancements were presumably introduced either directly from Mexico or indirectly through the Hohokam culture of the Gila River (McGuire and Schiffer 1982; Rogers 1945; Schroeder 1975, 1979). The most recent Late Holocene episodes of Lake Cahuilla have been taken to define the Patayan II phase, previously dated between about A.D. 1050 to 1500 and bracketed by Patayan I and III phases. However, recent research has demonstrated that a lake infilling occurred between A.D. 1600 and 1700 (Laylander 1997; Schaefer 1994). As discussed in the environmental section above, the now-confirmed presence of lake stands both before A.D. 1050 and after A.D. 1500 casts some doubt on the viability of the perceived Patayan I, II, and III phase distinctions as a more complex and accurate understanding of Lake Cahuilla natural history is attained. The phases of Lake Cahuilla infillings and recessions may have influenced demographic movements and intercultural contacts, perhaps even playing a role in the introduction of ceramics and other cultural traits that have been used to differentiate the Patayan phases. How Lake Cahuilla acted as a stimulus for cultural change in the Colorado Desert remains a question of intense interest. Answers to these questions can only be made after more investigations of well-dated Late Prehistoric sites with demonstrable Lake Cahuilla associations are undertaken.

Lyndon L. Hargrave (1938) coined the term "Patayan" from the Walapai word for "old people" to refer to the late prehistoric archaeology of the Colorado River Valley. In so doing, he wanted to avoid assumptions that specific prehistoric cultures in this area were directly ancestral to the modern Yuman cultures. The Patayan pattern is equally applicable to the prehistoric ancestors of the desert Cahuilla, who speak an unrelated language but whose culture shares many of the economic and technological attributes of the cultures of the Yuman speakers.

Harold S. Colton (1945:118) applied a direct historical approach to developing a Patayan culture scheme. Relying on very little information, for the most part no more than surface sherd scatters, he made an initial attempt at defining a Patayan pattern. Assuming that the ethnohistoric practice of intensive warfare among Colorado River peoples extended back into the prehistoric past, he postulated that the center for the dispersion of Patayan peoples to the east and west lay on the Colorado River and was brought about by high population densities of warlike communities that were circumscribed by inhospitable desert conditions. The Ipai, Kumeyaay, and Tipai of California and the Havasupai, Walapai, and Yavapai of western Arizona were some of these offshoots. The presumption was that these people had been pushed into other areas by the same process of warfare that later drove the Kahwan, Halyikwamai, and Halchidhoma off the river to become ultimately amalgamated with the Maricopa on the Gila River in the early nineteenth century. Colton also revised Alfred L. Kroeber's (1943) classification of river and delta Yuman languages to propose a southern branch (Laquish) centered on the Colorado Delta and a northern branch (Cerbat) centered on the Needles area. In another paper, Colton tentatively classified the Cohonina and Prescott patterns as branches of Patayan in the mountains of northwestern Arizona.

While Colton's cultural scheme focused on Arizona, Rogers established the first systematic culture history and artifact typologies for the Colorado Desert in California, but also including evidence from western Arizona. Rogers' (1936, 1945) investigations of Yuman ceramics and culture history remain fundamental for archaeological research in the region. He distinguished three phases of Late Prehistoric archaeology in the Colorado Desert as Yuman I, II, and III, with Yuman II being contemporary with the late Holocene phase of Lake Cahuilla between around A.D. 1000 and 1500. In applying the label "Yuman," Rogers brought back the assumed association between the archaeological pattern and a specific linguistic grouping.

Also included in this early period of basic archaeological research is Albert H. Schroeder's examination of lower Colorado River sites (Schroeder 1952, 1979). Schroeder (1961) excavated the Willow Beach site, located just below Boulder Canyon, one of the few stratified Late Prehistoric sites known on the Colorado River. He developed a cultural sequence that emphasized the similarities of the Colorado River assemblages with the upland areas of western and central Arizona, lumping a number of cultural patterns into the concept of the Hakataya pattern, an expanded version of Rogers' Yuman pattern (Schroeder 1979). Some scholars found Schroeder's concept of the Hakataya to be too inclusive and also noted conflicts with Rogers' original Yuman ceramic typology (see McGuire and Schiffer 1982). Schroeder (1957, 1958, 1975) postulated associations between subdivisions of the Hakataya pattern, certain ceramic types, and historically identified tribal groups. These branch-ceramic-tribal associations include, among others, the linking of the Roosevelt branch, Tonto Brown pottery, and the Southeast Yavapai; the Cerbat branch, Cerbat Brown, and the Walapai; the La Paz branch, Needles Buff, and the Halchidhoma; the Palo Verde branch, Tumco Buff, and the Quechan; the Amacava branch, Parker Buff, and the Mohave; and the Salton branch, Topoc Buff, and the eastern Kumeyaay. This approach may give insufficient consideration to the mobility of some groups, who may have produced different ceramic types depending on the proximity of particular clay types to their seasonal settlements.

The term "Patayan" regained prominence with the publication of Hohokam and Patayan by Randall H. McGuire and Michael B. Schiffer (1982). They provide a critical history of the development of the terminology and cultural concepts. Michael R. Waters (1982a, 1982b) applied the term to a ceramic chronology and typology for the Colorado Desert, based on Rogers' unpublished notes and type collection at the San Diego Museum of Man. Waters critically discussed differences between Rogers' and Schroeder's approaches, both in the definition of prehistoric cultures and in the application of a Lower Colorado River Buff ceramic typology.

Within the Late Holocene period, desert peoples of this region developed broad-spectrum and diversified resource procurement systems emphasizing a collector organization that made use of residential bases and temporary logistical camps, scheduled according to the ripening seasons of staple plant resources. Mobility was an important element in this pattern, with frequent travel between the Colorado River and Lake Cahuilla when the lake was present. The diversity of sites and assemblages associated with Lake Cahuilla indicates considerable variability in late prehistoric and protohistoric social and ecological adaptations to the lake (Wilke 1978). The number of house pits at fish camps ranges from one to more than a dozen, perhaps indicating the number of households in residence at any one time. Fish traps range from single examples to long lines that are suggestive of cooperative fishing ventures. Archaeological excavations of house pits indicate that some have well-developed middens and diverse artifact types, suggestive of season-long temporary camps, while others have only sparse artifact associations suggestive of short-term fishing expeditions. Faunal assemblages vary from those largely limited to fish bone or the remains of migratory water birds, to others that contain more diverse resources, including rabbit and large mammal bone. This variability in site types and assemblage contents has yet to be correlated in a systematic manner with other variables, such as the recessional stages of Lake Cahuilla (reflected in elevation), localized geography and paleoenvironments, ethnicity, or other factors (Schaefer 2000; Schaefer and Laylander 2007).

The numerous trail systems throughout the Colorado Desert attest to long-range travel to special resource collecting zones and ceremonial locales, trading expeditions, and possibly warfare. Pot drops, trailside shrines, and other evidence of transitory activities are associated with these trails (McCarthy 1993). During the Late Holocene and perhaps during earlier periods as well, an important travel corridor existed to the northwest of Black Mountain and south of the Chocolate Mountains. A series of long trail segments with associated ceramic pot drops and lithic scatters exists parallel to Ninemile Wash and State Route (SR)-78, linking the Colorado River and Imperial Valley. Another corridor went up the Salt Creek Pass between the Chocolate Mountains and the Orocopia Mountains, following alternative routes either through the Chuckwalla Valley or following a string of springs and tanks south of the Chuckwalla Mountains. In the historic period this route was known as the Coco-maricopa Trail (Johnston 1980; Johnston and Johnston 1957; McCarthy 1982).

Trade and travel is also seen in the distribution of localized resources such as Obsidian Butte obsidian, wonderstone from the south end of the Santa Rosa Mountains, soapstone, marine shell from the Gulf of California and the Pacific coast, and different ceramic types. The Elmore site near Kane Springs, for example, contained evidence of Olivella shell bead manufacturing and other shell processing, trade, and possibly cultural connections with delta Yumans who may have been displaced during Lake Cahuilla infillings (Laylander 1997; Rosen 1995; Schaefer 2000). Evidence of metate manufacture is also documented at several sites in the Superstition Mountain area where outcrops of Imperial Formation sandstone afforded a ready local material for milling equipment (Schaefer 1988).

2.2.2 Ethnohistory

The lower Colorado River area was one of shifting tribal boundaries in ethnohistoric times due to intertribal warfare (Forbes 1965). When Alarcón sailed up the lower Colorado River in 1540, he described a situation of incessant warfare. During Oñate's 1604-1605 expedition, he found the Halchidhoma living south of the Gila River confluence,

along with the Kahwan and Halyikwamai. Oñate encountered the Ozaras, who were probably a Piman-speaking group, at the Gila-Colorado junction, and the Bahacecha, who may possibly have been Quechan, between the Ozaras and the Mohave (Laylander 2004). Almost a century passed until Jesuit missionary Eusebio Francisco Kino made half a dozen visits to the vicinity of the ColoradoGila junction between 1699 and 1706 (Bolton 1936; Burrus 1971; Kino 1919). Another Jesuit, Jacobo Sedelmayr, returned in the 1740s and 1750s (Donohue 1969; Sedelmayr 1955). Finally, the Franciscan missionary-explorer Francisco Garcés and the soldier Juan Bautista de Anza in the 1770s established a strong east-west travel link across the Salton Basin (Bolton 1930; Garcés 1900). The eighteenth-century observers clearly found substantial evidence of ethnic displacements since the previous century, and substantial further changes would occur during the early nineteenth century (Spier 1933).

During the early historic period, the Kamia were politically and militarily allied with the Quechan and Mohave, in opposition to the Cocopa and Maricopa. They maintained good relations with the Quechan at the confluence of the Colorado and Gila rivers and were permitted a farming rancheria at the large Quechan settlement of Xuksil (in Quechan, "sandstone"), located a few kilometers south of the modern Mexican town of Algodones and north of the branching off of the Alamo River near the southern tip of the Imperial Dunes (Russell et al. 2002:84). These people were collectively known as the Kavely cadom or "south dwellers" and were known to the early Spanish expeditions as the rancherias of San Pablo; their leader was also named Captain Pablo. They were estimated to number 800 people when the Anza Expedition passed through in 1774 (Bolton 1930(2):51; Forde 1931:101). The Franciscans established the mission community of San Pedro y San Pablo de Bicuñer near this location in 1780, along with another mission community at La Purísima Concepción, later to become Fort Yuma. Both were destroyed in a Quechan uprising in 1781 (Forbes 1965:191204).

An 1849 census counted 254 Kamia people on the New River in Imperial Valley under Chief Fernando. They included 118 men, 82 women, and 54 children (Heintzelman 1857:53). By 1860, the County of San Diego Census recorded 105 Kamia people at New River (Indian Wells or *Xachupai*), distributed among 11 households or rancherias and led by a Captain Zacariah (San Diego Genealogical Society n.d.:120-122). This record is especially valuable because it lists each household member by name, sex, and age. Presumably their numbers were much greater before the advent of European diseases and probably dropped even more drastically with the rampant smallpox and measles epidemics of the 1860s. A series of prolonged droughts or floodwater failures in the nineteenth century also took their toll on the population and eventually drove most Kamia in Imperial Valley to live at the rancheria of *Xatopet*, possibly on an east-west portion of the Alamo River south of the Imperial Dunes near the village of Huerta, Baja California. This was an emergency planting place that the Quechan also used, as when the Colorado River failed to flood in the summer of 1851 (Kroeber 1980:190). The Kamia suffered additional casualties during conflicts with the Mexican military at Huerta and ultimately fled to the live with the Quechan, for the most part.

2.2.3 Historic Period Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1848), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period, when California became a territory of the United States.

2.2.3.1 Spanish Period (1769–1821)

Spanish explorers made sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríquez Cabríllo stopped in 1542 at present-day San Diego Bay. With his crew, Cabríllo explored the shorelines of present-day Santa Catalina Island as well as San Pedro and Santa Monica Bays. Much of the present California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno's crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabríllo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Friar Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named the campsite by the river "Nuestra Señora la Reina de los Angeles de la Porciúncula" or "Our Lady the Queen of the Angeles of the Porciúncula." Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002). Mission San Fernando Rey de España was established 26 years later on September 8, 1797.

2.2.3.2 Mexican Period (1821–1848)

A major emphasis during the Spanish Period in California was the construction of missions and associated presidios to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California Territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. Nine ranchos were granted between 1837 and 1846 in the future Orange County. Among the first ranchos deeded within the future Orange County were Manuel Nieto's Rancho Las Bolsas (partially in future Los Angeles County), granted by Spanish Governor Pedro Fages in 1784, and the Rancho Santiago de Santa Ana, granted by Governor José Joaquín Arrillaga to José Antonio Yorba and Juan Pablo Peralta in 1810 (Hallan-Gibson 1986). The secularization of the missions (enacted 1833) following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

2.2.3.3 American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident Californios and Americans in the San Bernardino area. The Mexican-American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the cattle boom of the 1850s, rancho vaqueros drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. Cattle were at first driven along major trails or roads such as the Gila Trail or Southern Overland Trail, then were transported by trains when available. The cattle boom ended for Southern California as neighbor states and territories drove herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 2005).

2.2.3.4 Local History of the Project Area

By the 1860s, people were regularly traveling through the Coachella Valley via the Bradshaw Trail. With the establishment of the SPRR line in 1876, however, use of the Bradshaw Trail for travel declined (Lech 2004). Due to the increased travel brought by the railway, the name "Palm Springs" was fully established by 1885 (Wild 2007). Around this time, San Francisco attorney John Guthrie McCallum brought his son to the dry climate of Palm Springs for health reasons, and by the 1900s, the city of Palm Springs became an oasis for those whose doctors had prescribed a dry-heat environment for their health (Palm Valley Land Co. 1888).

Palm Springs and the Coachella Valley became important locations during World War II. General Patton's Desert Training Center was headquartered at the Chiriaco Summit and existing airfields became training and staging areas. The Palm Springs El Mirador Hotel was purchased by the US government and converted into the Torney General Hospital. At the facility, Italian prisoners of war served as kitchen help and orderlies. Through the war, it was staffed with 1,500 personnel and treated some 19,000 patients (California State Military Museum 2016).

At the close of the war, Palm Springs again flourished and between 1947 and 1965, approximately 2,200 houses were built, essentially doubling the housing capacity. The 1973 recession forced many of the wealthy residents to cut their spending, slowing growth of the area (St. Petersburg Independent 1972). Today, the majority of the city's economy is generated through tourism, much of which is driven by the visually unique San Gorgonio Pass wind energy facilities.

Since their development in 1982, the San Gorgonio Pass wind energy facilities have become an integral part of the Palm Springs landscape. With a stable wind flow caused by warm desert air mixing with cooler coastal air, the San Gorgonio Pass has proven to be a reliable location for wind energy production (Solaripedia 2018). Together with the nearby Tehachapi Pass and Altamont Pass wind energy facilities, San Gorgonio accounts for nearly 95% of all commercial wind power generation in California, and approximately 11% of the world's wind-generated electricity (CEC 2018).

3 Research Design

The research design for this proposed Project involves a CHRIS records search, archival research, and an intensive-level pedestrian survey to determine if known and unknown archaeological resources are present within the proposed Project site. Research questions include the following and is based on what information Dudek is able to gather as a result of fieldwork and background research.

1. *Are archaeological sites present within the survey area? If so, what is the horizontal and vertical extent of the archaeological deposit within the survey area?*

   Determining the extent of an identified archaeological resource within the Project area will aid in understanding the distribution of cultural remains and how vulnerable those remains may be to potential ground-disturbing Project activities. It also could lend evidence to determining the frequency and duration that the location was occupied: was it used habitually through time, used occasionally, or used only once?

2. *What was the primary function of the archaeological site, if identified?*

   Understanding the spatial arrangements among activities within any identified site and between sites within a region is helpful to understanding precontact land use. For example, concentrations of artifacts may suggest evidence of discrete tasks. What role did the site play in the larger settlement system? The presence of flaked-stone artifacts may suggest activities such as hunting, faunal processing, or stone tool manufacture or maintenance that may have occurred at the site. An analysis of the lithic tools and debitage present at the site will allow for a more thorough understanding of the role that flaked-stone technologies played. For historic sites, investigations may be able to determine if there is evidence indicating activities such as homesteading, mining, farming, and/or domestic occupation.

3. *When were any identified sites used?*

   The temporal range of the resource is a key factor in evaluating it within its historic context. Excavations at newly recorded precontact sites may reveal deposits of material suitable for radiometric dating or temporally diagnostic artifacts. The discovery of diagnostic precontact tools would allow a comparison with projectile point types identified and dated at other sites within the vicinity. For historic sites, the investigations may be able to determine if the archaeological evidence supports the age of occupation suggested by the historic research. The investigations will also explore additional historical research that may be able to shed light on the duration of occupation or site use.

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4 Research Methods

This Phase I cultural resources assessment consists of a CHRIS records search; archival research, including a review of historic and contemporary aerial photographs; and an intensive-level pedestrian survey of the proposed Project site.

Dudek requested a search of the CHRIS database from the EIC, located on the campus of University of California, Riverside, which houses records for Riverside County. The request included a search of any previously recorded cultural resources and investigations within the proposed Project site and a 1-mile radius around the proposed Project site. The CHRIS search request included any information related to the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. Dudek reviewed the available EIC records to determine whether the implementation of the proposed Project would have the potential to impact any known and unknown cultural resources. The confidential records search results are provided in Confidential Appendix B.

Dudek consulted historical and contemporary aerial photographs to understand the development of the proposed Project site and surrounding area. Dudek reviewed aerial photographs from 1953 to 2004 as part of the archival research effort.

Dudek Senior Archaeologist and Principal Investigator, Heather McDaniel McDevitt, Dudek Lead Archaeologist, Linda Kry, and Dudek cross-trained Associate Paleontological/Archaeological Technician, Kira Archipov, conducted a pedestrian survey of the approximately 292.16-acre proposed Project site on July 23, 2021 using standard archaeological procedures and techniques to determine whether any known or unknown cultural resources are present within the proposed Project site. The intensive-level survey methods consisted of a pedestrian survey conducted in parallel transects, spaced no more than 10 meters apart (approximately 30 feet), traversing east to west. The survey area includes APNs 751-250-001, 751-250-002, and 751-250-003. The ground surface was inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, groundstone tools, ceramics, fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of structures and/or buildings (e.g., standing exterior walls, post holes, foundations), and historical artifacts (e.g., metal, glass, ceramics, building materials). Ground disturbances such as rodent burrows, cut banks, trails and drainages were also visually inspected for exposed subsurface materials. In areas where the ground surface visibility was obscured by vegetation, surface scrapes were occasionally implemented, when necessary, to enhance detection of archaeological materials that may have been obscured on the surface. No artifacts were collected during the survey.

All fieldwork was documented using field notes and an Apple Generation 7 iPad (iPad) equipped with ESRI Collector and Avenza PDF Maps software with close-scale georeferenced field maps of the proposed Project site, and aerial photographs. Location-specific photographs were taken using the iPad's 12-mega-pixel resolution camera. All field notes, photographs, and records related to the current study are on file at Dudek's Santa Barbara, California office. All field practices met the Secretary of Interior's standards and guidelines for a cultural resources inventory.

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5 Results

5.1.1 CHRIS Records Search

5.1.1.1 Previously Conducted Cultural Resource Studies

The EIC records indicate that 11 previously conducted studies have been conducted within the 1-mile of the proposed Project site between 1980 and 2011. Of these investigations, one study, RI-3089, overlaps the southwestern portion of the proposed Project site, encompassing less than 5% of the proposed Project site, indicating that the majority of the proposed Project site has not been subjected to any previous cultural resource investigations. Table 2, below, provides a complete list of all 11 previous cultural resources studies within 1-mile of the proposed Project site, followed by a brief summary of the overlapping report.

Table 2. Previously Conducted Cultural Resource Studies within a 1-Mile of Proposed Project Site

Year	Author	EIC ID	Report Title	Addresses Proposed Project Site
1980	J.E. Reed	RI-00815	Cultural Resource Survey of Sites for Temperature Gradient Holes for Phillips	No
1982	Philip J. Wilke	RI-01091	Archaeological Investigations at the Latin Lady Ranch, Ca-Riv-1336, 2010, 2011, and 2012, Coachella Valley, Riverside County, California	No
1980	Alan Davis and J.D. Swenson	RI-01092	Environmental Impact Evaluation: An Archaeological Assessment of the Latin Lady Ranch (Tentative Parcel 17141)	No
1990	Duffield, Anne and Gale Broeker	RI-03089	Letter Report: Cultural Resources Inventory of Martinez Canyon Parcel No. 1, T7S R8E Section 30.	**Yes**
1990	Duffield, Anne and Gale Broeker	RI-03095	Letter Report: Cultural Resource Inventory: Martinez Canyon Area	No
2002	Love, Bruce, Bai Tang, Daniel Ballester, and Mart Hillis Shockley	RI-05783	Historical/Archaeological Resources Survey Report, the Phillios Property, Near the Community of Valerie, Riverside County, California	No
2002	Love, Bruce, Bai Tang, Daniel Ballester, and Mary Hillis Shockley	RI-05784	Historical/Archaeological Resources Survey Report: Dellar Reservoir Site and Pipeline Route, Near the Community of Valerie, Riverside County, California	No
2003	Jay K. Sander, Roger D. Mason, Evelyn N. Chandler, and Cary D. Cotterman	RI-06071	Final Cultural Resources Inventory for the Coachella Valley Management Plan, Riverside County, CA	No

Table 2. Previously Conducted Cultural Resource Studies within a 1-Mile of Proposed Project Site

Year	Author	EIC ID	Report Title	Addresses Proposed Project Site
2006	Tang, Bai "Tom", Michael Hogan, Laurie Taylor, and Daniel Ballester	RI-06616	Historical/Archaeological Resources Survey Report: The Falls Project, Assessor's Parcel Nos. 751-260-015, -016, -023, 751-270-001, -004, -005, 751-280-001, -008, 009, and 751-290-017, Valerie Area, Riverside County	No
2011	Kyle Garcia, Mathew Wetherbee, Margarita Wuellner, and Jon Wilson	RI-10476	Draft Cultural Resources Assessment for the Proposed Oasis Date Gardens Project, County of Riverside, California	No
1980	J.E. Reed	RI-00815	Cultural Resource Survey of Sites for Temperature Gradient Holes for Phillips	No

RI-3089

Report RI-3089 (Duffield and Broeker 1990) is a memorandum documenting a cultural resources inventory for a parcel located immediately south of the current proposed Project site. Based on the records provided by the EIC, the study also slightly overlaps the current proposed Projects southwestern border (encompasses less than 5%). The memorandum, which is undated but marked as received by the EIC on November 12, 1990, was prepared for a private entity and documents the results of a pedestrian survey; there is no mention of a CHRIS records search. While the memorandum does note disturbances to the area of study, including recreational use of the site, horse crossings, and creation of a road using a bulldozer near the section line border of Sections 30 and 31, the study did not identify any prehistoric resources as a result of the survey. As such, it was determined that there are no impacts to cultural resources within that area of study, indicating that no cultural material was identified within the portion that overlaps the current proposed Project site.

5.1.1.2 Previously Recorded Cultural Resources

The EIC records identified 17 previously recorded cultural resources within the proposed Project's 1-mile records search radius. Of the resources identified, five are prehistoric isolates and the remaining 12 resources are prehistoric archaeological sites. None of the 17 resources identified are located within the proposed Project site. Although outside the 1-mile records search area, it is important to mention the Fish Traps Archaeological Site, is located approximately 2 miles northwest of the proposed Project site. A discussion of the Fish Springs prehistoric archaeological site is included within this study as a means to contextualize the prehistoric resources identified as a result of the CHRIS database records search, to assess the general archaeological sensitivity of the proposed Project site, and to determine the potential to encounter unknown intact subsurface archaeological deposits during Project implementation. All previously recorded cultural resources within the 1-mile radius are detailed in Table 1, followed by a brief summary of each prehistoric resource, including a discussion of the fish traps site.

Table 3. Previously Recorded Cultural Resources within a 1-Mile of the Proposed Project Site

Designation	Resource Description	Recording Events	NRHP Eligibility	Distance from Proposed Project Site
CA-RIV-001333 (P-33-001333)	Prehistoric site consisting of ceramic potshards, flakes, two handstones, fish vertebrae, avian bone, one pestle, fire-affected rock, *Olivella* bead, and *anadonta* shells.	1972 (P. Wilke); 1990 (G. Broeker); 2002 (P. Peterson)	7: Not Evaluated	650 meters (m) (2130 ft.) northwest of the proposed Project site
CA-RIV-001335 (P-33-001335)	Prehistoric site consisting of fish bone, quartz core, pottery sherd scatter, charcoal, and one large ceramic bowl.	1972 (C. Wilke); 1990 (Duffield and Broeker)	7: Not Evaluated	700 m (2295 ft.) northwest of the proposed Project site
CA-RIV-001345 (P-33-001345)	Prehistoric site consisting of pottery sherd scatter, burn areas, possible burned house, possible cremation, and possible packed clay floor.	1972 (P.J. Wilke)	7: Not Evaluated	675 m (2215 ft.) northeast of the proposed Project site
CA-RIV-002011 (P-33-002011)	Prehistoric site consisting of around 80 fishing weirs and one bedrock metate.	1980 (A. Davis and S. Bouscaren)	7: Not Evaluated	1210 m (3970 ft.) northwest of the proposed Project site
CA-RIV-004095 (P-33-004095)	Prehistoric site consisting of pottery sherd scatter and one possible mano.	1990 (Broeker & Duffield)	7: Not Evaluated	410 m (1345 ft.) northwest of the proposed Project site
CA-RIV-004100 (P-33-004100)	Prehistoric site consisting of three mortars, four cupules, one slick, and one incipient mortar.	1990 (Gale Broeker & Anne Duffield); 2002 (Patricia Peterson)	7: Not Evaluated	830 m (2725 ft.) northwest of the proposed Project site
CA-RIV-004101 (P-33-004101)	Prehistoric site consisting of ceramic sherd scatter.	1990 (Broeker and Duffield)	7: Not Evaluated	830 m (2725 ft.) northwest of the proposed Project site
CA-RIV-004102 (P-33-004102)	Prehistoric site consisting of ceramic sherd scatter.	1990 (CVAS: L. Barnes, N. London, V. Johnson, Richard Harkness)	7: Not Evaluated	910 m (2985 ft.) west of the proposed Project site
CA-RIV-004488 (P-33-004488)	Prehistoric site consisting of low-density lithic scatter including three chert flakes, one granite mano, chert biface knife fragment, and one quartzite hammerstone, as well as a low-density ceramic scatter.	1955 (Archaeological Survey Association)	7: Not Evaluated	470 m (1540 ft.) northwest of the proposed Project site
P-33-011206	Prehistoric isolate described as one TOPOC buff pottery sherd.	1990 (Duffield & Broeker)	7: Not Evaluated	440 m (1445 ft.) northwest of the proposed Project site

Table 3. Previously Recorded Cultural Resources within a 1-Mile of the Proposed Project Site

Designation	Resource Description	Recording Events	NRHP Eligibility	Distance from Proposed Project Site
P-33-011207	Prehistoric isolate described as one Tizon Brown pottery sherd.	1990 (Duffield & Broeker)	7: Not Evaluated	855 m (2805 ft.) northwest of the proposed Project site
P-33-011208	Prehistoric isolate described as one Salton Brown pottery sherd.	1990 (Broeker & Duffield)	7: Not Evaluated	1020 m (3345 ft.) northwest of the proposed Project site
P-33-011209	Prehistoric isolate described as one Salton Brown pottery sherd.	1990 (Broeker & Duffield)	7: Not Evaluated	1105 m (3625 ft.) northwest of the proposed Project site
CA-RIV-006969 (P-33-012210)	Prehistoric site consisting of bedrock milling slicks, one quartzite hammerstone, one quartzite flake, and pottery sherds.	2002 (Jay K. Sander, Charles Bouscaren, Caroline Braker, and Leroy Laurie)	7: Not Evaluated	386 m (1265 ft.) west of the proposed Project site
CA-RIV-006997 (P-33-012238)	Prehistoric site consisting of a rock ring and various ceramic sherds.	2002 (Patricia A. Peterson, Chuck Bouscaren, Maria G. Espinoza, and Jay Keasling)	7: Not Evaluated	635 m (2080 ft.) northwest of the proposed Project site
P-33-012269	Prehistoric isolate described as a quartzite angular hammerstone, bifacially sharpened.	2002 (Patricia A. Peterson, Chuck Bouscaren, Maria G. Espinoza, and Jay Keasling)	7: Not Evaluated	1490 m (4890 ft.) southwest of the proposed Project site
P-33-020302	Prehistoric site consisting of stone circle and four ceramic sherds.	2011 (Britt Wilson)	7: Not Evaluated	635 m (2085 ft.) northwest of the proposed Project site

CA-RIV-001333/P-33-001333

CA-RIV-001333/P-33-001333 is a prehistoric site measuring 230 m north-south by 230 m east-west at an elevation of 49 ft. amsl and is located along the shorelines of ancient Lake Cahuilla, approximately 650 m (2130 ft.) northwest of the current proposed Project site.

The site was originally formally recorded in 1972 by P. Wilke as part of an archaeological survey and described as an "open camp site on [an] off-shore sand bar bearing evidence of fish exploitation." At the time Wilke recorded the site, it measured approximately 400 m long by 100 m wide and was partially destroyed along the west end as a result of recreational activities. During the survey, Wilke collected cultural material from two locations each measuring 5 m^2, including fishbone, possible bird bone, plain brown pottery sherds, debitage (material type not provided), a pestle, a bone awl, a portion of a fragmented large ceramic wide mouth bowl, and one pinecone. Additional notes within the record prepared by Wilke's states that subsurface resources were observed within an exposed shoreline terrace with evidence of pot-hunting activities.

Following this record are hand-written notes for the same site, from August 1973, and while a name of the recorder is not provided within these notes, it is possible they are by Wilke. According to the 1973 notes, observed within the shoreline terrace, there is an exposed cultural stratum with a burn lens (layer of burned material) that included fish bone, unidentified bone, and [pottery]. The record mentions that the year prior to his survey (likely 1972), a large cooking bowl measuring approximately 30 centimeters (cm) in diameter was noted, however, it had been taken by trespassers. Also collected during the survey by Wilke was a single Olivella donna barrel-shaped bead, which he notes to be possibly associated with the exposed burned stratum along the shoreline terrace; however, he does state that the bead is not burned. Within that same stratum, Wilke noted that a hearth with fire-affected rocks (FAR) underlies the burn lens within the northeast wall of the terrace. Although not explicitly stating so, the record includes notes referencing units, which from an archaeological perspective, indicates an excavation unit, including a sketch map showing the locations of five units that essentially surround the pothole previously mentioned, to the north, east, and south. Wilke's excavation efforts within the five units resulted in the recovery of fish bones, pottery sherd, and a wood beam, which was collected for radiocarbon dating (C-14), within Unit 1; one coprolite was collected from Unit 2; fish bones from Unit 3; nothing noted for Unit 4; a single Olivella barrel-shaped bead collected from the surface, a hearth feature measuring 50 cm in diameter and 5 cm thick with charcoal remnants, and two fragments of fish bone, including what appears to be noted as a pottery rim sherd (uncertain as it is difficult to discern due to the penmanship and quality of the record) from Unit 5. Included within these records is a roughly sketched profile drawing that is noted as "Idealized Profile." Based on this profile, Wilke encountered unburned cultural material between approximately 10-20 cm bgs, burned cultural material between approximately 20-30 cm bgs, a sterile level (no cultural material) between 30-41 cm bgs, followed by beach sand and the hearth features underlying the sterile level, though Wilke does not provide a depth for the hearths.

The site was updated in November 1990 by G. Broeker from the Bureau of Land Management (received by the EIC on February 19, 1992). According to the update, the resource previously designated as CA-RIV-4 is the same site designated as CA-RIV-1333. Additionally, the update states that the site is approximately 1 mile south of the road that leads to the fish traps site.

The site was once again updated in 2002 by Chambers Group, Inc. as a result of an intensive-level pedestrian survey for a cultural resources inventory in support of the Coachella Valley Management Plan. The 2002 updated record noted that the site included a lithic and ceramic scatter, including habitation debris scattered along the sand dune that was once part of the ancient Lake Cahuilla shoreline. As a result of this survey, the size of the site from when it was originally documented in 1972, changed from 400 m long by 100 m wide to 230 m north-south by 230 m east-west, indicating that the integrity of the site along its long axis had been destroyed or has been erroneously defined by recorders as the difference in distance is significant. The record notes that Wilke reported a possible subsurface house and two pits in 1972, however, Dudek's review of Wilke's record did not result in the identification of that information. Cultural constituents noted in this record include pottery sherds, flakes of chert and quartzite material, two hammerstones, fish bone, FAR, and marine shell, including one pottery rim sherd. At the time of the 2002 survey, the site had been heavily disturbed as a result of recreational use of the area as evidence by the vehicular tracks of off-roading vehicles, modern refuse dumping, soil erosion, and the exporting of sand for fill material offsite.

CA-RIV-001335/P-33-001335

CA-RIV-001335/P-33-001333 is a prehistoric site measuring 110 m north-south by 175 m east-west at an elevation of 45 ft. amsl and is located along the shorelines of ancient Lake Cahuilla, approximately 700 m (2295 ft.) northwest of the proposed Project site.

The site was originally formally recorded in 1972 by P. Wilke as part of an archaeological survey and described as "A shoreline campsite occupied coeval with the lake, and dissected by 2 arroyo channels." At the time Wilke recorded the site, it was documented as one concentration measuring approximately 40 m long by 40 m wide and was partially destroyed due to a series of potholes created by looters. During the survey, Wilke's collected cultural material from the looter holes, as well as two 5 m^2 locations. Cultural materials collected included fishbone, pottery sherds, and a large half of a ceramic bowl. Additionally, an ash pit was encountered along the eastern boundary of the site.

The site record was updated in 1990 by Duffield and Broeker from the Bureau of Land Management (received by the EIC on November 12, 1990). The update describes the site as a series of "3 loci of shoreline campsite occupied coeval with ancient lake stand." As a result of this survey, the size of the site from when it was originally documented in 1972, changed from one concentration measuring 40 m^2 to a series of three loci measuring 110 m north-south x 175 m east-west. Locus A is described as consisting of fishbone and pottery sherds; Locus B is described as consisting of fishbone, a quartzite flake, and Tizon, Salton Brown, and Salton Buff pottery sherds; Locus C is described as consisting of a quartz core, fishbone, and Tizon pottery sherds. At the time of the 1990 survey, the site had shown significant disturbance as a result of its location within a wash area as well as recreational use of the area as evidence by the vehicular tracks of off-road vehicles.

CA-RIV-001345/P-33-001345

CA-RIV-001345/P-33-001345 is a prehistoric site measuring 50 m north-south by 75m east-west at an elevation ranging from 40 to 45 ft. amsl and is located approximately 675 m (2215 ft.) northeast of the proposed Project site. The site was formally recorded in 1972 by P. Wilke as part of an archaeological survey and described as "an open site with sherd scatter, burn areas representing houses (?), possible cremation, [and] possible packed clay floors." Cultural material observed included pottery sherds, "probable burned house", and possible human bone. No additional information regarding the possible human bone/cremation or the burned home material is provided on the site record.

CA-RIV-002011/P-33-002011

CA-RIV-002011/P-33-002011 is a prehistoric site measuring 900+ m north-south by 250 m east-west at an elevation ranging from -20 to +42 ft. amsl and is located at the base of the Santa Rosa Mountains approximately 1210 m (3970 ft.) northwest of the proposed Project site. The site was formally recorded in 1980 by Davis and Bouscaren as part of an archaeological survey and described as "77+ stone fishing weirs and one bedrock metate." The fishing weirs, which are both U-shaped and circular, measure an average of 3.1 m in diameter and 0.55 m high. A 12 m stone wall is included within the list of features; however, it is not mentioned in the site description and no further information is provided. Davis and Bouscaren note that the site likely extends south.

CA-RIV-004095/P-33-004095

CA-RIV-004095/P-33-004095 is a prehistoric site measuring 60 m north-south by 20 m east-west at an elevation of 80 ft. amsl and is located along the shorelines of ancient Lake Cahuilla, approximately 410 m (1345 ft.) northwest of the proposed Project site. The site was formally recorded in 1990 by Broeker and Duffield (received by the EIC on November 12, 1990) as part of an archaeological survey and described as a "scatter of 32 sherds of Tizon brown pottery and one possible mano between two seasonal washes." The mano was located in the northern half of the site and the sherds are scattered throughout. Broeker and Duffield noted that the site is located in a wash and is likely disturbed due to the nature of the wash.

CA-RIV-004100/P-33-004100

CA-RIV-004100/P-33-004100 is a prehistoric site measuring 7 m north-south by 5 m east-west at an elevation of 85 ft. amsl and is located as the base of the Santa Rosa Mountains, approximately 830 m (2725 ft.) northwest of the proposed Project site.

The site was originally formally recorded in 1990 by Broeker and Duffield as part of an archaeological survey (received by the EIC on January 2, 1991) and described as "two very large boulders with three bedrock mortars and 4 cupules or incipient mortars located on east edge of wash." An additional artifact described as a dark grey granite pestle with battered ends was also recorded. Broeker and Duffield note that the site was first located in *Ancient Lake Cahuilla's Fish Trapper* by A. and J. Balch (1973); however, no formal documentation of this reference is provided within the site record.

The site was revisited in September 2002 by Sander from the Chambers Group, Inc. during an archaeological survey. According to the update, the condition of the site appears to be unchanged and the original map deemed adequate. Sander notes that the pestle could not be relocated.

CA-RIV-004101/P-33-004101

CA-RIV-004101/P-33-004101 is a prehistoric site measuring 25 m north-south by 25 m east-west at an elevation of 100 ft. amsl and is located at the base of the Santa Rosa Mountains, approximately 830 m (2725 ft.) northwest of the proposed Project site. The site was formally recorded in 1990 by Broeker and Duffield (received by the EIC on January 2, 1991) as part of an archaeological survey and described as "a small scatter of 11 Salton Brown pottery sherds, most of which were less than a centimeter in diameter, found around a cluster of granite boulders at the base of the hill. The sherds were all body sherds without decoration." Broeker and Duffield note that the area shows significant disturbance consisting of shot-gun shells, broken beer bottles, and graffiti, suggesting continued recreational use of the area.

CA-RIV-004102/P-33-004102

CA-RIV-004102/P-33-004102 is a prehistoric site measuring 25 m north-south by 25 m east-west at an elevation of 300 ft. amsl and is located within the Santa Rosa Mountains, approximately 910 m (2985 ft.) west of the proposed Project site. The site was formally recorded in 1990 by Barnes, London, Johnson, Harkness, and Broeker (received by the EIC on January 2, 2021) as part of an archaeological survey and described as "a small scatter of 14 Salton Brown pottery sherds, found around a cluster of well patinated granite boulders. The sherds were all body sherds without decoration." The records note that the site appears to be a pot cache that has been crushed in a rock fall.

CA-RIV-004488/P-33-004488

CA-RIV-004488/P-33-004488 is a prehistoric site measuring approximately 100 m north-south by 100 m east-west at an elevation of 85 ft. amsl and is located along the shorelines of ancient Lake Cahuilla, approximately 470 m (1540 ft.) northwest of the proposed Project site. The site was originally recorded in 1955 by the Archaeological Survey Association (received by the EIC on October 24, 1991) as part of an archaeological survey and described as a low density lithic and ceramic scatter. Artifacts collected included: a series of brown pottery sherds (Coachella Brown, Palomar Brown, Sand Diego Brown, and Tizon Brown), chert flakes, a granite mano, a quartzite hammerstone, and a chert biface knife fragment. No further information is provided in the site record.

P-33-011206

P-33-011206 is a prehistoric isolate sitting at an elevation of 60 ft. amsl and is located along the shorelines of ancient Lake Cahuilla, approximately 440 m (1445 ft.) northwest of the proposed Project site. The site was formally recorded in 1990 by Duffield and Broeker and described as one TOPOC Buff pottery sherd. The isolate was not collected.

P-33-011207

P-33-011207 is a prehistoric isolate sitting at an elevation of 40 ft. amsl and is located 855 m (2805 ft.) northwest of the proposed Project site. The site was formally recorded in 1990 by Duffield and Broeker (received by the EIC on November 12, 1990) and described as one Tizon Brown pottery sherd. The isolate was not collected.

P-33-011208

P-33-011208 is a prehistoric isolate at an elevation of 60 ft. amsl and is located near the shoreline of Ancient Lake Cahuilla, approximately 1020 m (3345 ft.) northwest of the proposed Project site. The site was formally recorded in 1990 by Broeker and Duffield (received by the EIC on January 2, 1991) and described as one Salton Brown pottery sherd. The isolate was not collected.

P-33-011209

P-33-011209 is a prehistoric isolate at an elevation of 60 ft. amsl and is located approximately 1105 m (3625 ft.) northwest of the proposed Project site. The site was formally recorded in 1990 by Broeker and Duffield (received by the EIC on January 2, 1991) and described as one Slaton Brown pottery sherd. The isolate was not collected.

CA-RIV-006969/P-33-012210

CA-RIV-006969/P-33-012210 is a prehistoric site measuring 60 m north-south by 105 m east-west at an elevation ranging from 160 to 180 ft. amsl and is located on a terrace of the Santa Rosa Mountains, approximately 386 m (1265 ft.) west of the proposed Project site. The site was formally recorded in 2002 by Sander (received by the EIC on November 25, 2002) and described as a series of bedrock milling slicks and a low-density pottery sherd scatter. There are four features described as granite bedrock milling features with eight total slicks. Artifacts observed included a quartzite hammerstone and 12 [thick brownware with micaceous sand temper] pottery sherds. Sander interprets the site as a "short-term use campsite where vegetable resources were processed." No artifacts were collected.

CA-RIV-006997/P-33-012238

CA-RIV-006997/P-33-012238 is a prehistoric site measuring 24 m northwest-southeast by 7 m northeast-southwest at an elevation of -11 ft. amsl and is located on the eastern side of the Santa Rosa Mountains, approximately 635 m (2080 ft.) northwest of the proposed Project site. The site was formally recorded in 2002 by Peterson et al. (received by the EIC on November 25, 2002) as part of an archaeological survey and described as "a prehistoric limited-use campsite consisting of a rock ring/hearth feature and a concentration of reddish brown-ceramic fragments." The rock ring measures approximately 210 cm north-south by 190 cm east-west and is located 10 m east of the ceramic sherd scatter. Peterson et al. notes that the ceramic sherds appear to be from the same vessel.

P-33-012269

P-33-012269 is a prehistoric isolate at an elevation of 20 ft. amsl, located within the basin of ancient Lake Cahuilla approximately 1490 m (4890 ft.) southwest of the proposed Project site. The isolate was formally recorded in 2002 by Peterson et al. (received by the EIC on November 25, 2002) as part of an archaeological survey and described as a "quartzite angular hammerstone, bifacially sharpened on both lateral margins and the distal ends." Peterson et al. claims that because it is not similar to any surrounding lithics it is "obviously a manuport" and may be associated with CA-RIV-002011 (previously mentioned above). No further detail regarding the connection of these two sites is discussed.

P-33-020302

P-33-020302 is a prehistoric site measuring approximately 2 m north-south by 5 m east-west at an elevation of 53 ft. amsl, located along the shoreline of ancient Lake Cahuilla approximately 635 m (2085 ft.) northwest of the proposed Project site. The site was formally recorded in 2011 by Britt Wilson as part of an archaeological survey and described as a "stone circle comprised of approximately 60 stones and four (4) ceramic sherds. One large ceramic sherd is adjacent to the circle while the other 3 are about 2-3 meters to the west. The stone circle diameter measures 1.8 m." No cultural material was collected during this survey.

Fish Traps Archaeological Site

The fish traps site consists of three rows of shallow pits along the ancient shoreline of Lake Cahuilla. Along these rows, there are about 40 stone features that are dug into the lower mountain slopes that are approximately 10 ft. in diameter. It is believed that these pits were created and utilized for fishing purposes based on the location of the pits in relation to the watermark line of the ancient Lake Cahuilla shoreline. As previously discussed in Section 2.2.1.4 Late Prehistoric of the Late Holocene Period, these fish traps have been interpreted as representing a resource procurement system that included mobility amongst the desert peoples of the Colorado Desert region and shows their social and ecological adaptability to the fluctuation of Lake Cahuilla episodic infilling.

5.2 Aerial Photographs Review

Aerial images were compared to better understand prior landform alteration and land use. The following historic aerials for years 1953, 1959, 1965, 1989, and 2004. (UCSB 2021) were available and reviewed. The 1953 aerial photograph is the first photograph depicting the proposed Project site and shows the proposed project site as undeveloped and within an alluvial fan.

- The 1959 aerial photograph shows no significant change to the proposed Project site.
- The 1965 aerial photograph shows no significant changes to the proposed Project site.
- The 1989 aerial photograph shows faint lines outlining the proposed Project site and a series of six parallel lines running east to west throughout.
- The 2004 aerial photograph shows the proposed Project site as parceled agricultural fields.

In summary, the proposed Project site has been subject to ground disturbance associated with vegetation clearing, grading, agricultural discing and use, and structural development in support of the agricultural use since at least 1989. Prior to the late twentieth century, the proposed Project site was undeveloped and within an alluvial fan.

5.3 Field Survey Results

The proposed Project site is composed of three contiguous agricultural fields with various unimproved dirt roads and pathways through the fruit trees. The intensive-level pedestrian survey provided 100% coverage of the proposed Project site. Survey results for the three parcels that make up the proposed Project site, APNs 751-250-001, 751-250-002, and 751-250-003, are discussed individually below.

APN 751-250-001 occupies the western half of the proposed Project site and consists of rows of fruit trees. Ground surface visibility within this parcel is fair to excellent (30-90%). Disturbances observed include modern debris, irrigation, and agricultural land use. There is evidence of grading in the form of large boulders organized in rows running north to south, separating the fruit orchards. No cultural materials were observed within this parcel.

APN 751-250-003 is a triangular shaped parcel in the center of the proposed Project site and consist of rows of fruit trees. Ground surface visibility within this parcel is fair to excellent (30-90%). Disturbances observed include modern debris, irrigation, and agricultural land use. There is evidence of grading in the form of large boulders organized in rows running north to south, separating the fruit orchards. No cultural materials were observed within this parcel.

APN 751-250-002 is a triangular shaped parcel occupying the eastern portion of the proposed Project site. It contains rows of fruit trees, as well as a rectangular water reservoir near the eastern boundary. Ground surface visibility within this parcel ranged from fair to excellent (30-90%). The water reservoir provided zero (0%) ground visibility due to the presence of concrete in and around the reservoir. Disturbances observed include modern debris, irrigation, and agricultural land use. There is evidence of grading in the form of large boulders organized in rows running north to south, separating the fruit orchards. No cultural materials were observed within this parcel.

All soils appear to be consistent with the USDA's characterization of Carsitas gravelly sand, Myoma fine sand, Carsitas cobbly sand, and Carrizo stony sand (USDA 2021). Exhibits 1 through 5 below, show overviews of the proposed Project site.

Exhibit 1. Overview of the proposed Project site from the western half; view facing west.

Exhibit 2. Overview of proposed Project site along center of northern boundary; view facing the southwest.

Exhibit 3. Overview of proposed Project site along the northern boundary; view facing the south.

Exhibit 4. Overview of proposed Project site along center of southern boundary; view facing north.

Exhibit 5. Overview of proposed Project site along southern boundary; view facing northeast.

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6 Summary and Management Considerations

6.1 Summary of Findings

No cultural resources were identified within the proposed Project site as a result of the CHRIS records search or the intensive-level pedestrian survey. However, EIC records identified 17 previously recorded prehistoric archaeological resources within the records search area and the proposed Project site is approximately 2 miles southeast of the fish traps archaeological site. A review of aerial photographs indicate that the proposed Project site was undeveloped and vacant up until the 1980s, when it was transformed and utilized for agricultural purposes. A review of the geotechnical report prepared for the proposed Project site indicates that fill or disturbed soils were encountered up to 2 ft. bgs across the site and is underlain by native Quaternary alluvium and marine deposits (Qal) from the Pleistocene to Holocene epochs, which are associated with the period of prehistoric human use that have potential to preserve cultural material in context, depending on area-specific topographical setting. Based on the EIC records for cultural resources in the Project's 1-mile radius, there are many prehistoric archaeological sites described as habitation or campsites that have been identified within the ancient Lake Cahuilla footprint between 360 m (390 ft.) and 1500 m (1640 ft.) outside of the proposed Project site. The elevation at which these prehistoric sites were discovered varies, however, they range between -20 ft. and 180 ft. amsl. While the proposed Project site is generally flat, elevation within the site varies between 60 to 200 ft. amsl. The previously recorded site closest to the proposed Project site is resource CA-RIV-006969/P-33-012210, approximately 360 m (390 ft.) west of the proposed Project site. According to the record for this site, prehistoric resources were identified at an elevation ranging from 160 to 180 ft. amsl, which is within the elevation range of the proposed Project site and above the 40 ft. elevation of ancient Lake Cahuilla's highstand that was associated with episodes of intensive prehistoric activity. This information suggests that there is a potential for buried cultural deposits to persist within the proposed Project site beneath identified fill/disturbed soils (2-3 ft. bgs). In consideration of the cultural sensitivity surrounding the proposed Project site and the results of the geological subsurface investigations, the likelihood of the proposed Project unearthing previously unknown, intact subsurface archaeological deposits within native soils (2-3 ft. bgs) is moderate. Furthermore, EIC records indicate that site CA-RIV-001345/P-33-001345, located approximately 675 m (2215 ft.) northeast of the proposed Project site, documents the presence of possible human remains within the prehistoric archaeological site; however, the record does not provide any additional information regarding the determination of whether the remains/cremation are human in origin. While no prehistoric or historic burials were identified within the proposed Project site as a result of the records searches, the potential for the proposed Project to encounter human remains during Project construction is low, but possible within native soils. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during maintenance activities are provided in Section 6.2, below.

6.2 Management Recommendations

6.2.1 Worker Environmental Awareness Program Training

Prior to commencement of construction activities for all phases of Project implementation, the Project applicant shall retain a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards

for Archaeology, to prepare a Worker Environmental Awareness Program (WEAP). The WEAP shall be submitted to the County for review and approval. All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities. A basic presentation and handout or pamphlet shall be prepared in order to ensure proper identification and treatment of inadvertent discoveries. The purpose of the Workers Environmental Awareness Program (WEAP) training is to provide specific details on the kinds of archaeological materials that may be identified during construction of the project and explain the importance of and legal basis for the protection of significant archaeological resources. Each worker shall also learn the proper procedures to follow in the event that cultural resources or human remains are uncovered during ground-disturbing activities. These procedures include work curtailment or redirection, and the immediate contact of the site supervisor and archaeological monitoring and if appropriate, Tribal representative. Necessity of training attendance should be stated on all construction plans.

6.2.2 Construction Monitoring and Treatment Plan

Impacts to cultural resources should be minimized through implementation of pre- and post- construction tasks. Tasks pertaining to cultural resources include the development of a Construction Monitoring and Treatment Plan (CMTP). The purpose of the CMTP is to outline a program of monitoring procedures and protocols as well as treatment and mitigation in the case of an inadvertent discovery of cultural resources during ground-disturbing phases (including but not limited to preconstruction site mobilization and testing, grubbing, removal of soils for remediation, construction ground disturbance, construction grading, trenching, and landscaping) and to provide for the proper identification, evaluation, treatment, and protection of any cultural resources throughout the duration of the Project. This CMTP should define the process to be followed for the identification and management of cultural resources in the Project area during construction. Existence of and importance of adherence to the CMTP should be stated on all Project site plans intended for use by those conducting the ground disturbing activities.

6.2.3 Archaeological and Tribal Construction Monitoring

A qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, and a Native American observer, preferably ancestrally connected to the general Project area, should monitor all initial ground disturbances. Initial ground disturbance is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological and Native American monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by current project-related construction. A County-qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, should oversee and adjust monitoring efforts as needed (increase, decrease, or discontinue spot monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits. The archaeological monitor should be responsible for maintaining monitoring logs. Following the completion of construction, the County-qualified archaeologist should provide an archaeological monitoring report to the County and the EIC with the results of the cultural monitoring program.

6.2.4 Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 100 feet of the find should immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the

significance of the find under the California Environmental Quality Act (14 CCR 15064.5(f); California PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted. If the discovery is Native American in nature, consultation with and/or monitoring by a Tribal representative may be necessary.

6.2.5 Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

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7 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for the archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: Heather McDaniel McDevitt

Printed Name: Heather McDaniel McDevitt

County Registration # N/A

Date: October 7, 2021

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Appendix A

Resumes of Key Personnel

Heather McDaniel McDevitt, RPA

Archaeologist

Heather McDaniel McDevitt

Heather McDaniel McDevitt is an archaeologist and cultural resources lead with 16 years' cultural resource management experience throughout North America with a specialized focus in California. Ms. McDevitt has served as a principal investigator, lab director, and project manager in the public and private sector on all manner of projects, including surveys, testing, site significance evaluations and recordation, data recovery, and laboratory analysis. Her technical expertise encompasses vertebrate and invertabrate analysis, human osteology, geographic information system (GIS), and ground penetrating radar.

As a bioarchaeologist, Ms. McDevitt combines physical anthropology and archaeology in the study of faunal and human remains to reveal ancient lifeways. Her specific area of GIS research is the use of predictive modeling and remote sensing to better understand settlement and subsistence patterns, which can be used to forecast areas of potential impacts and assist in mitigating damage to cultural resources more efficiently. Ms McDevitt also specializes in the tribal consultation process and in the preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation.

Ms. McDevitt has worked on projects for the National Park Service, U.S. Environmental Protection Agency (EPA), National Aeronautics and Space Administration, U.S. Bureau of Land Management, the Smithsonian Institute, California State Parks, California Department of Transportation, and various private Cultural Resource Management (CRM) and environmental firms. Ms. McDevitt's professional experience in CRM provides significant knowledge and practical experience with state and federal regulations, such as NEPA, Section 106 of the National Hictoric Preservation Act (NHPA), and CEQA. Ms. McDevitt has also served as an adjunct professor at community and state institutions for courses in physical and cultural anthropology, archaeology, and GIS.

Education

California State University, Northridge

MA, Public Archaeology

MA, GIS (ABT)

BA, Anthropology

Certifications

Registered Professional Archaeologist (RPA)

CEQA Training through Advanced, AEP

GIS Professional Certificate

HAZWOPER Training, Hydrogeologic

Professional Affiliations

American Anthropological Association

American Institute of Archaeology

Society for American Archaeology

Society for California Archaeology

Selected Project Experience

I-215/Keller Road Interchange Project City of Murrieta, Riverside County, California. As principal investigator coordinated both archaeological and built environment efforts for completion of a HPSR, HRER and ASR. As principal archaeologist provided oversight for and senior review for archaeological assessment, conducted intensive ground survey, background research, archival map/document and historic aerial analysis to determine the potential of cultural resources within project area, inside right-of-way and extending into

multiple adjacent parcels, contiguous and within various prehistoric sites. Coordinated with City and Caltrans staff to define APE and composed final report according to Caltrans requirements.

Ben Clark Training Center Project, Riverside Community College District, Riverside County, California. As principal investigator and project manager provided oversight of all project components, senior review and QA/QA as well as provided the District with tribal consultation guidance and coordination. Composed both Cultural Resource and Tribal Cultural Resource sections of the CEQA document. Project description: construction of a 1-story classroom and administration building, including a 2-story law enforcement and emergency management response educational facility. Currently managing the compliance monitoring aspect of the project.

Kaiser Permanente Moreno Valley Medical Center Master Plan, Moreno Valley, Riverside County, California. As principal investigator and project manager provided oversight of all project components, senior review and QA/QA as well as provided the City of Moreno Valley is the lead agency with tribal consultation guidance and coordination. Composed both Cultural Resource and Tribal Cultural Resource sections of the CEQA document. Project description: Kaiser Permanente is proposing the development of an approximately 400-bed hospital, hospital support buildings, outpatient medical office buildings, a central utility plant, and surface and structured parking within their existing hospital campus through a three-phase plan.

7890 Haven Avenue. Rancho Cucamonga, California. As principal investigator and supervising archaeologist managed all cultural elements of the project including ensuring the project meets requirements of Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act including permits from the U.S. Army Corps of Engineers (USACE). The specific tasks included coordination with USACE for creation Area of Potential Effects (APE) map, California Historical Resources Information System (CHRIS) records search, background research, fieldwork, Native American Heritage Commission (NAHC) Sacred Land Files (SLF)

Pacific Palisades Village Initial Study/Mitigated Negative Declaration, Los Angeles, California. As Cultural Project Manager, responsible for complete project management, facilitation of Pre-Construction Meeting, coordination and supervision of archaeological and paleontological technician crew, as well as document preparation. Conducted Phase 1 Archaeological Investigation, prepared technical report and portions of the MND including a Cultural Landscape Study and Construction Mitigation and Monitoring Treatment Plan.

Compton Boulevard Over Compton Creek Bridge Project and Wilmington Avenue Bridge Over Compton Creek Bridge Project, City of Compton, Los Angeles County, California. As Principal Investigator provide oversight and QA/QC of two separate archaeological Survey reports for projects involving the replacement of two existing two-span, steel-girder Compton Boulevard Bridge and Wilmington Avenue Bridge with new two-span, pre-cast concrete bridges over both Compton Boulevard and Wilmington Avenues. Responsible for ensuring studies for this undertaking were carried out in a manner consistent with Caltrans' regulatory responsibilities under Section 106 of the National Historic Preservation Act.

Extended Phase I and Phase II Archaeological Investigation, Dunlap Park, City of Yucaipa, California. As principal investigator and supervising archaeologist, designed and implemented research design evaluating previously recorded archaeological site. Supervised and conducted excavations intended to delineate horizontal and vertical extent of the site and site significance. Performed analysis on recovered remains, Native American consultation, preparation of final reports and implementation of recommended avoidance strategies and mitigation measures. Additionally, provided oversight of Ground Penetrating Radar and Forensic Canine surveys as well as Tribal consultation coordination.

Linda Kry

Lead Archaeologist

Linda Kry is an archaeologist with over 15 years' experience in cultural resource management specializing in various aspects of cultural resources investigations within Southern and Central California. Ms. Kry's experience includes archival research, reconnaissance surveys, artifact analysis, assisting CEQA lead agencies with Assembly Bill 52 and Senate Bill 18 notification and consultation process, and authoring technical reports pursuant to CEQA and Section 106 of the National Historic Preservation Act (NHPA). Ms. Kry's extensive experience includes the management of cultural resources specialists in support of various aspects of cultural resources compliance, construction monitoring, Native American consultation, archaeological testing and treatment, and prehistoric and historical resource significance evaluations.

Education

University of California, Los Angeles
BA, Anthropology, 2006

Cerritos College
AA, Anthropology, 2004

Certifications

Registered Archaeologist (RA)
 # 4672

Professional Affiliations

Society for California Archaeology
Society for Historical Archaeology

Selected Project Experience

South Campus Specific Plan and Village West Drive Extension Project, Unincorporated Riverside County, California. The proposed Project involves an amendment to the existing Specific Plan to shift land uses between parcels to reflect the evolving community priorities and environmental regulatory landscape. Lead Archaeologist responsible for addressing the impacts analysis for cultural and tribal cultural resources for the CEQA document in support of the Project. The analyses were based on a review of separate technical studies prepared in support of the Project.

Ben Clark Training Center Project, Riverside County, California. The project involves construction of a 1-story classroom and administration building, including a 2-story law enforcement and emergency management response educational facility. As the archaeological lead, provided management oversight and reporting for cultural and tribal cultural resources (TCRs) for the CEQA document in support of the Project.

Kaiser Permanente Moreno Valley Medical Center Master Plan, Moreno Valley, Riverside County, California. Kaiser Permanente is proposing the development of an approximately 400-bed hospital, hospital support buildings, outpatient medical office buildings, a central utility plant, and surface and structured parking within their existing hospital campus through a three-phase plan. The City of Moreno Valley is the lead agency under CEQA. As the technical lead for the project, responsibilities include the management of a cultural resources study in support of the Project's CEQA document.

San Jacinto II Wind Energy Repowering Project, City of Palm Springs, Riverside County, California. The project involves the decommissioning of approximately 126 existing wind turbines and the construction and operation of up to seven new wind turbines on private lands under the jurisdiction of the City of Palm Springs and on federal lands administered by the Bureau of Land Management. Responsibilities as technical lead include the management and completion of Class I and Class III cultural resources reports in conformance with Section 106 of the NHPA of 1966 and BLM guidelines.

Bradley Road Improvements at Salt Creek Project, City of Menifee, Riverside County, California. Archaeological lead responsible for managing the cultural resources inventory for the updated Section 106-compliant report.

Montclair Place District Specific Plan EIR, City of Montclair, San Bernardino County, California. The Project involved the redevelopment and expansion of Montclair Plaza, an indoor shopping mall that opened in 1968. The Project proposes the addition of 4,376 dwelling units over the next 30 years, and 1.64 million square feet of commercial uses, including a 200-key hotel. As the archaeological lead, provided management oversight and reporting for tribal cultural resources (TCRs) in support of a TCR EIR section for the Project.

City of Colton Modern Pacific 88-DU Residential Project, City of Colton, San Bernardino County, California. Technical lead and field director for a Phase I cultural resources study and Extended Phase I subsurface probing effort in accordance with CEQA. The City of Colton proposed the development of 89-detatched single-family homes on an approximately 41.58-acre site within a single tract.

Supplemental Cultural Resources Inventory for the for the Hesperia Commerce Center II Project, City of Hesperia, San Bernardino County, California. The Project involves the development of three industrial/warehouse buildings and associated off-site utilities. As the archaeological lead for the project, responsibilities include reporting and the management of a cultural resources study in support of the Project's CEQA document.

Washington-Live Oak Avenue Warehouse Project, City of Fontana, San Bernardino County, California. The Project involves the construction of a single industrial/warehouse building (inclusive of office/mezzanine), including loading docks, truck and vehicle parking, and landscape areas. As the archaeological lead for the project, responsibilities include reporting and the management of a cultural resources study in support of the Project's CEQA document.

Rialto Energy Storage Project, City of Rialto, San Bernardino County, California. The Project involves the construction and operation of a battery energy storage facility consisting of battery containers, a project substation, and ancillary electrical equipment. As the archaeological lead for the project, responsibilities include reporting and the management of a cultural resources study in support of the Project's CEQA document.

Sand Canyon Resort, City of Santa Clarita, California. Archaeological lead for a cultural resources study for a project that proposes to develop an abandoned, approximately 75-acre existing open space into a new resort and spa in an effort to become the premiere golf destination in northern Los Angeles County. Tasks include management of the technical study including the archival research, pedestrian survey, and reporting of the study results. Additionally, authored the Cultural and Tribal Cultural Resources chapters for the EIR.

Creek at Dominguez Hills Project, City of Carson, California. Lead Archaeologist providing management oversight and reporting for archaeological and tribal cultural resources (TCRs) to assist in the analysis of impacts in the CEQA document. The proposed Project includes the development of a including a multi-use indoor sports complex, youth learning experience facility, indoor skydiving facility, public golf recreation facility, marketplace, clubhouse, recreation and dining center, restaurants, and a sports wellness center.

Palmetto Street Project, City of Los Angeles, California. Conducted ground penetrating radar (GPR) testing for the Project to determine the location of the zanja system subsurface within the Project site to provide appropriate recommendations in support Project needs. Responsibilities included providing management oversight and reporting for a TCR report and an archaeological assessment/GPR report for the Project. Studies prepared are in support of the impact analysis for archaeological and tribal cultural resources in the CEQA document.

South Park Towers Project, City of Los Angeles, California. Conducted GPR testing for the Project to determine the location of the zanja system subsurface within the Project site to provide appropriate recommendations in support Project needs. As archaeological lead, responsibilities included management oversight and reporting for a TCR report and an archaeological assessment/GPR report for the Project. Studies prepared are in support of the impact analysis for archaeological and tribal cultural resources in the CEQA document.

Appendix B

Confidential EIC Records Search Results

Appendix D

Geotechnical Report

GEOTECHNICAL INVESTIGATION
COACHELLA GOLF CLUB
NWC 70TH AVENUE &
LEMON BLOSSOM LANE
THERMAL AREA
RIVERSIDE COUNTY, CALIFORNIA

-Prepared By-

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August 12, 2021

Project No. 544-21268
21-07-467

AC, LLC
c/o Golf Projects International
30141 Agoura Road, Suite 102
Agoura Hills, California 91301

Subject: Geotechnical Investigation

Project: Coachella Golf Club
APNs 751-250-001, 002 & 003
NWC 70th Avenue & Lemon Blossom Lane
Thermal Area
Riverside County, California

Sladden Engineering is pleased to present the results of the geotechnical investigation performed for the new Coachella Golf Club private golf course proposed for the property (APNs 751-250-001, 002 & 003) located on the northwest corner of 70th Avenue and Lemon Blossom Lane in the Thermal area of Riverside County, California. Our services were completed in accordance with our proposal for geotechnical engineering services dated June 11, 2021 and your authorization to proceed with the work. The purpose of our investigation was to explore the subsurface conditions at the site to provide recommendations for foundation design and the design of the various site improvements. Evaluation of environmental issues and hazardous wastes was not included within the scope of services provided.

The opinions, recommendations and design criteria presented in this report are based on our field exploration program, laboratory testing and engineering analyses. Based on the results of our investigation, it is our professional opinion that the proposed project should be feasible from a geotechnical perspective provided that the recommendations presented in this report are implemented in design and carried out through construction.

We appreciate the opportunity to provide service to you on this project. If you have any questions regarding this report, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING

James W. Minor III
Senior Geologist

PROFESSIONAL GEOLOGIST
JAMES W. MINOR III
No. 9735
STATE OF CALIFORNIA

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GEOTECHNICAL INVESTIGATION
COACHELLA GOLF CLUB
NWC 70TH AVENUE & LEMON BLOSSOM LANE
THERMAL AREA
RIVERSIDE COUNTY, CALIFORNIA

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INTRODUCTION

This report presents the results of the geotechnical investigation performed for the new Coachella Golf Club private golf course proposed for the property (APNs 751-250-001, 002 & 003) located on the northwest corner of 70th Avenue and Lemon Blossom Lane in the Thermal area of Riverside County, California. The subject site is located at approximately 33.5442 degrees north latitude and 116.1894 degrees west longitude. The approximate location of the site is indicated on the Site Location Map (Figure 1).

Our investigation was conducted in order to evaluate the engineering properties of the subsurface materials, to evaluate their *in-situ* characteristics, and to provide engineering recommendations and design criteria for site preparation, foundation design and the design of various site improvements. This study also includes a review of published and unpublished geotechnical and geological literature regarding seismicity at and near the subject site.

PROJECT DESCRIPTION

Based on our previous conversations, it is our understanding the project will consist of constructing a new private golf course facility on the subject property. It is our understanding that the initial phase of development will not include any structures. If future structures are proposed, we expect that the future structures will consist of relatively lightweight wood-frame or steel-frame structures supported on conventional shallow spread footings and concrete slabs-on-grade.

Sladden expects that grading will include significant cuts and fills within the golf course areas. This does not include the removal and re-compaction of the loose surface soil and primary foundation bearing soil within future building pad areas. Upon completion of grading plans, Sladden should be retained in order to verify that the recommendations presented within in this report are properly incorporated into the design of the proposed project.

Structural foundation loads for potential future structureswere not available at the time of this report. Based on our experience with relatively lightweight structures, we expect that isolated column loads will be less than 50 kips and continuous wall loads will be less than 4.0 kips per linear foot. If these assumed loads vary significantly from the actual loads, we should be consulted to verify the applicability of the recommendations provided.

SCOPE OF SERVICES

The purpose of our investigation was to determine specific engineering characteristics of the surface and near surface soil in order to develop foundation design criteria and recommendations for site preparation. Exploration of the site was achieved by advancing fifteen (15) exploratory boreholes to practical auger refusal depths between approximately 3 and 22 feet below the existing ground surface (bgs). Specifically, our site characterization consisted of the following tasks:

- Site reconnaissance to assess the existing surface conditions on and adjacent to the site.
- Advancing fifteen (15) exploratory boreholes to practical auger refusal depths between approximately 3 and 22 feet bgs in order to characterize the subsurface soil conditions. Representative samples of the soil were classified in the field and retained for laboratory testing and engineering analyses.
- Performing laboratory testing on selected samples to evaluate their engineering characteristics.
- Reviewing geologic literature and discussing geologic hazards.
- Performing site-specific ground motion analyses for the subject property.
- Performing engineering analyses to develop recommendations for foundation design and site preparation.
- The preparation of this report summarizing our work at the site.

SITE CONDITIONS

The subject site is located on the northwest corner of 70th Avenue and Lemon Blossom Lane in the Thermal area of Riverside County, California. The site is formally identified by the County of Riverside as APNs 751-250-001, 002 & 003 and occupies a total acreage of approximately 292.16 acres. At the time of our investigation, the site was occupied by existing lemon and mango orchards. The orchard field were divided into distinct blocks separated by access roadways. The project site is near the elevation of the adjacent properties and roadways. Generally, the site is bounded by undeveloped desert on the west and south, and on the east and north by existing orchards.

Based on our review of the Valerie 7.5-Minute Quadrangle Map (USGS, 2018) and Google Earth (2021), the site is situated at an approximate elevation ranging from 60 to 195 feet above mean sea level (MSL).

No natural ponding of water or surface seeps were observed at or near the site during our field investigation conducted on June 23, 2021. Site drainage appears to be controlled via sheet flow and surface infiltration. Regional drainage is provided by the Whitewater River located north of the project site.

GEOLOGIC SETTING

The project site is located within the Colorado Desert Physiographic Province (also referred to as the Salton Trough) that is characterized as a northwest-southeast trending structural depression extending from the Gulf of California to the Banning Pass. The Salton Trough is dominated by several northwest trending faults, most notably the San Andreas Fault system. The Salton Trough is bounded by the Santa Rosa – San Jacinto Mountains on the southwest, the San Bernardino Mountains on the north, the Little San Bernardino - Chocolate – Orocopia Mountains on the east and extends through the Imperial Valley into the Gulf of California on the south.

A relatively thick sequence (20,000 feet) of sediment has been deposited in the Coachella Valley portion of the Salton Trough from Miocene to present times. These sediments are predominately terrestrial in nature with some lacustrian (lake) and minor marine deposits. The major contributor of these sediments has been the Colorado River. The mountains surrounding the Coachella Valley are composed primarily of Precambrian metamorphic and Mesozoic "granitic" rock.

The Salton Trough is an internally draining area with no readily available outlet to Gulf of California and with portions well below sea level (-253′ msl). The region is intermittently blocked from the Gulf of California by the damming effects of the Colorado River delta (current elevation +30′msl). Between about 300AD and 1600 AD (to 1700) the Salton Trough has been inundated by the River's water, forming ancient Lake Cahuilla (max. elevation +58′ msl). Since that time the floor of the Trough has been repeatedly flooded with other "fresh" water lakes (1849, 1861, and 1891), the most recent and historically long lived being the current Salton Sea (1905). The sole outlet for these waters is evaporation, leaving behind vast amounts of terrestrial sediment materials and evaporite minerals.

The site has been mapped by Rogers (1965) to be immediately underlain by alluvium (Qal). The regional geologic setting for the site vicinity is presented on the Regional Geologic Map (Figure 3).

SUBSURFACE CONDITIONS

The subsurface conditions at the site were investigated by drilling fifteen (15) exploratory boreholes to practical auger refusal depths between approximately 3 and 22 feet bgs. The approximate locations of the boreholes are illustrated on the Exploration Location Photograph (Figure 3). The boreholes were advanced using a truck-mounted Mobile B-61 drill-rig equipped with 8-inch outside diameter (O.D.) hollow stem augers. A representative of Sladden was on-site to log the materials encountered and retrieve samples for laboratory testing and engineering analyses. In addition, 4 exploratory test pits were excavated in conjunction with golf course design consultants.

During our field investigation a thin mantel of fill/disturbed soil was encountered to a maximum depth of approximately two (2) feet bgs. Underlying the disturbed surface soil and extending to the maximum depths explored, native alluvial materials were encountered. The native soil throughout the site consists primarily of gravelly sand (SW) with minor portions of silty sand (SM). The native soil was found to be dry to slightly moist, loose to very dense, fine-to coarse-grained and grayish brown in in-situ color with scattered cobbles and boulders. The presence of cobbles and boulders resulted in shallow practical auger refusal depths in each of our boreholes.

The final logs represent our interpretation of the contents of the field logs, and the results of the laboratory observations and tests of the field samples. The final logs are included in Appendix A of this report. The stratification lines represent the approximate boundaries between soil types although the transitions may be gradual and variable across the site.

Groundwater was not encountered to a maximum explored depth of 22 feet bgs during our field investigation. As such, it is our opinion that groundwater should not be a factor during construction of the proposed project.

SEISMICITY AND FAULTING

The southwestern United States is a tectonically active and structurally complex region, dominated by northwest trending dextral faults. The faults of the region are often part of complex fault systems, composed of numerous subparallel faults which splay or step from main fault traces. Strong seismic shaking could be produced by any of these faults during the design life of the proposed project.

We consider the most significant geologic hazard to the project to be the potential for moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed project is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. An active fault is defined by the State of California as a "sufficiently active and well defined fault" that has exhibited surface displacement within the Holocene epoch (about the last 11,000 years). A potentially active fault is defined by the State as a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago).

As previously stated, the site has been subjected to strong seismic shaking related to active faults that traverse through the region. Some of the more significant seismic events near the subject site within recent times include: M6.0 North Palm Springs (1986), M6.1 Joshua Tree (1992), M7.3 Landers (1992), M6.2 Big Bear (1992), M7.1 Hector Mine (1999), and M7.1 Ridgecrest (2019).

Table 1 lists the closest known potentially active faults that was generated in part using the EQFAULT computer program (Blake, 2000), as modified using the fault parameters from The Revised 2002 California Probabilistic Seismic Hazard Maps (Cao et al, 2003), Southern Earthquake Data Center (SCEDC, 2020) and the Quaternary Fault and Fold Database of the United States (USGS, 2020a). This table does not identify the probability of reactivation or the on-site effects from earthquakes occurring on any of the other faults in the region.

TABLE 1
CLOSEST KNOWN ACTIVE FAULTS

Fault Name	Distance (Km)	Maximum Event
San Andreas – Coachella	15.6	7.2
San Andreas – Southern	15.6	7.2
San Jacinto – Anza	23.3	7.2
San Jacinto – Coyote Creek	27.6	6.8
San Jacinto – Borrego	38.3	6.6
Burnt Mountain	47.8	6.5
Eureka Peak	49.0	6.4
Brawley Seismic Zone	49.8	6.4

SITE SPECIFIC GROUND MOTION PARAMETERS

Sladden has reviewed the 2019 California Building Code (CBC) and ASCE7-16 and developed site specific ground motion parameters for the subject site. The project site-specific ground motion parameters are summarized in the following table and included within Appendix C. The project Structural Engineer should verify that all design parameters provided are applicable for the subject project.

TABLE 2
GROUND MOTION PARAMETERS

Latitude / Longitude	33.8178/ -116.4340
Risk Category	II
Site Class	D
Seismic Design Category	D
Code Reference Documents	ASCE 7-16; Chapter 11 & 21

Description	Type	Map Based	Site-Specific
MCER Ground Motion (0.2 second period)	S_S	1.500	---
MCER Ground Motion (1.0 second period)	S_1	0.590	---
Site-Modified Spectral Acceleration Value	S_{MS}	1.500	**1.401**
Site-Modified Spectral Acceleration Value	S_{M1}	null	**1.093**
Numeric Seismic Design Value at 0.2 second SA	S_{DS}	1.000	**0.934**
Numeric Seismic Design Value at 1.0 second SA	S_{D1}	null	**0.728**
Site Amplification Factor at 0.2 second	F_a	1.0	**1**
Site Amplification Factor at 1.0 second	F_v	null	**2.5**
Site Peak Ground Acceleration	PGA_M	0.578	**0.550**

GEOLOGIC HAZARDS

The subject site is located in an active seismic zone and will likely experience strong seismic shaking during the design life of the proposed project. In general, the intensity of ground shaking will depend on several factors including: the distance to the earthquake focus, the earthquake magnitude, the response characteristics of the underlying materials, and the quality and type of construction. Geologic hazards and their relationship to the site are discussed below.

I. Surface Rupture. Surface rupture is expected to occur along preexisting, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces. Based on our review of Rogers (1965), Jennings (1994), and CDOC (2021) known faults are not mapped on or projecting towards the site. In addition, no signs of active surface faulting were observed during our review of non-stereo digitized photographs of the site and site vicinity (Google Earth, 2021). Finally, no signs of active surface fault rupture or secondary seismic effects (lateral spreading, lurching etc.) were identified during our field investigation. Therefore, it is our opinion that risks associated with primary surface ground rupture should be considered "low".

II. Ground Shaking. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. Based on site-specific ground motion parameters developed for the property (Appendix C), the site modified peak ground acceleration (PGAm) is estimated to be 0.550g.

III. Liquefaction. Liquefaction is the process in which loose, saturated granular soil loses strength as a result of cyclic loading. The strength loss is a result of a decrease in granular sand volume and a positive increase in pore pressures. Generally, liquefaction can occur if all of the following conditions apply; liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking.

According to the County of Riverside, the site is situated within a "low" liquefaction potential zone (RCPR, 2021). Based on our review of groundwater maps of the site vicinity (>50 feet bgs; CVCWD, 1975), risks associated with liquefaction and liquefaction related hazards should be considered "negligible".

IV. Tsunamis and Seiches. Because the site is situated at an inland location and is not immediately adjacent to any impounded bodies of water, risks associated with tsunamis and seiches are considered "negligible".

V. Slope Failure, Landsliding, Rock Falls. No signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site. The site is situated on relatively flat ground and not immediately adjacent to any slopes or hillsides. As such, risks associated with slope instability should be considered "negligible".

VI. Expansive Soil. Generally, the near surface soil consists of fine-grained sand (SP). Based on the results of our laboratory testing (EI = 0), the materials underlying the site are considered "non expansive".

VII. Static Settlement. Static settlement resulting from the anticipated foundation loads should be tolerable provided that the recommendations included in this report are considered in foundation design and construction. The ultimate static settlement is expected to be less than 1 inch when using the recommended allowable bearing pressures. As a practical matter, differential static settlement between footings can be assumed as one-half of the total settlement.

VIII. Subsidence. Land subsidence can occur in valleys where aquifer systems have been subjected to extensive groundwater pumping, such that groundwater pumping exceeds groundwater recharge. Generally, pore water reduction can result in a rearrangement of skeletal grains and could result in elastic (recoverable) or inelastic (unrecoverable) deformation of an aquifer system.

Although recent investigations have documented significant subsidence within the Coachella Valley (USGS, 2007), no fissures or other surficial evidence of subsidence were observed at the subject site. With the exception of isolated tension zones typically manifested on the ground surface as fissures and/or ground cracks, subsidence related to groundwater depletion is generally areal in nature with limited differential settlement over short distances such as across individual buildings.

The Coachella Valley Water District has publicly acknowledged regional subsidence throughout the southern portion of the Coachella Valley and has indicated a commitment to groundwater replenishment programs that are intended to limit future subsidence. At this time, subsidence is considered a regional problem requiring regional mitigation not specific to the project vicinity.

IX. Debris Flows. Debris flows are viscous flows consisting of poorly sorted mixtures of sediment and water and are generally initiated on slopes steeper than approximately six horizontal to one vertical (6H:1V) (Boggs, 2001). Based on the flat nature of the site and the composition of the surface soil, we judge that risks associated with debris flows should be considered "negligible".

X. Flooding and Erosion. No signs of flooding or erosion were observed during our field investigation. However, risks associated with flooding and erosion should be evaluated and mitigated by the project design Civil Engineer.

CONCLUSIONS

Based on the results of our investigation, it is our professional opinion that the project should be feasible from a geotechnical perspective provided that the recommendations included in this report are incorporated into design and carried out through construction. The main geotechnical concerns are the presence of the existing trees, orchard irrigation systems, disturbed surface soil, potentially compressible near surface native soil throughout the project site and the presence of oversized cobbles and boulders scattered throughout the project site.

If future structures are proposed, we recommend remedial work within the building areas including over-excavation and re-compaction of the artificial fill soil and the primary foundation bearing soil. Specific recommendations for foundation area preparation are presented in the Earthwork and Grading section of this report.

Caving did occur to varying degrees within each of our exploratory bores and the surface soil may be susceptible to caving within deeper excavations. All excavations should be constructed in accordance with the normal CalOSHA excavation criteria. Based on our observations of the materials encountered, we anticipate that the subsoil will conform to that described by CalOSHA as Type C. Soil conditions should be verified in the field by a "Competent person" employed by the Contractor.

The following recommendations present more detailed design criteria that have been developed based on our field and laboratory investigation.

EARTHWORK AND GRADING

All earthwork including excavation, backfill and preparation of the primary foundation and/or slab bearing soil should be performed in accordance with the geotechnical recommendations presented in this report and portions of the local regulatory requirements, as applicable. All earthwork should be performed under the observation and testing of a qualified soil engineer. The following geotechnical engineering recommendations for the proposed project are based on observations from the field investigation program, laboratory testing and geotechnical engineering analyses.

a. Stripping. Areas to be graded should be cleared of any existing vegetation, associated root systems, and debris. All areas scheduled to receive fill should be cleared of old fills and any irreducible matter. The strippings should be removed off site, or stockpiled for later use in landscape areas. Voids left by obstructions should be properly backfilled in accordance with the compaction recommendations of this report.

b. Preparation of Future Building Areas: In order to achieve firm and uniform foundation bearing conditions, we recommend over-excavation and re-compaction throughout any future building areas. All artificial fill soil and low density near surface native soil should be removed to a depth of approximately 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper. Remedial grading should extend laterally a minimum of five feet beyond the building perimeter. The native soil exposed by over-excavation should be scarified, moisture conditioned to near optimum moisture content and compacted to at least 90 percent relative compaction prior to fill placement. The previously removed soil may then be replaced as engineered fill as recommended below.

c. Cut/Fill Slopes: Where fill is required on slopes steeper than five horizontal to one vertical (5H:1V), all weak soil should be removed and these areas should be positively benched horizontally into competent soil in conjunction with fill placement. Keyways will be required at the toe of all fill embankments. The keyways should be excavated at least two (2) feet into competent soil as measured on the downhill side. The height of the benches and keyway dimensions should be determined by the geotechnical engineer in the field during grading.

d. Compaction: Soil to be used as engineered fill should be free of organic material, debris, and other deleterious substances, and should not contain irreducible matter greater than three inches in maximum dimension. All fill materials should be placed in thin lifts, not exceeding six inches in a loose condition. If import fill is required, the material should be of a low to non-expansive nature and should meet the following criteria:

Plastic Index	Less than 12
Liquid Limit	Less than 35
Percent Soil Passing #200 Sieve	Between 15% and 35%
Maximum Aggregate Size	3 inches

The subgrade and all fill should be compacted with acceptable compaction equipment, to at least 90 percent relative compaction. The bottom of the exposed subgrade should be observed by a representative of Sladden Engineering prior to fill placement. Compaction testing should be performed on all lifts in order to ensure proper placement of the fill materials. Table 3 provides a summary of the excavation and compaction recommendations.

TABLE 3
SUMMARY OF RECOMMENDATIONS

*Remedial Grading	Over-excavation and re-compaction within the building envelope and extending laterally 5 feet beyond the building limits and to a minimum depth of 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.
Native / Import Engineered Fill	Place in thin lifts not exceeding 6 inches in a loose condition, at near optimum moisture content and compact to a minimum of 90 percent relative compaction.
Asphalt Concrete Sections	Compact the top 12 inches to at least 95 percent compaction at near optimum moisture content.

*Actual depth may vary and should be determined by a representative of Sladden Engineering in the field during construction.

d. Shrinkage and Subsidence: Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. We estimate that this shrinkage should be between 10 and 15 percent. Subsidence of the surfaces that are scarified and compacted should be between 1 tenth and 3 tenths of a foot. This will vary depending upon the type of equipment used, the moisture content of the soil at the time of grading and the actual degree of compaction attained. The potential losses associated with tree removal as well as the removal of oversized material cannot be estimated at this time by may be significant.

CONVENTIONAL SHALLOW SPREAD FOOTINGS

Conventional spread footings are expected to provide adequate support for any future structures. All footings should be founded upon properly compacted engineered fill soil and should have a minimum embedment depth of 12 inches measured from the lowest adjacent finished grade. Continuous and isolated footings should have minimum widths of 12 inches and 24 inches, respectively. Continuous and isolated footings supported upon properly compacted engineered fill soil may be designed using allowable (net) bearing pressures of 1800 and 2000 pounds per square foot (psf), respectively. Allowable increases of 200 psf for each additional 1 foot of width and 250 psf for each additional 6 inches of depth may be used if desired. The maximum allowable bearing pressure should be 3000 psf. The allowable bearing pressures apply to combined dead and sustained live loads. The allowable bearing pressures may be increased by one-third when considering transient live loads, including seismic and wind forces.

Based on the recommended allowable bearing pressures, the total static settlement of the shallow spread footings is anticipated to be less than one-inch provided that foundation area preparation conforms to the recommendations included in this report. Static differential settlement is anticipated to be approximately one-half of the total static settlement for similarly loaded footings spaced up to approximately 50 feet apart.

Lateral load resistance for the shallow spread footings will be developed by passive pressure against the sides of the footings below grade and by friction acting at the base of the footings. An allowable passive pressure of 250 psf per foot of depth may be used for design purposes. An allowable coefficient of friction 0.45 may be used for dead and sustained live loads to compute the frictional resistance of the footing placed directly on compacted fill. Under seismic and wind loading conditions, the passive pressure and frictional resistance may be increased by one-third.

All footing excavations should be observed by a representative of the project geotechnical consultant to verify adequate embedment depths prior to placement of forms, steel reinforcement or concrete. The excavations should be trimmed neat, level and square. All loose, disturbed, sloughed or moisture-softened soils and/or any construction debris should be removed prior to concrete placement. Excavated soil generated from footing and/or utility trenches should not be stockpiled within the building envelope or in areas of exterior concrete flatwork. All footings should be reinforced in accordance with the project Structural Engineer's recommendations.

SLABS-ON-GRADE

In order to provide uniform and adequate support, concrete slabs-on-grade must be placed on properly compacted engineered fill soil as outlined in the previous sections of this report. The slab subgrade should remain near optimum moisture content and should not be permitted to dry prior to concrete placement. Slab subgrade should be firm and unyielding. Disturbed soil should be removed and replaced with engineered fill soil compacted to a minimum of 90 percent relative compaction.

Slab thickness and reinforcement should be determined by the Structural Engineer. We recommend a minimum slab thickness of 4.0 inches and minimum reinforcement of #3 bars at 24 inches on center in both directions. All slab reinforcement should be supported on concrete chairs to ensure that reinforcement is placed at slab mid-height. Final floor slab design and reinforcement should be determined by the Structural Engineer.

Slabs with moisture sensitive surfaces should be underlain with a moisture vapor retarder consisting of a polyvinyl chloride membrane such as 10-mil visqueen, or equivalent. All laps within the membrane should be sealed and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface can not be achieved by grading, consideration should be given to placing a 1-inch thick leveling course of sand across the pad surface prior to placement of the membrane.

RETAINING WALLS

Minor retaining walls may be required to accomplish the proposed construction. Cantilever retaining walls may be designed using "active" pressures. Active pressures may be estimated using an equivalent fluid weight of 35 pcf for level native backfill soil acting in a triangular pressure distribution with drained backfill conditions. "At Rest" pressures should be utilized for restrained walls. "At rest" pressures may be estimated using an equivalent fluid weight of 55 pcf for native backfill soil with level drained backfill conditions.

PRELIMINARY ONSITE PAVEMENT DESIGN

Asphalt concrete pavements should be designed based on R-Value and Traffic Index. The R-Value of the surface soil was assumed to be in excess of 60. For preliminary pavement design, a Traffic Index of (TI) of 6.0 was assumed for pavement areas limited to light auto traffic and parking. A traffic Index of 7.5 was used for areas where truck traffic is expected. We assumed Asphalt Concrete (AC) over Class II Aggregate Base (AB). The preliminary flexible pavement layer thickness is as follows:

RECOMMENDED ASPHALT PAVEMENT SECTION LAYER THICKNESS		
Pavement Material	**Recommended Thickness**	
	TI = 6.0 (Light Duty)	**TI = 7.5 (Heavy Duty)**
Asphalt Concrete Surface Course	3.0 inches	4.0 inches
Class II Aggregate Base Course	4.0 inches	6.0 inches
Compacted Subgrade Soil	12.0 inches	12.0 inches

Asphalt concrete should conform to the latest edition of the Standard Specifications for Public Works Construction (Greenbook) or Caltrans Standard Specifications. Aggregate base should conform to Section 26 of the Caltrans Standard Specifications or Greenbook, latest edition. The aggregate base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM Method D 1557.

We expect that concrete pavement may be considered for onsite pavement areas. A concrete pavement section of 6.0 inches of Portland Cement Concrete (PCC) on compacted native soil should be adequate for the on-site concrete pavement subject to light vehicle traffic and occasional heavy truck traffic. Properly spaced and constructed control joints including expansion joints and contraction joints should be incorporated into concrete pavement design to accommodate temperature and shrinkage related cracking. Joint spacing and joint patterns should be established based upon Portland Cement Association (PCA) and American Concrete Institute (ACI) guidelines.

CORROSION SERIES

The soluble sulfate concentrations of the surface soil were determined to be 320 parts per million (ppm). The soil is considered to have a "negligible" corrosion potential with respect to concrete. The use of Type V cement and special sulfate resistant concrete mixes should not be necessary. The soluble sulfate content of the surface soil should be reevaluated after grading and appropriate concrete mix designs should be established based upon post-grading test results.

The pH levels of the surface soil was 7.5. Based on soluble chloride concentration testing (200 ppm) the soil is considered to have a "low" corrosion potential with respect to normal grade steel. The minimum resistivity of the surface soil was found to be 1,100 ohm-cm, which suggests the site soil is considered to have a "moderate" corrosion potential with respect to ferrous metal installations. A corrosion expert should be consulted regarding appropriate corrosion protection measures for corrosion sensitive installations.

UTILITY TRENCH BACKFILL

All utility trench backfill should be compacted to a minimum of 90 percent relative compaction. Trench backfill materials should be placed in lifts no greater than six inches in a loose condition, moisture conditioned (or air-dried) as necessary to achieve near optimum moisture content, and mechanically compacted to a minimum of 90 percent relative compaction. A representative of the project soil engineer should test the backfill to verify adequate compaction.

EXTERIOR CONCRETE FLATWORK

In order to provide uniform support and minimize settlement related cracking of concrete flatwork, the subgrade soil within concrete flatwork areas should be compacted to a minimum of 90 percent relative compaction. A representative of the project geotechnical consultant should observe and verify the density and moisture content of the soil prior to concrete placement.

DRAINAGE

All final grades should be provided with positive gradients away from foundations to provide rapid removal of surface water runoff to an adequate discharge point. No water should be allowed to be pond on or immediately adjacent to foundation elements. In order to reduce water infiltration into the subgrade soil, surface water should be directed away from building foundations to an adequate discharge point. Subgrade drainage should be evaluated upon completion of the precise grading plans and in the field during grading.

LIMITATIONS

The findings and recommendations presented in this report are based upon an interpolation of the soil conditions between the exploratory bore locations and extrapolation of these conditions throughout the proposed building areas. Should conditions encountered during grading appear different than those indicated in this report, this office should be notified.

The use of this report by other parties or for other projects is not authorized. The recommendations of this report are contingent upon monitoring of the grading operation by a representative of Sladden Engineering. All recommendations are considered to be tentative pending our review of the grading operation and additional testing, if indicated. If others are employed to perform any soil testing, this office should be notified prior to such testing in order to coordinate any required site visits by our representative and to assure indemnification of Sladden Engineering.

We recommend that a pre-job conference be held on the site prior to the initiation of site grading. The purpose of this meeting will be to ensure a complete understanding of the recommendations presented in this report as they apply to the actual grading performed.

ADDITIONAL SERVICES

Once completed, final project plans and specifications should be reviewed by use prior to construction to confirm that the full intent of the recommendations presented herein have been applied to design and construction. Following review of plans and specifications, observation should be performed by the Soil Engineer during construction to document that foundation elements are founded on/or extend into the properly compacted soil, and that suitable backfill soil is placed upon competent materials and properly compacted at the recommended moisture content.

Tests and observations should be performed during grading by the Soil Engineer or his representative in order to verify that the grading is being performed in accordance with the project specifications. Field density testing shall be performed in accordance with acceptable ASTM test methods. The minimum acceptable degree of compaction should be 90 percent for engineered fill soil and 95 percent for Class II aggregate base as obtained by ASTM Test Method D1557. Where testing indicates insufficient density, additional compactive effort shall be applied until retesting indicates satisfactory compaction.

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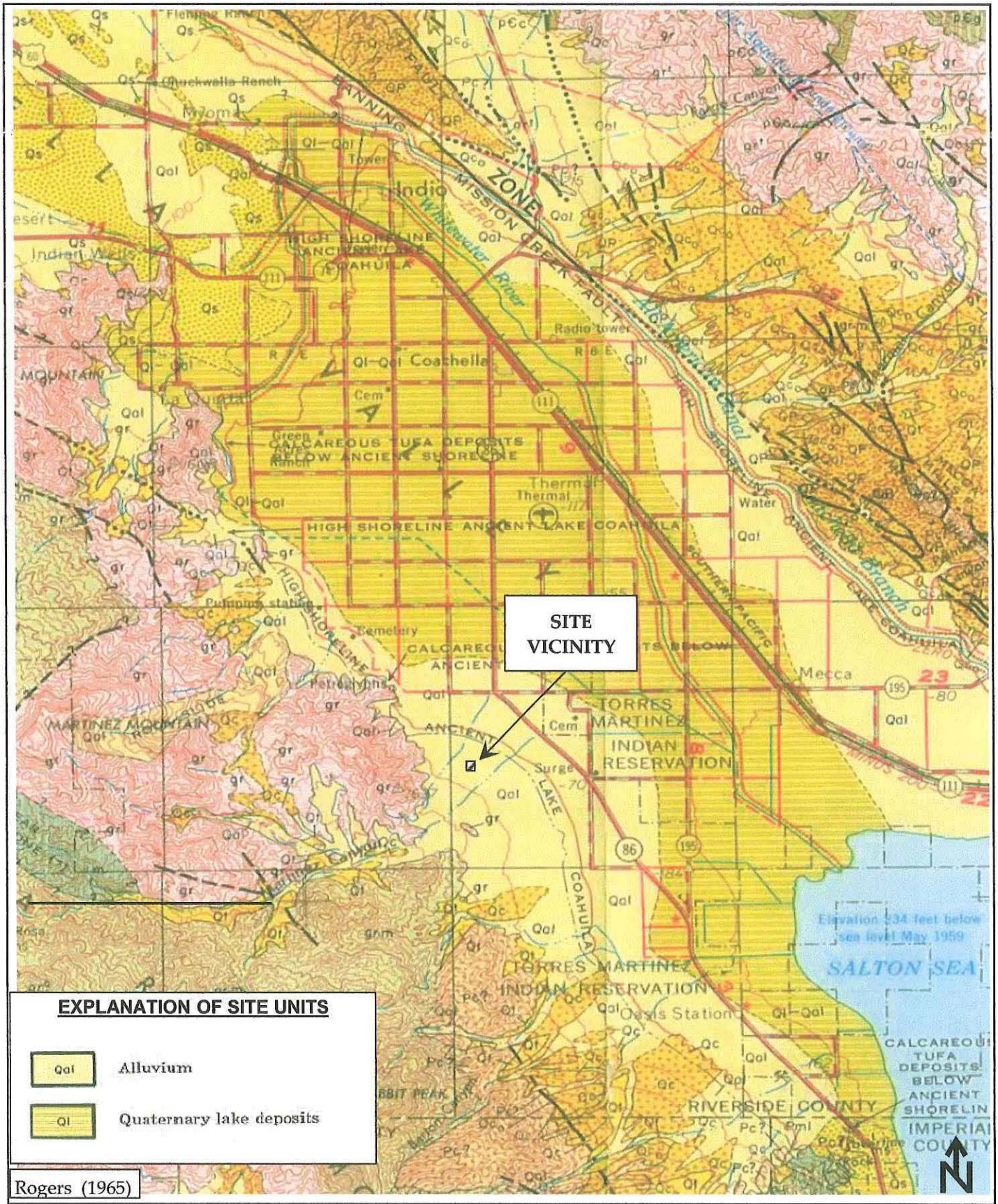
FIGURES

SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
BOREHOLE LOCATION PHOTOGRAPH

Sladden Engineering	SITE LOCATION MAP		FIGURE 1
	Project Number:	544-21268	
	Report Number:	21-07-467	
	Date:	August 12, 2021	



Sladden Engineering	REGIONAL GEOLOGIC MAP	FIGURE 2
	Project Number: 544-21268	
	Report Number: 21-07-467	
	Date: August 12, 2021	

Google Earth (2021)

LEGEND

BH-15 Approximate Exploratory Borehole Location

Sladden Engineering

BOREHOLE LOCATION PHOTOGRAPH

Project Number:	544-21268
Report Number:	21-07-467
Date:	August 12, 2021

FIGURE 3

APPENDIX A

FIELD EXPLORATION

APPENDIX A

FIELD EXPLORATION

For our field investigation fifteen (15) exploratory boreholes were excavated on June 23, 2021 utilizing a truck mounted hollow stem auger rig (Mobile B-61). Continuous logs of the materials encountered were made by a representative of Sladden Engineering. Materials encountered in the boreholes were classified in accordance with the Unified Soil Classification System which is presented in this appendix.

Representative undisturbed samples were obtained within our borings by driving a thin-walled steel penetration sampler (California split spoon sampler) or a Standard Penetration Test (SPT) sampler with a 140 pound automatic-trip hammer dropping approximately 30 inches (ASTM D1586). The number of blows required to drive the samplers 18 inches was recorded in 6-inch increments and blowcounts are indicated on the boring logs.

The California samplers are 3.0 inches in diameter, carrying brass sample rings having inner diameters of 2.5 inches. The standard penetration samplers are 2.0 inches in diameter with an inner diameter of 1.5 inches. Undisturbed samples were removed from the sampler and placed in moisture sealed containers in order to preserve the natural soil moisture content. Bulk samples were obtained from the excavation spoils and samples were then transported to our laboratory for further observations and testing.

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	65 Ft (MSL)	Boring No:	BH-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
		1	0				2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	10/17/19			7.1	2.8		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
	16/22/22			4.3	1.2		10		Gravelly Sand (SW); grayish brown, dry to slightly moist, dense, fine-to-coarse grained with cobbles (Qal).
							12		Practical Auger Refusal at ~ 11.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	95 Ft (MSL)	Boring No:	BH-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	11/19/21			8.7	1.7	128.5	4		Gravelly Sand (SW); grayish brown, dry to slightly moist, dense, fine-to-coarse grained with cobbles (Qal).
	7/15/16			7.8	1.8		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, dense, fine-to-coarse grained with cobbles (Qal).
							8		Practical Auger Refusal at ~ 7.0 Feet bgs.
							10		No Bedrock Encountered.
							12		No Groundwater or Seepage Encountered.
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

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SLADDEN ENGINEERING	BORE LOG			
	Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
	Elevation:	85 Ft (MSL)	Boring No:	BH-3

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	9/13/14			9.7	2.2	124.4	6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
	6/8/9			6.3	2.5		10		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
	9/13/17			7.5	2.6	122.4	16		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
	15/13/13			8.6	3.0		20		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
							22		Practical Auger Refusal at ~ 22.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	83 Ft (MSL)	Boring No:	BH-4

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							0–2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	22/50-6"			4.6	1.1		4–8		Gravelly Sand (SW); grayish brown, dry to slightly moist, very dense, fine-to-coarse grained with cobbles (Qal).
							10		Practical Auger Refusal at ~ 8.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							12–50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING	BORE LOG			
	Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
	Elevation:	83 Ft (MSL)	Boring No:	BH-5

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	5/5/6			5.8	3.1		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, loose, fine-to-coarse grained with cobbles (Qal).
							8		Practical Auger Refusal at ~ 8.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							10		
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	95 Ft (MSL)	Boring No:	BH-6

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	15/17/18			6.8	2.5	120.4	6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
	15/18/26			9.2	1.6		10		Gravelly Sand (SW); grayish brown, dry to slightly moist, dense, fine-to-coarse grained with cobbles (Qal).
							12		Practical Auger Refusal at ~ 11.5 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
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SLADDEN ENGINEERING	BORE LOG		
	Drill Rig: Mobil B-61	Date Drilled:	6/23/2021
	Elevation: 115 Ft (MSL)	Boring No:	BH-7

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	11/14/16			7.8	2.7		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
							10		Practical Auger Refusal at ~ 9.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
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SLADDEN ENGINEERING	BORE LOG			
	Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
	Elevation:	132 Ft (MSL)	Boring No:	BH-8

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	6/12/19			8.3	2.2	119.9	6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
							8		Practical Auger Refusal at ~ 7.5 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							10		
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
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SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	120 Ft (MSL)	Boring No:	BH-9

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							0		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
							2		Gravelly Sand (SW); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Qal).
							4		
							6		
							8		
							10		Practical Auger Refusal at ~ 3.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

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Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	132 Ft (MSL)	Boring No:	BH-10

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	9/13/11			9.5	2.4		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
							8		
							10		
							12		
							14		Practical Auger Refusal at ~ 6.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	190 Ft (MSL)	Boring No:	BH-11

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							0		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
							2		
							4		
■	12/15/18			7.4	1.7		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, dense, fine-to-coarse grained with cobbles (Qal).
							8		
							10		Practical Auger Refusal at ~ 8.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	190 Ft (MSL)	Boring No:	BH-12

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	13/20/25			6.7	2.1	131.6	6		Gravelly Sand (SW); grayish brown, dry to slightly moist, dense, fine-to-coarse grained with cobbles (Qal).
							14		Practical Auger Refusal at ~ 7.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING	BORE LOG			
	Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
	Elevation:	175 Ft (MSL)	Boring No:	BH-13

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							0		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
							2		Gravelly Sand (SW); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Qal).
							4		
							6		
							8		
							10		Practical Auger Refusal at ~ 3.0 Feet bgs.
							12		No Bedrock Encountered.
							14		No Groundwater or Seepage Encountered.
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	165 Ft (MSL)	Boring No:	BH-14

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							2		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
	10/12/15			8.3	2.5		6		Gravelly Sand (SW); grayish brown, dry to slightly moist, medium dense, fine-to-coarse grained with cobbles (Qal).
	16/50-6			5.9	2.1	129.7	10		Gravelly Sand (SW); grayish brown, dry to slightly moist, very dense, fine-to-coarse grained with cobbles (Qal).
							14		Practical Auger Refusal at ~ 13.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

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SLADDEN ENGINEERING

BORE LOG

Drill Rig:	Mobil B-61	Date Drilled:	6/23/2021
Elevation:	130Ft (MSL)	Boring No:	BH-15

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Dry Density	Depth (Feet)	Graphic Lithology	Description
							0		Gravelly Sand (SW/SM); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Fill/Disturbed).
							2		Gravelly Sand (SW); grayish brown, dry to slightly moist, fine-to-coarse grained with cobbles (Qal).
							4		
							6		
							8		
							10		Practical Auger Refusal at ~ 3.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.
							12		
							14		
							16		
							18		
							20		
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED COACHELLA GOLF CLUB
APNS 751-250-001, 002 & 003

Project No: 544-21268
Report No: 21-07-467

APPENDIX B

LABORATORY TESTING

APPENDIX B

LABORATORY TESTING

Representative bulk and relatively undisturbed soil samples were obtained in the field and returned to our laboratory for additional observations and testing. Laboratory testing was generally performed in two phases. The first phase consisted of testing in order to determine the compaction of the existing natural soil and the general engineering classifications of the soils underlying the site. This testing was performed in order to estimate the engineering characteristics of the soil and to serve as a basis for selecting samples for the second phase of testing. The second phase consisted of soil mechanics testing. This testing including consolidation, shear strength and expansion testing was performed in order to provide a means of developing specific design recommendations based on the mechanical properties of the soil.

CLASSIFICATION AND COMPACTION TESTING

Unit Weight and Moisture Content Determinations: Each undisturbed sample was weighed and measured in order to determine its unit weight. A small portion of each sample was then subjected to testing in order to determine its moisture content. This was used in order to determine the dry density of the soil in its natural condition. The results of this testing are shown on the Boring Logs.

Maximum Density-Optimum Moisture Determinations: Representative soil types were selected for maximum density determinations. This testing was performed in accordance with the ASTM Standard D1557-91, Test Method A. Graphic representations of the results of this testing are presented in this appendix. The maximum densities are compared to the field densities of the soil in order to determine the existing relative compaction to the soil.

Classification Testing: Soil samples were selected for classification testing. This testing consists of mechanical grain size analyses. This provides information for developing classifications for the soil in accordance with the Unified Soil Classification System which is presented in the preceding appendix. This classification system categorizes the soil into groups having similar engineering characteristics. The results of this testing is very useful in detecting variations in the soil and in selecting samples for further testing.

SOIL MECHANIC'S TESTING

Expansion Testing: One (1) bulk sample was selected for Expansion testing. Expansion testing was performed in accordance with the UBC Standard 18-2. This testing consists of remolding 4-inch diameter by 1-inch thick test specimens to a moisture content and dry density corresponding to approximately 50 percent saturation. The samples are subjected to a surcharge of 144 pounds per square foot and allowed to reach equilibrium. At that point the specimens are inundated with distilled water. The linear expansion is then measured until complete.

Direct Shear Testing: One (1) bulk sample was selected for Direct Shear testing. This test measures the shear strength of the soil under various normal pressures and is used to develop parameters for foundation design and lateral design. Tests were performed using a recompacted test specimen that was saturated prior to tests. Tests were performed using a strain controlled test apparatus with normal pressures ranging from 800 to 2300 pounds per square foot.

Consolidation/Hydro-Collapse Testing: One (1) relatively undisturbed samples were selected for consolidation testing. For this test, a one-inch thick test specimen was subjected to vertical loads varying from 575 psf to 11520 psf applied progressively. The consolidation at each load increment was recorded prior to placement of each subsequent load.

Corrosion Series Testing: The soluble sulfate concentrations of the surface soil were determined in accordance with California Test Method Number (CA) 417. The pH and Minimum Resistivity were determined in accordance with CA 643. The soluble chloride concentrations were determined in accordance with CA 422.

Sladden Engineering

450 Egan Avenue, Beaumont CA 92223 (951) 845-7743 Fax (951) 845-8863

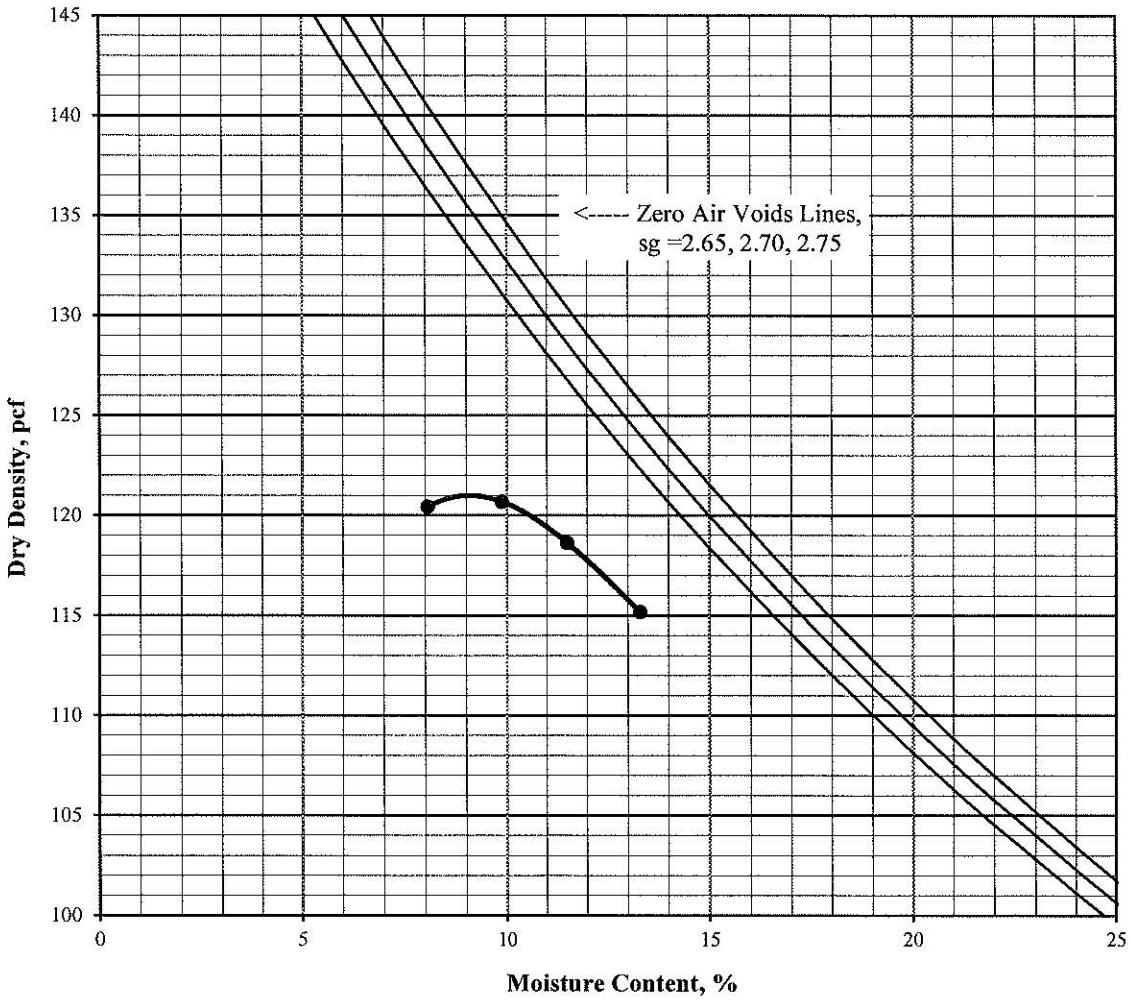
Maximum Density/Optimum Moisture

ASTM D698/D1557

Project Number:	544-21268	July 22, 2021
Project Name:	Coachella Golf Club	
Lab ID Number:	LN6-21350	ASTM D-1557 A
Sample Location:	BH-1 Bulk 1 @ 0-5'	Rammer Type: Machine
Description:	Dark Brown Sand w/Silt (SW-SM)	

Maximum Density: **123.5 pcf**
Optimum Moisture: **9.5%**
Corrected for Oversize (ASTM D4718)

Sieve Size	% Retained
3/4"	
3/8"	
#4	7.5



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Expansion Index

ASTM D 4829

Job Number: 544-21268 July 22, 2021

Job Name: Coachella Golf Club

Lab ID Number: LN6-21350

Sample ID: BH-1 Bulk 1 @ 0-5'

Soil Description: Dark Brown Sand w/Silt (SW-SM)

Wt of Soil + Ring:	584.0
Weight of Ring:	194.0
Wt of Wet Soil:	390.0
Percent Moisture:	8.7%
Sample Height, in	0.95
Wet Density, pcf:	124.8
Dry Denstiy, pcf:	114.8

% Saturation:	50.2

Expansion **Rack # 3**

Date/Time	3/20/2021	3:45 PM
Initial Reading	0.0000	
Final Reading	0.0000	

Expansion Index **0**

(Final - Initial) x 1000

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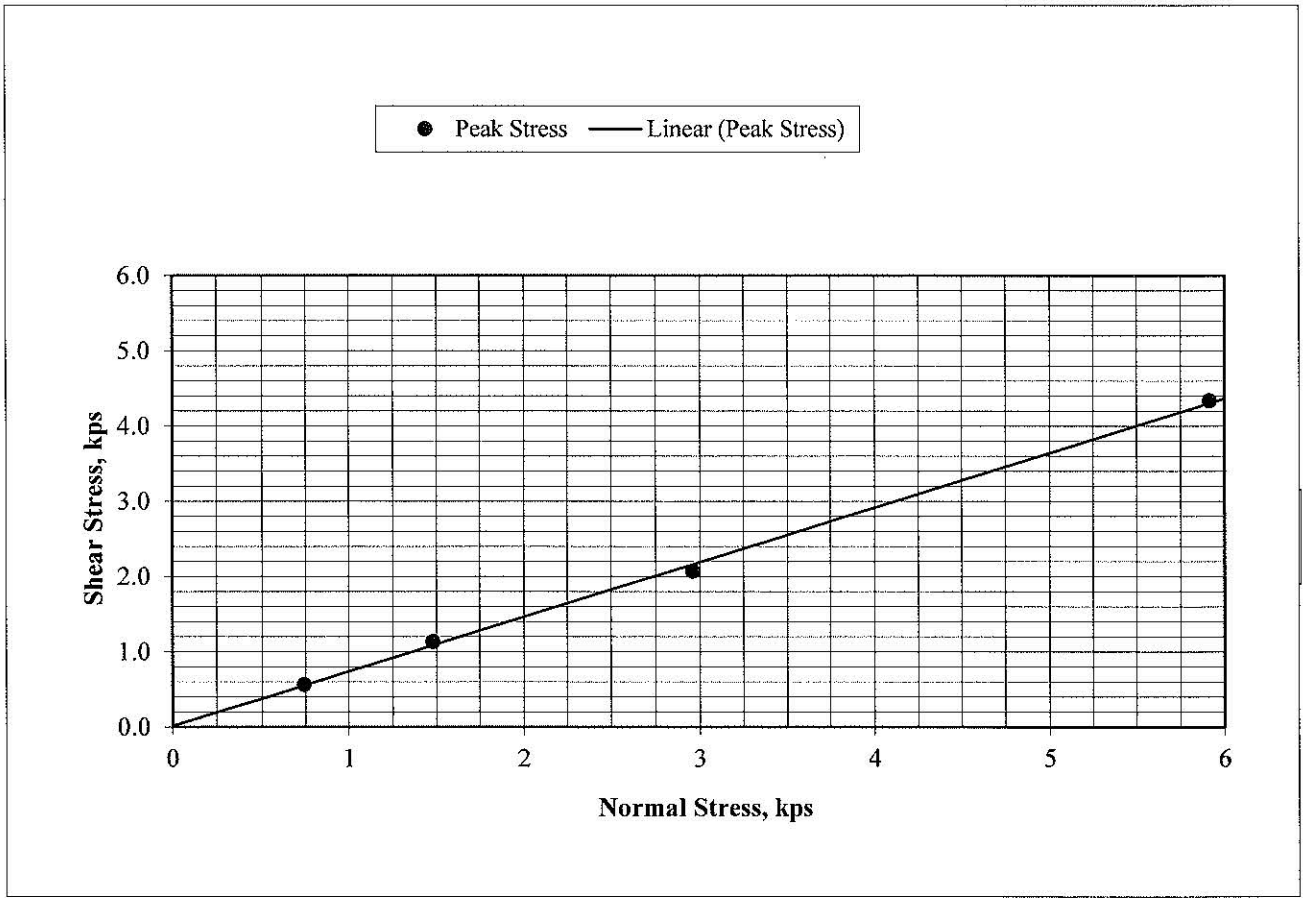
Direct Shear ASTM D 3080-04
(modified for unconsolidated condition)

Job Number:	544-21268		July 22, 2021
Job Name	Coachella Golf Club	Initial Dry Density:	109.5 pcf
Lab ID No.	LN6-21350	Initial Mosture Content:	9.8 %
Sample ID	BH-1 Bulk 1 @ 0-5'	Peak Friction Angle (Ø):	36°
Classification	Dark Brown Sand w/Silt (SW-SM)	Cohesion (c):	20 psf
Sample Type	Remolded @ 90% of Maximum Density		

Test Results	1	2	3	4	Average
Moisture Content, %	12.2	12.2	12.2	12.2	12.2
Saturation, %	61.0	61.0	61.0	61.0	61.0
Normal Stress, kps	0.739	1.479	2.958	5.916	
Peak Stress, kps	0.567	1.134	2.071	4.338	



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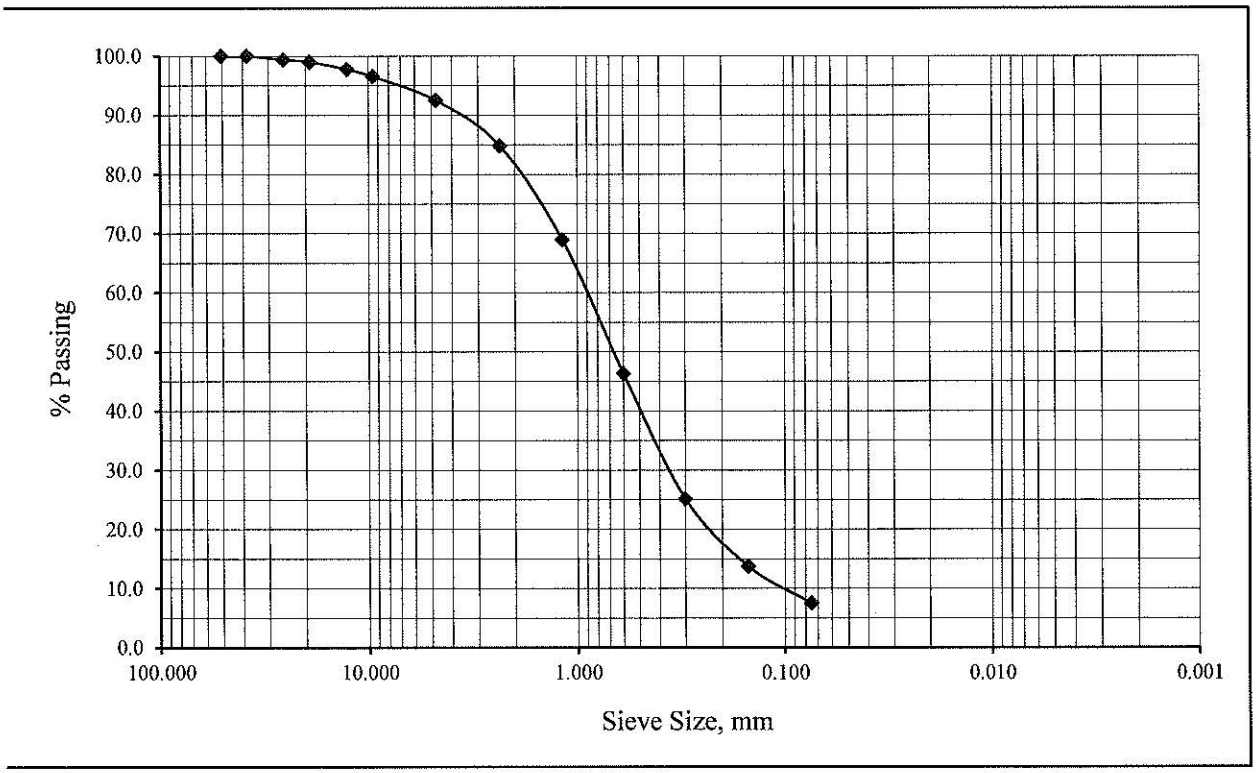
Gradation

ASTM C117 & C136

Project Number: 544-21268 July 22, 2021
Project Name: Coachella Golf Club
Lab ID Number: LN6-21350
Sample ID: BH-1 Bulk 1 @ 0-5' Soil Classification: SW-SM

Sieve Size, in	Sieve Size, mm	Percent Passing
2"	50.8	100.0
1 1/2"	38.1	100.0
1"	25.4	99.4
3/4"	19.1	99.0
1/2"	12.7	97.8
3/8"	9.53	96.6
#4	4.75	92.5
#8	2.36	84.9
#16	1.18	69.0
#30	0.60	46.3
#50	0.30	25.1
#100	0.15	13.8
#200	0.075	7.5



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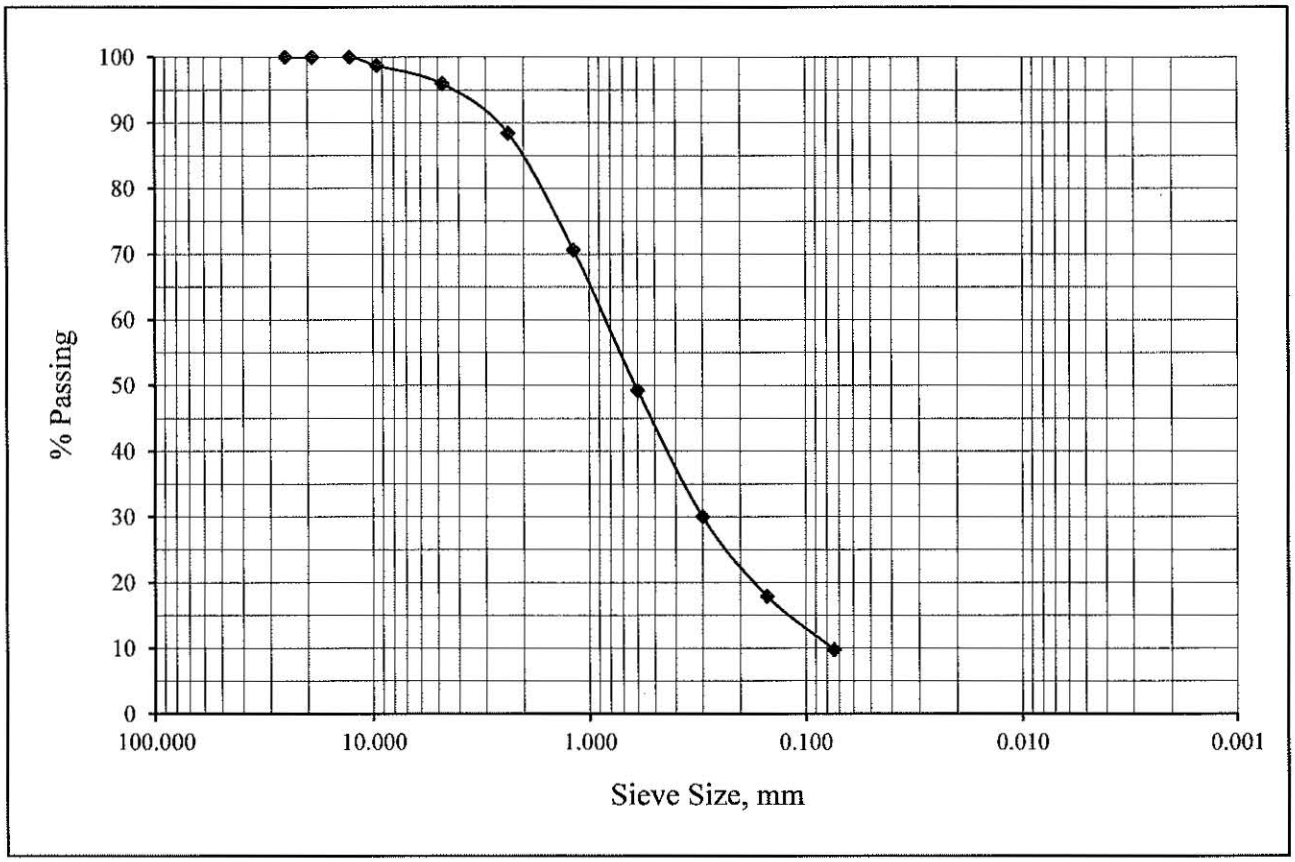
Gradation

ASTM C117 & C136

Project Number: 544-21268 July 22, 2021
Project Name: Coachella Golf Club
Lab ID Number: LN6-21350
Sample ID: BH-3 R-1 @ 5' Soil Classification: SW-SM

Sieve Size, in	Sieve Size, mm	Percent Passing
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	100.0
3/8"	9.53	98.7
#4	4.75	95.9
#8	2.36	88.4
#16	1.18	70.6
#30	0.60	49.2
#50	0.30	30.0
#100	0.15	17.9
#200	0.074	9.7



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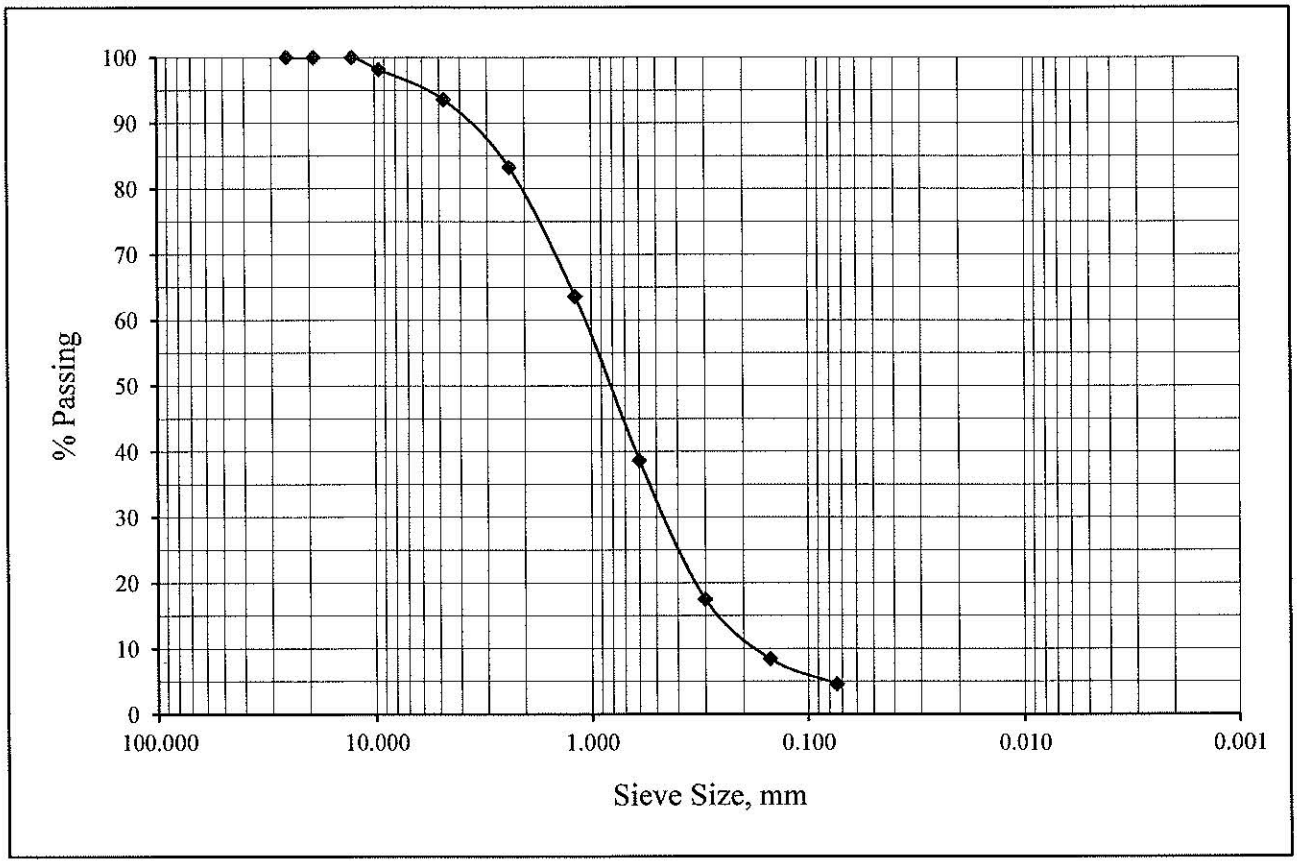
Gradation

ASTM C117 & C136

Project Number: 544-21268 July 22, 2021
Project Name: Coachella Golf Club
Lab ID Number: LN6-21350
Sample ID: BH-4 R-1 @ 5' Soil Classification: SW

Sieve Size, in	Sieve Size, mm	Percent Passing
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	100.0
3/8"	9.53	98.2
#4	4.75	93.6
#8	2.36	83.2
#16	1.18	63.6
#30	0.60	38.6
#50	0.30	17.5
#100	0.15	8.4
#200	0.074	4.6



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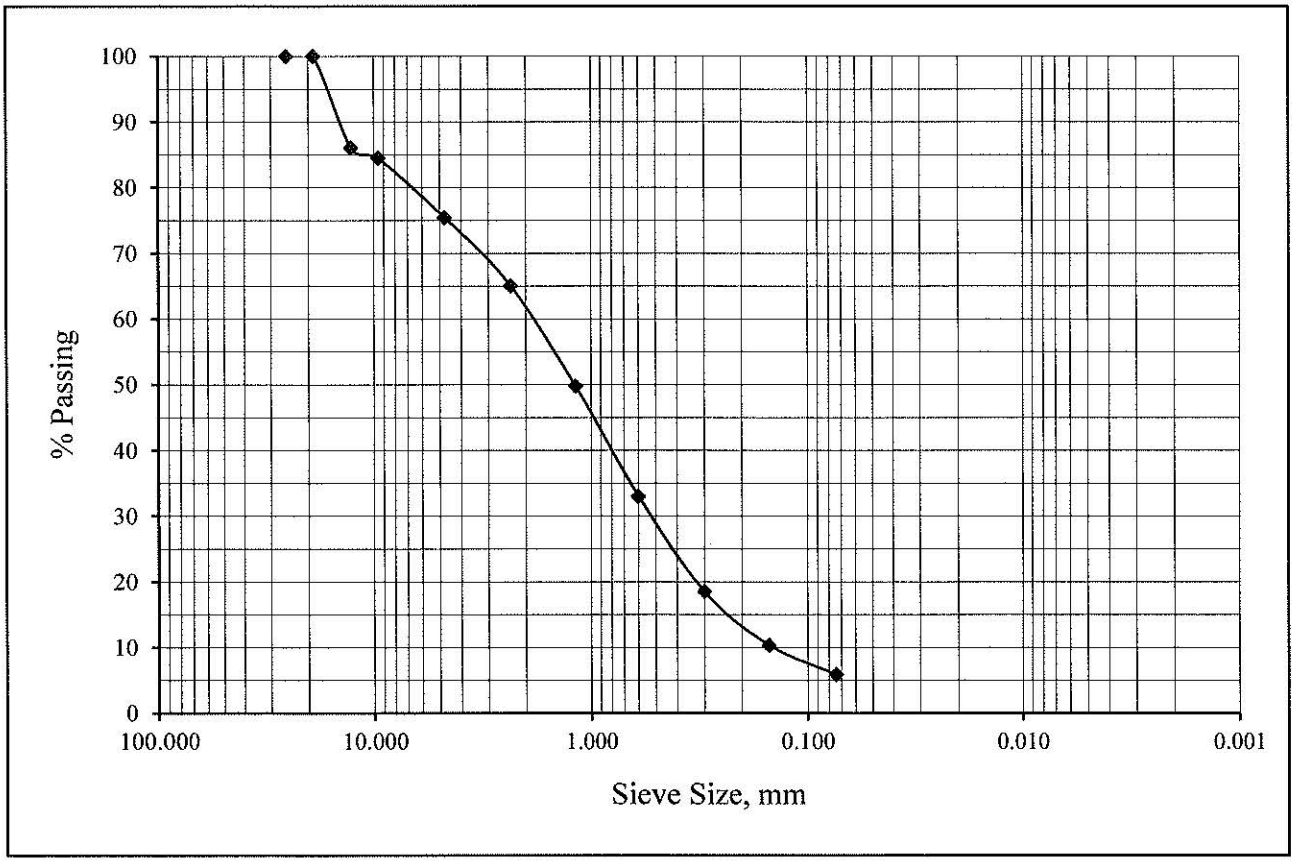
Gradation

ASTM C117 & C136

Project Number: 544-21268 July 22, 2021
Project Name: Coachella Golf Club
Lab ID Number: LN6-21350
Sample ID: BH-14 R-2 @ 10' Soil Classification: SW-SM

Sieve Size, in	Sieve Size, mm	Percent Passing
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	86.0
3/8"	9.53	84.5
#4	4.75	75.4
#8	2.36	65.1
#16	1.18	49.8
#30	0.60	33.0
#50	0.30	18.5
#100	0.15	10.3
#200	0.074	5.9



Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

One Dimensional Consolidation

ASTM D2435 & D5333

Job Number: 544-21268
Job Name: Coachella Golf Club

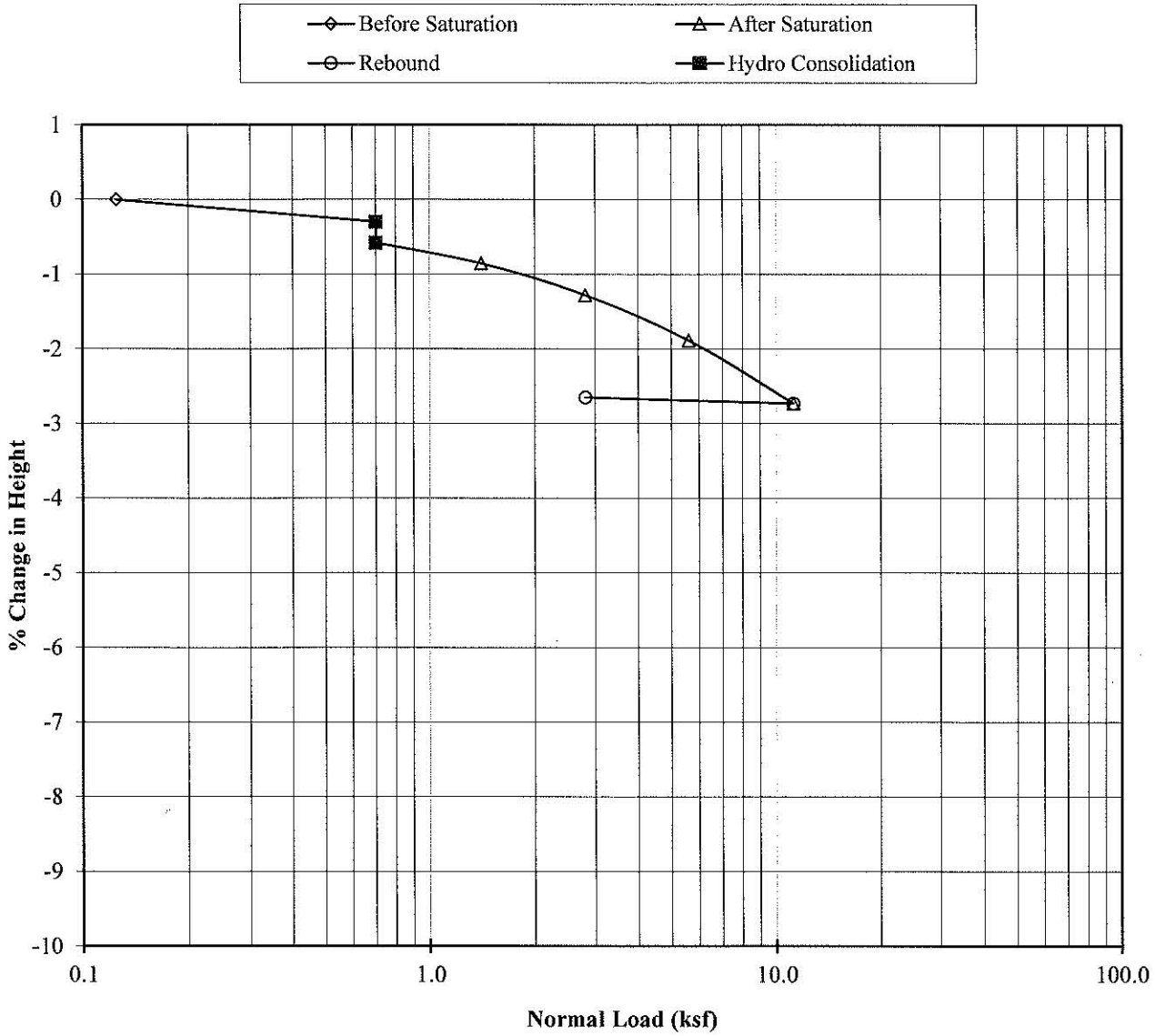
July 22, 2021

Lab ID Number: LN6-21350
Sample ID: BH-3 R-1 @ 5'
Soil Description: Gray Brown Sand w/Silt (SW-SM)

Initial Dry Density, pcf:	115.9
Initial Moisture, %:	2.2
Initial Void Ratio:	0.439
Specific Gravity:	2.67

Hydrocollapse: 0.3% @ 0.702 ksf

% Change in Height vs Normal Presssure Diagram



Sladden Engineering

6782 Stanton Ave., Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
45090 Golf Center Pkwy, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Date: July 22, 2021

Account No.: 544-21268

Customer: AC, LLC c/o Golf Projects International

Location: APNs 751-250-001, 002 & 003, 70th Avenue & Lemon Blossom Lane, Thermal Area

Analytical Report

Corrosion Series

	pH per CA 643	Soluble Sulfates per CA 417 ppm	Soluble Chloride per CA 422 ppm	Min. Resistivity per CA 643 ohm-cm
BH-1 @ 0-5'	7.5	320	200	1100

APPENDIX C

SEISMIC HAZARD ANALYSIS (SHA)

Project: Coachella Golf Club
Project Number: 544-21268
Client: AC, LLC c/o Golf Projects International
Site Lat/Long: 33.5442/ -116.1894
Controlling Seismic Source: San Andreas

REFERENCE	NOTATION	VALUE
Site Class	C, D, D default, or E	D measured
Site Class D - Table 11.4-1	F_a	1.0
Site Class D - 21.3(ii)	F_v	2.5
$0.2*(S_{D1}/S_{DS})$	T_0	0.135
S_{D1}/S_{DS}	T_S	0.673
Fundamental Period (12.8.2)	T	Period
Seismic Design Maps or Fig 22-14	T_L	8
Equation 11.4-4 - $2/3*S_{M1}$	S_{D1}	0.6726*
Equation 11.4-2 - F_V*S_1	S_{M1}	1.0089*

REFERENCE	NOTATION	VALUE
Fv (Table 11.4-2)[Used for General Spectrum]	F_v	1.7
Design Maps	S_s	1.500
Design Maps	S_1	0.590
Equation 11.4-1 - F_A*S_S	S_{MS}	1.500*
Equation 11.4-3 - $2/3*S_{MS}$	S_{DS}	1.00*
Design Maps	PGA	0.525
Table 11.8-1	F_{PGA}	1.1
Equation 11.8-1 - $F_{PGA}*PGA$	PGA_M	0.578*
Section 21.5.3	80% of PGA_M	0.462
Design Maps	C_{RS}	0.920
Design Maps	C_{R1}	0.897

RISK COEFFICIENT

Cr - At Perods <=0.2, Cr=C_{RS}	C_{RS}	0.920
Cr - At Periods >=1.0, Cr=C_{R1}	C_{R1}	0.897

Cr - At Periods between 0.2 and 1.0 use trendline formula to complete

Period	Cr
0.200	0.920
0.300	0.917
0.400	0.914
0.500	0.911
0.600	0.909
0.680	0.906
1.000	0.897

* Code based design value. See accompanying data for Site Specific Design values.

Mapped values from https://seismicmaps.org/

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PROBABILISTIC SPECTRA[1]
2% in 50 year Exceedence

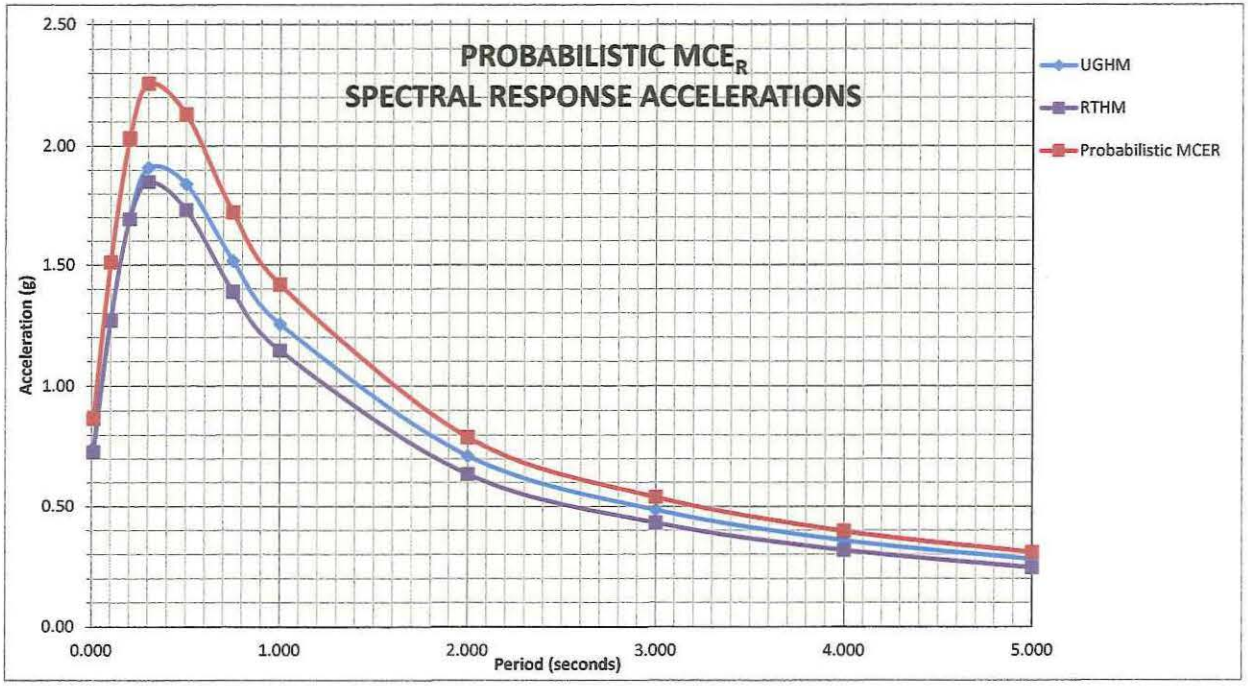
Project No: 544-21268

Period	UGHM	RTHM	Max Directional Scale Factor[2]	Probabilistic MCE
0.010	0.747	0.728	1.19	0.866
0.100	1.278	1.269	1.19	1.510
0.200	1.698	1.692	1.20	2.030
0.300	1.909	1.850	1.22	2.257
0.500	1.841	1.731	1.23	2.129
0.750	1.515	1.388	1.24	1.721
1.000	1.255	1.144	1.24	1.419
2.000	0.713	0.637	1.24	0.790
3.000	0.485	0.431	1.25	0.539
4.000	0.357	0.317	1.25	0.396
5.000	0.278	0.244	1.26	0.307

[1] Data Sources:
https://earthquake.usgs.gov/hazards/interactive/
https://earthquake.usgs.gov/designmaps/rtgm/

[2] Shahi-Baker RotD100/RotD50 Factors (2014)

Probabilistic PGA: 0.747
Is Probabilistic $Sa_{(max)}$<1.2F_a? NO



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DETERMINISTIC SPECTRUM

Largest Amplitudes of Ground Motions Considering All Sources Calculated using Weighted Mean of Attenuation Equations[1]

Controlling Source: San Andreas

Is Probabilistic $Sa_{(max)}$<1.2Fa? NO

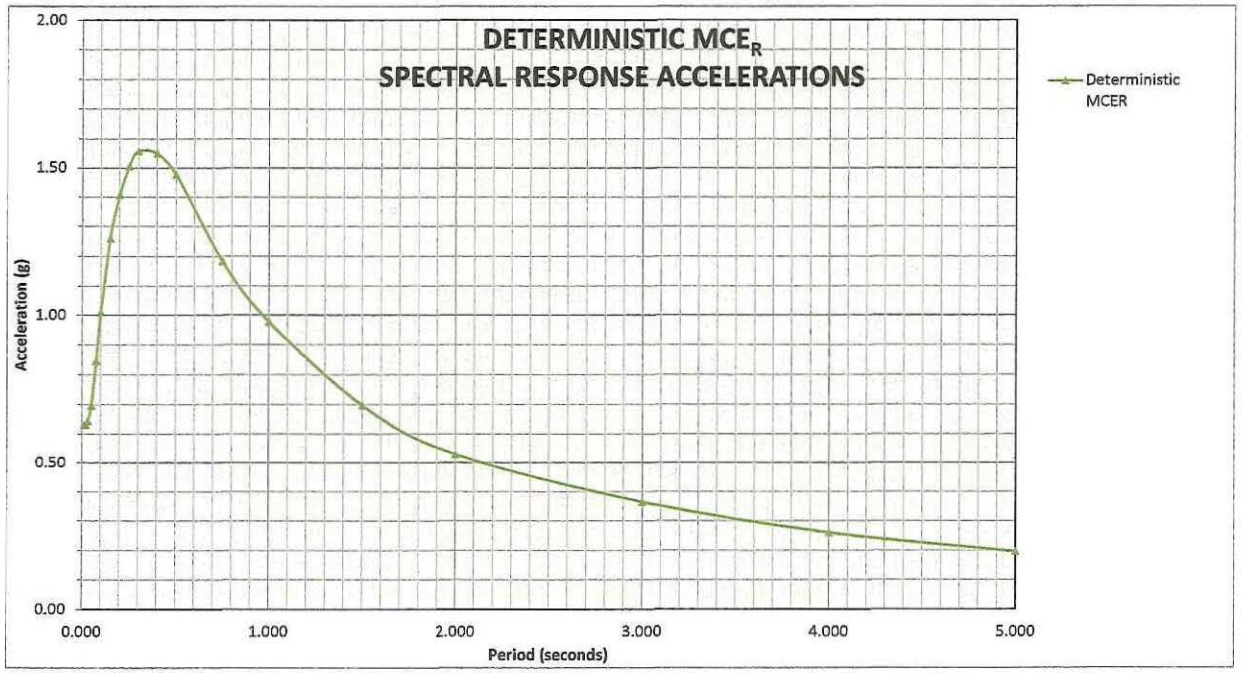
Period	Deterministic PSa Median + 1.σ for 5% Damping	Max Directional Scale Factor[2]	Deterministic MCE	Section 21.2.2 Scaling Factor Applied
0.010	0.530	1.19	0.631	0.631
0.020	0.531	1.19	0.632	0.632
0.030	0.542	1.19	0.645	0.645
0.050	0.585	1.19	0.697	0.697
0.075	0.710	1.19	0.845	0.845
0.100	0.848	1.19	1.009	1.009
0.150	1.050	1.20	1.260	1.260
0.200	1.172	1.20	1.406	1.406
0.250	1.244	1.21	1.505	1.505
0.300	1.276	1.22	1.557	1.557
0.400	1.259	1.23	1.548	1.548
0.500	1.201	1.23	1.477	1.477
0.750	0.954	1.24	1.183	1.183
1.000	0.789	1.24	0.978	0.978
1.500	0.562	1.24	0.697	0.697
2.000	0.427	1.24	0.529	0.529
3.000	0.291	1.25	0.364	0.364
4.000	0.208	1.25	0.260	0.260
5.000	0.155	1.26	0.196	0.196

Project No: 544-21268

Is Determinstic $Sa_{(max)}$<1.5*Fa?	NO
Section 21.2.2 Scaling Factor:	N/A
Deterministic PGA:	~~0.530~~
Is Deterministic PGA >=F_{PGA}*0.5?	NO
Deterministic PGA:	0.550

[1] NGAWest 2 GMPE worksheet and Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3) - Time Dependent Model

[2] Shahi-Baker RotD100/RotD50 Factors (2014)



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SITE SPECIFIC SPECTRA

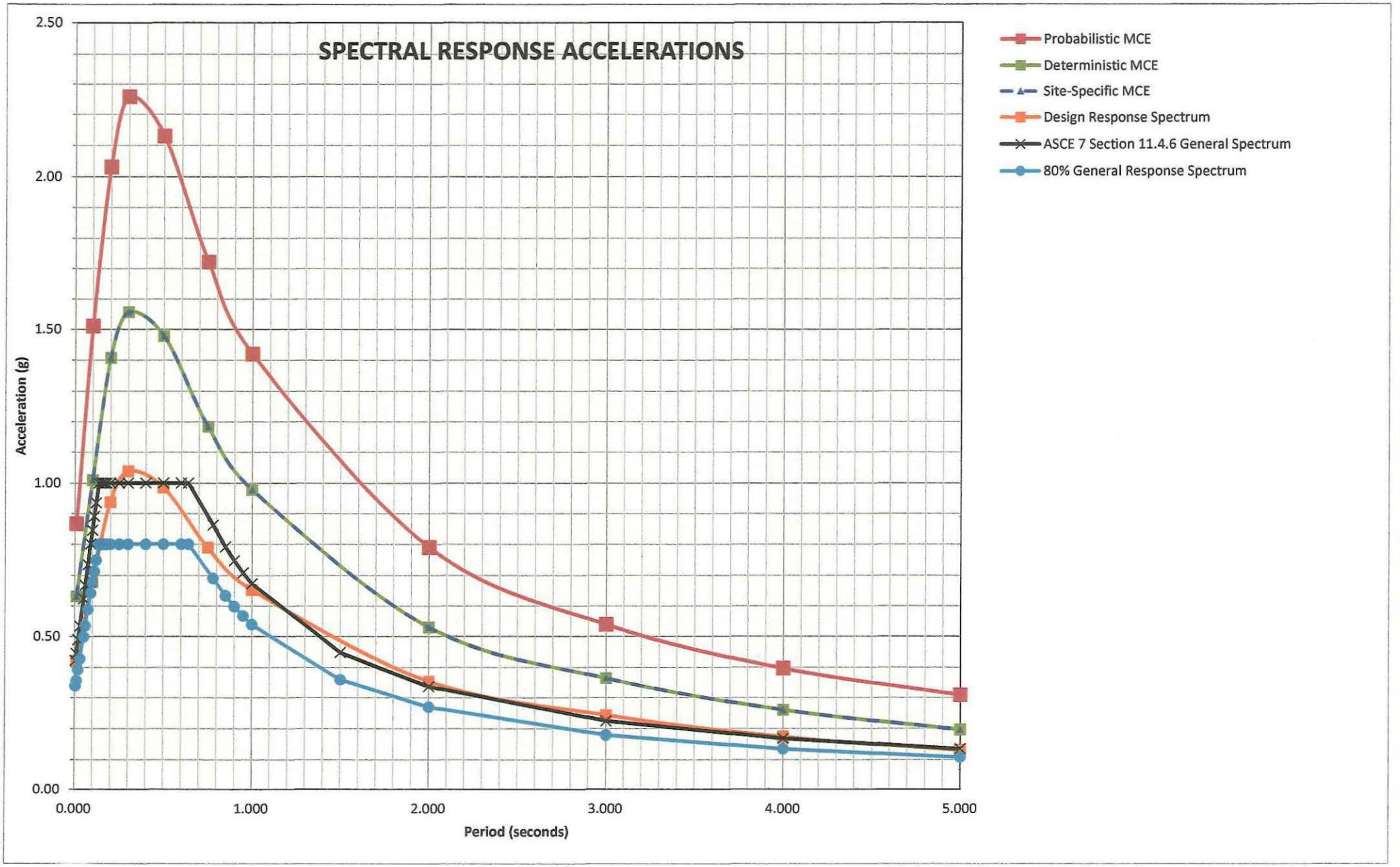
Period	Probabilistic MCE	Deterministic MCE	Site-Specific MCE	Design Response Spectrum (Sa)
0.010	0.866	0.631	0.631	0.420
0.100	1.510	1.009	1.009	0.677
0.200	2.030	1.406	1.406	0.938
0.300	2.257	1.557	1.557	1.038
0.500	2.129	1.477	1.477	0.985
0.750	1.721	1.183	1.183	0.789
1.000	1.419	0.978	0.978	0.652
2.000	0.790	0.529	0.529	0.353
3.000	0.539	0.364	0.364	0.243
4.000	0.396	0.260	0.260	0.173
5.000	0.307	0.196	0.196	0.131

ASCE 7-16: Section 21.4
Site Specific

	Calculated Value	Design Value
SDS:	0.934	0.934
SD1:	0.728	0.728
SMS:	1.401	1.401
SM1:	1.093	1.093
Site Specific PGAm:	0.550	0.550
Site Class:	D measured	

Seismic Design Category - Short* D
Seismic Design Category - 1s* D
* Risk Categories I, II, or III

Period	ASCE 7 SECTION 11.4.6 General Spectrum	80% General Response Spectrum
0.005	0.422	0.338
0.010	0.445	0.356
0.020	0.489	0.391
0.030	0.534	0.427
0.050	0.623	0.498
0.060	0.668	0.534
0.075	0.735	0.588
0.090	0.801	0.641
0.100	0.846	0.677
0.110	0.891	0.713
0.120	0.935	0.748
0.136	1.000	0.800
0.150	1.000	0.800
0.160	1.000	0.800
0.170	1.000	0.800
0.180	1.000	0.800
0.200	1.000	0.800
0.250	1.000	0.800
0.300	1.000	0.800
0.400	1.000	0.800
0.500	1.000	0.800
0.600	1.000	0.800
0.640	1.000	0.800
0.780	0.862	0.690
0.850	0.791	0.633
0.900	0.747	0.598
0.950	0.708	0.566
1.000	0.673	0.538
1.500	0.448	0.359
2.000	0.336	0.269
3.000	0.224	0.179
4.000	0.168	0.135
5.000	0.135	0.108


SPECTRAL RESPONSE ACCELERATIONS
Probabilistic MCE
Deterministic MCE
Site-Specific MCE
Design Response Spectrum
ASCE 7 Section 11.4.6 General Spectrum
80% General Response Spectrum
Acceleration (g)
2.50
2.00
1.50
1.00
0.50
0.00
0.000
1.000
2.000
3.000
4.000
5.000
Period (seconds)

OSHPD

Latitude, Longitude: 33.5442, -116.1894

Google Map data ©2021

Date	7/26/2021, 2:58:20 PM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S_S	1.5	MCE_R ground motion. (for 0.2 second period)
S_1	0.59	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.5	Site-modified spectral acceleration value
S_{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S_{DS}	1	Numeric seismic design value at 0.2 second SA
S_{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F_a	1	Site amplification factor at 0.2 second
F_v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.525	MCE_G peak ground acceleration
F_{PGA}	1.1	Site amplification factor at PGA
PGA_M	0.578	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.57	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.707	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.5	Factored deterministic acceleration value. (0.2 second)
S1RT	0.59	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.658	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.6	Factored deterministic acceleration value. (1.0 second)
PGAd	0.525	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.92	Mapped value of the risk coefficient at short periods
C_{R1}	0.897	Mapped value of the risk coefficient at a period of 1 s

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APPENDIX D

TRENCH PHOTGRAPHS

Sladden Engineering
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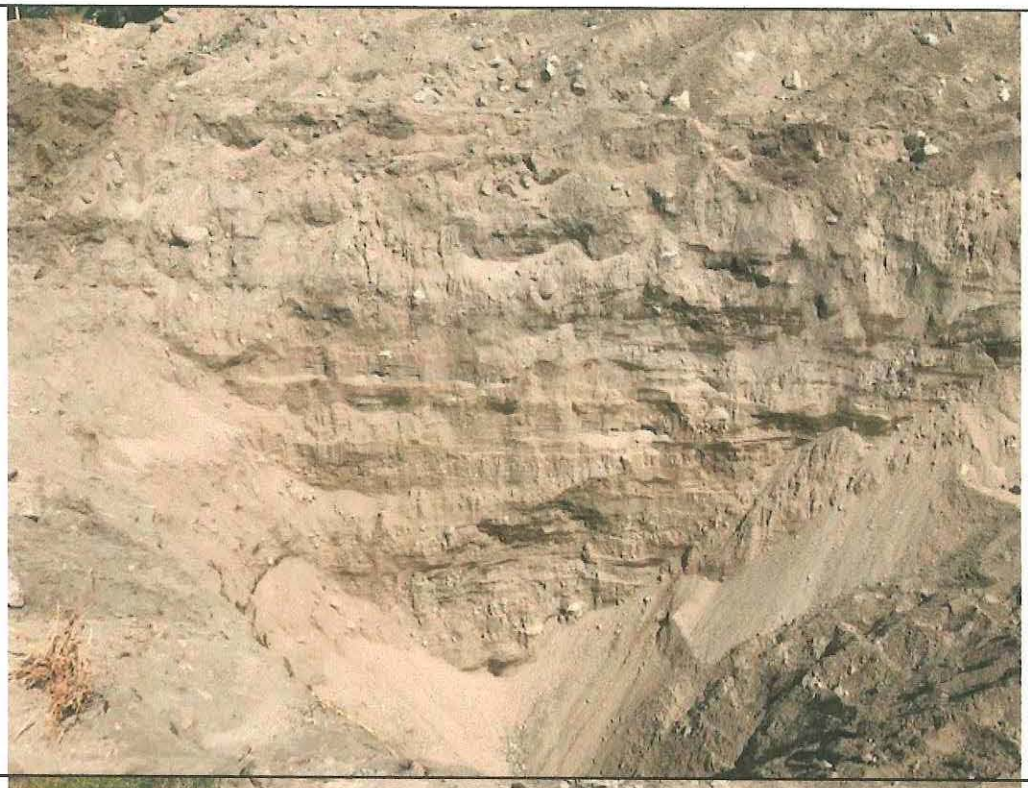
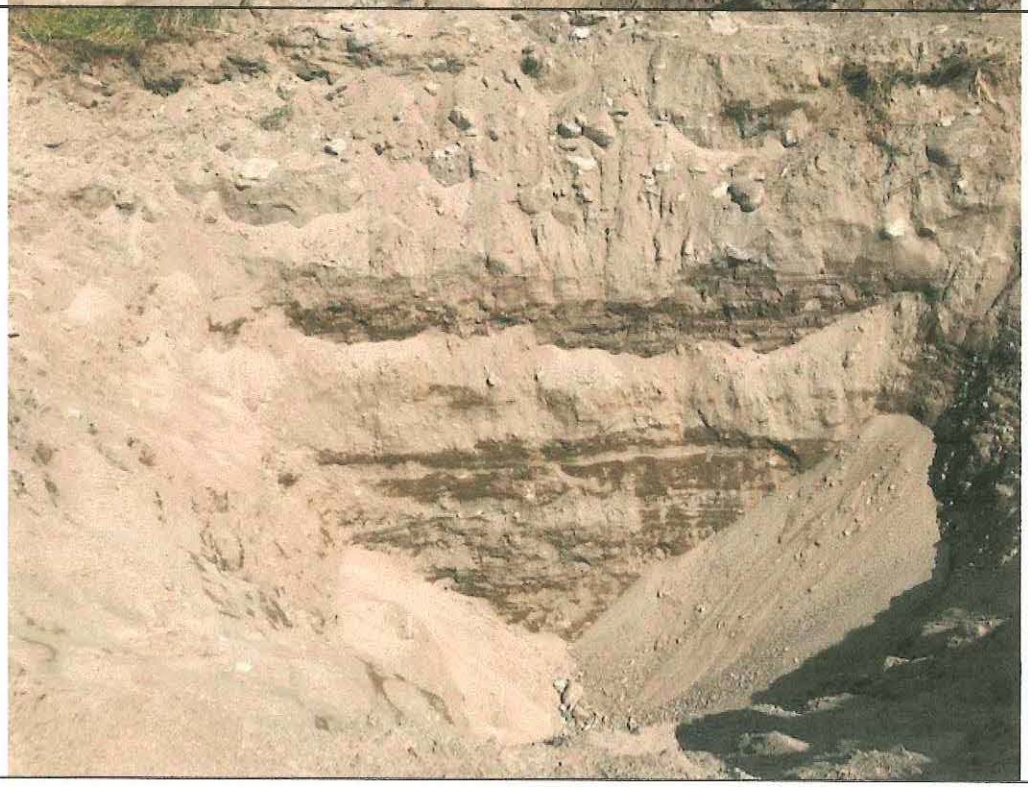
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
800 E. Florida Avenue, Hemet, CA 92543 (951) 766-8777 Fax (951) 766-8778

Client: AC, LLC c/o Golf Projects international	**Project Number: 544-21204**
Project Name: Coachella Golf Club	**Site Location: APNs 751-250-001, 002 & 003**

Photograph Number: 1 of 4 **Date:** July 14, 2021 **Facing Direction:** West **Comments:** Photograph showing the west trench wall. Depth- 19' Length 60' Orientation- N25E	
Photograph Number: 2 of 4 **Date:** July 14, 2021 **Facing Direction:** West **Comments:** Photograph showing the west trench wall. Depth- 18' Length 30' Orientation- N24E	

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45090 Golf Center Parkway, Suite F, Indio, California 92201 (760) 863-0713 Fax (760) 863-0847
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
800 E. Florida Avenue, Hemet, CA 92543 (951) 766-8777 Fax (951) 766-8778

Client: AC, LLC c/o Golf Projects international	**Project Number: 544-21204**
Project Name: Coachella Golf Club	**Site Location: APNs 751-250-001, 002 & 003**

Photograph Number: 3 of 4 **Date:** July 14, 2021 **Facing Direction:** South **Comments:** Photograph showing the south trench wall. Depth- 12' Length 16' Orientation- 270W	
Photograph Number: 4 of 4 **Date:** July 14, 2021 **Facing Direction:** East **Comments:** Photograph showing the east trench wall. Depth- 11' Length 14' Orientation- N2E	

Appendix E

Phase I ESA

Geosyntec consultants

engineers | scientists | innovators

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Northwest Corner of 70th Avenue and Lemon Blossom Lane, Thermal, California

Prepared for

AC LLC
1100 Glendon Avenue, #2000
Los Angeles, CA 90024

Prepared by

Geosyntec Consultants, Inc.
211 E Ocean Blvd Suite 300
Long Beach, CA 90802

Project SC1147
22 June 2021

EXECUTIVE SUMMARY

This Executive Summary presents the results of the Phase I Environmental Site Assessment (ESA) conducted by Geosyntec Consultants, Inc. (Geosyntec) for the property at the northwestern corner of 70th Avenue and Lemon Blossom Lane in Thermal, California ("Site" or "Subject Property"). This Phase I ESA was prepared in accordance with the scope of work, terms, and conditions described in Geosyntec's proposal dated 20 May 2021. This Phase I ESA was conducted in accordance with ASTM International (ASTM) Standard E1527-13[1] to identify, to the extent feasible, "recognized environmental conditions" (RECs) at the Site as the term REC is defined by ASTM E1527-13. Geosyntec understands that AC, LLC intends to purchase the Site.

The Site comprises three parcels totaling 292.16 acres and is accessed from its eastern Site boundary via Lemon Blossom Lane. The Site is presently owned by Anthony Vineyards, Inc. At the time of Geosyntec's Site reconnaissance, the Site was used for mango and lemon farming, and a portion of the Site along the Site's eastern boundary contained equipment staging, a concrete-lined water reservoir, a deep irrigation well, and a septic tank and leach field.

Based on the information set forth in this Phase I ESA, Geosyntec has concluded the following:

Recognized Environmental Conditions

- No recognized environmental conditions (RECs) were identified during this Phase I ESA.

Controlled Recognized Environmental Conditions

- No controlled recognized environmental conditions (CRECs) were identified during this Phase I ESA.

Historical Recognized Environmental Conditions

- No historical recognized environmental conditions (HRECs) were identified during this Phase I ESA.

De Minimis Conditions

- **Subsurface Septic Tank and Leach Field:** During the Site reconnaissance, Geosyntec observed what appeared to be a concrete wash pad with a drain in the eastern portion of the Site. Based on a historical report, this area is a portable restroom disposal pad that drains to a septic tank and leach field. The pad was in good condition and surrounded by a fence. Although the leach field represents a conduit from the surface to the subsurface, no

[1] ASTM Standard E-1527-13, "*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process"*

indication of illicit disposal or disposal of unintended materials such as pesticides or petroleum products was noted, based on the condition of the pad and the fence. Therefore, Geosyntec assumes this pad has been used as intended, with the result being a *de minimis* condition.

- **Poor Housekeeping:** During the Site reconnaissance, Geosyntec observed several areas of poor housekeeping along the eastern portion of the Site. These included piles of pallet and wood storage, equipment storage on unpaved ground, and staging of empty buckets and containers previously containing petroleum products. Staining was observed on the ground in proximity to several pieces of equipment in the eastern portion of the Site, where vehicles or equipment had previously been stored, and near several empty buckets. These stains were concentrated in the eastern portion of the Site. It is unlikely a regulatory agency would require an investigation based on the surficial nature and extent of these stains; therefore, this finding is considered a *de minimis* condition.

- **Production Wells:** Two deep water production wells are on the Site that are used to fill the on-Site irrigation reservoir. Water from these wells is processed through a filtration system and diverted to the reservoir. The wells represent conduits from the surface to the subsurface through which contaminants could be introduced to the aquifer below. However, no evidence of materials (hazardous or otherwise) being injected or put into the wells was observed, and a regulatory agency is not likely to require an investigation regarding the presence of the wells. Therefore, this finding represents a *de minimis* condition.

- **Current and Historical Agricultural Land Use:** Aerial photographs indicated that portions of the Site or adjacent properties were cleared in the 1980s for agricultural use, including mango, grape, and lemon farming. It is likely that pesticides or herbicides (considered hazardous substances) were used on-Site; however, no indication of improper pesticide/herbicide usage/application was found as part of this Phase I ESA. Therefore, this finding is considered a *de minimis* condition.

Data Gaps

Our assessment revealed the following data gaps, as defined by ASTM:

- ASTM E1527-13 states that "*interviews with past owners, operators, and occupants of the property who are likely to have material information regarding the potential for contamination at the property shall be conducted to the extent that they have been identified.*" Geosyntec was not provided with and did not identify owner contact information prior to the current Site owner. However, since relevant historical documents were obtained, this limitation is not considered to be significant.

- Site occupants were not interviewed due to lack of readily available knowledgeable contacts.

The above data gaps are not considered to be significant with respect to identifying RECs for the Site.

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1. INTRODUCTION

Geosyntec Consultants, Inc. (Geosyntec) was retained by Latham & Watkins LLP on behalf of AC LLC to conduct a Phase I Environmental Site Assessment (ESA) of the property at the northwestern corner of 70th Avenue and Lemon Blossom Lane in Thermal, California ("Site" or "Subject Property"). The Site location is shown on **Figure 1** (Site Location Map). A recent Site and Site vicinity property layout is depicted on **Figure 2** (Site Vicinity Map).

1.1 Objective

This Phase I ESA was conducted in general accordance with the scope and limitations of the guidance contained within the ASTM International (ASTM) Practice E1527-13. The objective of performing this Phase I ESA in accordance with ASTM Standard E1527-13 was to identify, to the extent feasible, "recognized environmental conditions"[2] (RECs) at the Subject Property as the term REC is defined by ASTM E1527-13. Deviations or exceptions to the guidance contained in the ASTM E1527-13 standard of practice are described in Section 1.4.

Geosyntec's effort is to provide the User with a Phase I ESA that includes a search for the existence of potential or known surface or subsurface environmental impacts at the Site. For the purposes of this Phase I ESA report, Latham & Watkins represents AC LLC, the "User," defined as "*the party seeking to use Practice E 1527-13 to complete an environmental site assessment of the property*…" in partial fulfillment of the requirements of the All Appropriate Inquiry Rule under 40 CFR 312.

1.2 Scope of Services

The Phase I ESA scope of work included the following:

- Review of pertinent information/documents;
- Review of environmental databases regarding the Site itself as well as sites in the vicinity of the Subject Property pursuant to ASTM E1527-13;
- Review of historical land usage via historical aerial photographs, fire insurance maps, city directories, property tax files, and topographic maps, as available;
- Visit to the Site for a visual reconnaissance of the major interior and exterior Site features and use of adjoining properties; and
- Preparation of a Phase I ESA report.

[2] As defined by ASTM E1527-13, a Recognized Environmental Condition is: "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property (1) due to [a] release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." The definition further states that "[*d]e minimis* conditions are not recognized environmental conditions."

In accordance with Geosyntec's scope of work for this project, "non-scope considerations", as defined in ASTM E1527-13, were not evaluated as part of this Phase I ESA, unless as noted in Section 8.

Geosyntec's authorization and conduct to complete the scope of work are as follows:

Table 1. Scope of Services Details

Scope Item	Detailed Information
Site Name or Reference	Lemon Blossom Lane
Site Address	Northwestern corner of intersection of Lemon Blossom Lane and 70th Avenue
City, State, and zip code	Thermal, CA 92274
Riverside Assessor's Parcel Numbers (APNs)	751-250-001-3, 751-250-002-4 , 751-250-003-5
Proposal Date	20 May 2021
Authorization Date	27 May 2021
Database Report Date	1 June 2021
Site Visit Date	3 June 2021
Geosyntec Site Personnel	Mr. Josh Nandi
Facility Personnel and Role	Ms. Susan Harvey (Site Contact)
Report Preparer(s)	Ms. Rose Propst
Report Reviewer(s)	Ms. Paige Farrell, Ms. Wendy Key, and, Ms. Karen Kosiarek
Environmental Professionals [1]	Ms. Paige Farrell, Ms. Wendy Key, and, Ms. Karen Kosiarek

Note 1: The Environmental Professional meets the requirements as stated in ASTM Practice E1527-13.

The professional qualifications of the senior reviewers, including the signatory Environmental Professional are presented in Section 11.

1.3 Significant Assumptions

Geosyntec took no significant assumptions into account as part of this project, except as noted in the proposal.

1.4 Limitations, Deviations, and Exceptions

This Phase I ESA was conducted according to the agreed upon scope of work consistent with the ASTM Practice E1527-13, except as follows:

- ASTM E1527-13 states that "*interviews with past owners, operators, and occupants of the property who are likely to have material information regarding the potential for contamination at the property shall be conducted to the extent that they have been identified*." Geosyntec was not provided with, and did not identify, owner contact information prior to the current Site owner. However, since relevant historical documents were obtained, this limitation is not considered to be significant.

- Geosyntec did not traverse significantly vegetated areas and did not enter water bodies.

This Phase I ESA contains a property description and history, an environmental database review, a summary of observations made during the site reconnaissance, and descriptions of information obtained during interview(s) of person(s) knowledgeable about the Subject Property. This Phase I ESA did not include sampling rock, soil, groundwater, surface water, soil vapor, air, or on-site substances or materials. Therefore, it is not possible to confirm the presence or absence of hazardous substances or petroleum products in the environments associated with the property.

The findings and conclusions presented in this Phase I ESA are the result of professional interpretation of the information collected at the time of this study. Specified information contained in this report has been obtained from publicly available sources and other secondary sources of information. Although care has been taken in compiling this information, Geosyntec has not independently validated this information and provides no warranty as to its accuracy or completeness. The Phase I ESA does not necessarily include an exhaustive search of all available records nor does it include detailed assessment of all Phase I ESA findings. Therefore, Geosyntec cannot "certify" or guarantee that any property is free of environmental impairment; no warranties regarding the environmental quality of the property are expressed or implied.

1.5 Special Terms and Conditions

No special contractual terms or conditions were taken into account as part of this project, except as noted in the proposal.

1.6 User Reliance

This Phase I ESA report has been prepared solely for the benefit of Geosyntec's client, AC LLC, and its subsidiaries and affiliated entities. Geosyntec has issued the Phase I ESA report to the Client and grants AC LLC the right to rely on the report contents and grants the right to its subsidiaries and affiliated entities. Except as specifically set forth in Geosyntec's proposal to AC LLC via its counsel Latham & Watkins LLP to perform this work, no third party shall have the right to rely on Geosyntec opinions rendered in connection with the Services without Geosyntec's written consent which may be conditioned on the third party's agreement to be bound to acceptable conditions and limitations similar to those agreed to by Client. Please note that Geosyntec's consent to provide a right-to-rely on the Phase I ESA report is subject to Client's approval and to

agreement to Geosyntec's terms and conditions associated with Geosyntec's performance of this specific Phase I ESA.

2. SITE DESCRIPTION

The Site description presented herein is derived from information provided by Latham & Watkins LLP, as counsel to the User, AC LLC, and information gathered during the research of historical records and the reconnaissance unless referenced otherwise.

2.1 Site Location and General Characteristics

The Site is located at the northwestern corner of the intersection of Lemon Blossom Lane and 70th Avenue and is surrounded by undeveloped desert scrub land and farmland. The approximately 292.16-acre Site is comprised of three parcels (**Table 2**). The location of the Site is shown on **Figure 1**. A recent Site and vicinity property layout is depicted on **Figure 2**. Ownership information, where available, is provided in **Appendix A**.

Table 2. Parcel Information

APN	Zoning	Approximate Area (Acres)	Land Use/Description
751-250-001-3	Controlled Development Area	143.81	Agricultural
751-250-002-4	Controlled Development Area	88.89	Agricultural
751-250-003-5	Controlled Development Area	59.46	Agricultural

Source: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public

2.2 Current and Former Uses of the Site

The Site is presently owned by Anthony Vineyards, Inc. At the time of Geosyntec's Site reconnaissance, the Site was used for mango and lemon farming, and a small portion of the eastern part of the Site was used as a water reservoir and for equipment staging.

Prior to approximately 1984, the Site was undeveloped scrub land. Agricultural use was seen on the Site by 1984 and appeared similar to present day by 2006, based on historical aerial photographs. The Site has historically been used for mango, grape, and lemon farming.

2.3 Description of Structures, Roads, Other Improvements on the Site

The majority of the Site is used for agricultural purposes. No permanent structures are present at the Site. Features of interest at the Site include a retention basin used for irrigation purposes. Water is drawn out of two deep production wells, processed through a water treatment system on the Site, and diverted into the basin. Several Conex boxes of equipment are also staged on the Site.

Additionally, several wind machines powered by propane are present throughout the Site; these are used to disrupt air stratification to prevent frost from settling on the crops.

Current Site features observed during the Site reconnaissance are presented on **Figure 2.**

2.4 Current and Prior Use of Adjoining Properties

Since 1965, the Site vicinity has been largely undeveloped scrub and agricultural use. The land use immediately surrounding the Site is noted in **Table 3** below.

Table 3. Site Vicinity Land Use

Direction	Current Geosyntec-Observed Use[1]	Identified Prior Use	Considered to be More Likely to Result in Surface/Subsurface Quality Impacts to the Site (Yes/No)
North	Undeveloped scrub land, bermed petroleum above-ground storage tank (AST), settling pond, and farmland	Undeveloped scrub land	No
South	70th Avenue, followed by undeveloped scrub land	Undeveloped scrub land	No
East	Lemon Blossom Lane, followed by farmland	Undeveloped scrub land	No
West	Undeveloped scrub land	Undeveloped scrub land	No

Note 1: Observations from Geosyntec's site visit.

The adjacent properties were briefly inspected during the Site reconnaissance (from vantage point of the Site or public rights-of-way) to observe the associated land use practices (e.g., condition, housekeeping, evidence of chemical usage/spills). Observations made for the adjoining sites are described later in this report (Section 5).

2.5 Physical Setting

A summary of the physical setting of the Site and vicinity including topography, geology/ hydrogeology, and water resources is presented in **Table 4**. Environmental Data Resources (EDR) provided Geosyntec with a database and GeoCheck® physical settings report for the Site and vicinity properties. Other sources of information in **Table 4** are noted accordingly.

Table 4. Physical Setting

Topic	Information	Source
Topography		
USGS 7.5-Minute Quadrangle Map	Valerie, CA	U.S. Geological Survey (USGS)
Elevation	141 feet above mean sea level (ft MSL)	EDR GeoCheck®
General Topographic Gradient	Northeast	EDR GeoCheck®, USGS Quadrangle Map and Site Reconnaissance
Soils & Geology		
Site Soils	Site soils consist of excessively-drained Carsitas gravelly and cobbly sand.	EDR GeoCheck®
Area Geology	The Site vicinity is underlain by Pleistocene- to Holocene-aged sedimentary alluvium, lake, playa, and terrace deposits.	Geologic Map of California[3]
Water Resources		
Nearest Water Body	A canal is located approximately 0.5 miles east of the Site. The Salton Sea is approximately 7.5 miles southeast of the Site.	USGS Quadrangle Map
Estimated Groundwater Flow Direction[4]	Groundwater flow was projected by others to be northeast; Geosyntec notes this flow direction is consistent with topographic slope to the northeast. Geosyntec projects groundwater to also flow to the northeast following the ground surface.	EDR GeoCheck® and AEC, 2012
Depth of Groundwater	Based on a 2012 Phase I ESA for the Site, groundwater was estimated to be approximately 250 feet below ground surface (ft bgs); however, the source was not provided. Based on drawdown tests conducted for the wells on the Site, static groundwater level was observed to be 216 to 250 ft bgs in July 2020.	AEC, 2012; McKeever Water Works, 2020
Wetlands (on-Site)	The northwestern and southeastern portions of the Site are characterized as riverine habitats.	NWI, US Fish & Wildlife Wetland Map[5]

[3] https://maps.conservation.ca.gov/cgs/gmc/

[4] Local groundwater flow direction may vary depending on area groundwater pumping, surface water bodies, land use and development, localized topography, and other macro and micro features.

[5] https://www.fws.gov/wetlands/data/mapper.html

Table 4. Physical Setting

Topic	Information	Source
Wells (on-Site)	No wells were reported on the Site by EDR. A prior report indicated a deep production well was located adjoining the water reservoir on the Site, and two production wells were identified by Geosyntec on the Site. These wells were permitted by Riverside County for agricultural use in 1997 and 1999 (permit numbers 22611 and 23275); however, no additional details such as construction were provided.	EDR GeoCheck®; GAMA Groundwater Information System[6]; Site Reconnaissance (see Section 5); AEC, 2012.
Nearby[7] Groundwater Supply and Monitoring Wells	No nearby wells were identified within one mile of the Site.	EDR GeoCheck®; GAMA Groundwater Information System

[6] https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/

[7] EDR searched federal and state water well databases within one mile of the Subject Property boundary.

3. USER-PROVIDED INFORMATION

This section describes the information provided to Geosyntec by Latham & Watkins LLP as counsel to AC LLC (the User of this Phase I ESA). This includes information that was provided in the User Questionnaire (**Appendix B)**.

3.1 Title Records

Geosyntec was provided with a title report from Fidelity National Title Company. Geosyntec reviewed this title report; details from this report are included herein.

3.2 Environmental Liens or Activity and Use Limitations

The User is not aware of any environmental liens or activity and land use limitations associated with the Site property.

3.3 Specialized Knowledge

The User indicated that it does not have specialized knowledge of environmental conditions at the Site.

3.4 Knowledge of Hazardous Substances or Petroleum Products

The User is not aware of any hazardous substances or petroleum products in, on, or under the Site.

3.5 Commonly Known or Reasonably Ascertainable Information

The User is not aware of any commonly known or reasonably ascertainable information within the local community about the Site that is material to RECs in connection with the Site.

3.6 Valuation Reduction for Environmental Issues

The User has indicated that, to its knowledge, the valuation of the Site has not been reduced or otherwise impacted by environmental issues (as defined in AAI[8]) at the Site.

3.7 Degree of Obviousness

The User has considered the degree of obviousness of the presence or likely presence of releases or threatened releases at the Site and the ability to detect releases or threatened releases by appropriate investigation. The User has not observed any conditions indicating the presence or likely presence of releases or threatened releases at the Site.

[8] The "All Appropriate Inquiry Rule", enacted under the 2002 Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act; 40 CFR 312

3.8 Litigation, Administrative Proceedings, and Notices

The User is not aware of (i) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site; (ii) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Site; or (iii) any notices from any governmental entity regarding any possible violations of environmental laws or possible liability relating to hazardous substances or petroleum products.

3.9 Reason for Performing This Phase I ESA

Geosyntec understands that Latham & Watkins LLP engaged Geosyntec to perform this Phase I ESA on behalf of AC LLC for the Site to identify RECs (as defined in ASTM E1527-13) in order to help identify potential environmental liabilities associated with the Subject Property. Geosyntec understands AC LLC intends to purchase the Site.

3.10 Pertinent Documents

The User provided several environmental reports for the Site. These reports are summarized in Section 4.4 and included in **Appendix C**.

4. RECORDS REVIEW

Geosyntec reviewed the following records, to the extent we found these to be available and reasonably ascertainable:

- Identified federal, state, and local environmental databases
- Identified historical aerial photographs
- Identified historical topographic maps
- Identified fire insurance maps
- Identified city directories
- Local authority permits and records
- Available property tax information
- Land records (for evidence of environmental liens and/or activity and use limitations)

In addition to the standard sources above, Geosyntec reviewed available Site-related documents provided by the User and reviewed environmental files obtained from regulatory agencies.

4.1 Standard Environmental Records Sources

4.1.1 Database Search Approach

Geosyntec contracted EDR to provide portions of the records reviewed as described below. EDR conducted the environmental database search in an attempt to ascertain whether the Site or neighboring properties were suspected of having environmental conditions that could have impacted the surface or subsurface at the Site. EDR reported specific records and search distances (from the approximate Site boundaries) for the environmental databases to be consistent with ASTM Practice E 1527-13 and are discussed in the EDR Database Report (EDR, 2021f) presented in **Appendix C**. Database descriptions are included in the EDR report.

The following sections discuss listings that are listed in databases of environmental interest (e.g. chemical storage or disposal). The locations of these listed sites are shown on the Overview Map and Detail Map in the EDR Database Report (**Appendix C**).

4.1.2 Database Search Results – Subject Property

EDR did not identify any database listings for the Subject Property.

4.1.3 Database Search Results – Vicinity Properties

The search of environmental databases identified four database listings at two properties within one mile of the Subject Property, none of which were in databases indicative of releases. A summary of reviewed database listings is included below:

- **Desert Empire** at 68990 Harrison Street, approximately 615 feet east-northeast of the Site and hydraulically downgradient to the Site, was listed in the Resource Conservation and Recovery Act (RCRA) Very Small Quantity Generator (VSQG) database. This entity generated or handled ignitable waste. Additional information, including quantity and years handled, was not provided, and no violations were reported. It is unlikely this facility has adversely impacted the Site.

- **Young's Nursery** at 68461 Harrison Street, approximately 986 feet east-northeast of the Site and hydraulically downgradient to the Site, was listed in the RCRA Non-Generator/No Longer Regulated (NLR), California Environmental Reporting System (CERS) and CERS Hazardous Waste, Hazardous Waste Reporting System (HAZNET) and Hazardous Waste Tracking System (HWTS), and AST databases. In 2012, 0.055 tons of unspecified sludge waste were disposed of via storage, bulking, and/or transfer offsite (no treatment/recovery), 1.042 tons of unspecified oil-containing waste were disposed of via other recovery of reclamation for reuse including regeneration or organics recovery, and 0.187 tons of unspecified organic liquid mixture were disposed of via storage bulking and/or transfer offsite (no treatment/recovery). This facility is listed as a chemical storage facility and several administrative violations were recorded; the facility returned to compliance after each violation. Volume, contents, and condition of the ASTs were not listed in the AST database entry. Based on the nature of these listings and this property's orientation hydraulically downgradient relative to the Site, it is unlikely this facility has adversely impacted the Site.

Details of the sites are summarized in the EDR Database Report (**Appendix B**).

4.1.4 Unplottable Sites

No unplottable sites were identified by EDR.

4.2 Historical Use Information

Geosyntec contracted EDR to provide standard historical records, including aerial photographs, topographic maps, city directories, and fire insurance maps (EDR, 2021a-e). The sections below identify and summarize the historical information sources reviewed for the Subject Property and vicinity. A summary of the findings from the review of the historical sources is provided in **Table 5**. Copies of the historical records reports are included in **Appendix C**.

4.2.1 Historic Aerial Photographs

EDR provided aerial photographs from 1949, 1953, 1959, 1965, 1972, 1984, 1996, 2006, 2009, 2012, and 2016.

4.2.2 Historical Topographic Maps

EDR supplied portions of USGS topographical maps of the Site and vicinity for 1904, 1941, 1943, 1947, 1956, 1972, and 2012.

4.2.3 City Directories

EDR supplied available business directories, including cross reference and telephone directories, which were reviewed for 70th Avenue and Lemon Blossom Lane, for 1971, 1976, 1980, 1985, 1992, 1995, 2000, 2005, 2010, 2014, and 2017.

4.2.4 Fire Insurance Maps

Based on EDR's search of fire insurance maps, there was no coverage for the Site.

4.2.5 Property Tax Files

Geosyntec researched publicly available online tax records through Riverside County records. The information retrieved included property boundary information, property owner, and property size. Site ownership was not available online. The retrieved tax map parcel information is provided in **Appendix A.**

Table 5. Historical Records Review

Aerial Photographs	Topographic Maps	City Directory (CD)	Fire Insurance Maps
Site: From at least 1949, the Site was undeveloped scrub land. The Site continued to be undeveloped until circa 1984, when east-west trending cleared lines are visible through the Site. A small pond is visible in the northeastern portion of the Site in 1996. By 2006, the Site appeared similar to present day, with northeast/southwest-oriented agricultural fields and an apparent retention basin in the eastern portion of the Site. No significant change was observed after 2006. **Vicinity**: From at least 1949, the Site vicinity was undeveloped scrub land. The Site vicinity continued to be undeveloped scrub until circa 1965, when the property adjoining the Site to the north was developed for agricultural use. By 1984, the area to the southeast of the Site had also been developed for agricultural use. Agricultural use spread to the eastern-adjoining property by 1996. The area to the west continued to be undeveloped. In 2006, a white silo or tower within a bermed area had been constructed north of the Site. No significant change was observed after 2006, and the area to the west is still undeveloped.	**Site**: On the topographic map from 1904, no features are depicted on the Site except for an apparent unimproved path trending northeast/southwest. No features were depicted on the Site through 2012, with the exception of some vegetated areas shown in 2012. **Vicinity**: On the topographic map from 1904, the only features shown in the Site vicinity are mountains to the west and an apparent ephemeral riverbed to the south. By 1941, dwellings to the northeast of the Site are depicted along a primary highway and several feeder roads. By 1972, the properties to the north and northeast are depicted as orchard use. By 2012, the current roads in the Site vicinity are depicted, including Van Buren Street and 70th Avenue west and south of the Site, respectively. A small basin is also shown adjoining the Site to the north.	**Site**: No listings pertaining to the Site were provided. **Vicinity**: Site vicinity listings were largely residential, with one farm (K&J Farms) also listed.	According to EDR, no fire insurance maps were available for the Site or adjacent properties.
In summary, the review of aerial photographs, topographic maps, and city directories revealed usages (including agricultural) that could be indicative of hazardous materials or chemical storage, management, usage, or disposal at the Site or in the immediate vicinity that could pose a threat to the surface or subsurface quality at the Site. However, in this desktop review, Geosyntec noted no definitive features showing chemical management, chemical spills or evidence of waste disposal on or into the ground at the Site. Our opinions on the nature of the historical features of the Site and the surrounding area are included in Section 7 of this report.			

4.3 Local, County, State, and Federal Files

Geosyntec subcontracted Environmental Support Services (ESS) of Laguna Niguel, California, to contact local, county, and state agencies via telephone and electronic mail to inquire as to whether they possessed relevant records regarding the Site. Relevant information is summarized below. The regulatory agency documents and responses returned are presented in **Appendix D**.

4.3.1 Local Fire Department Records

ESS contacted the Riverside County Fire Department for records concerning the storage of hazardous materials/waste, hazardous spills, and USTs for properties in Thermal. The fire department informed ESS that such records would be kept with the Riverside County Environmental Health Department.

4.3.2 City or County Records

ESS contacted the following city and county agencies: Riverside County Environmental Health Department, Riverside County Department of Waste Resources, and Riverside County Building Department. With the exception of the Building Department who has not yet replied at the time of this report, these agencies replied that they either had no records on file for the Site or required more address information (i.e., a discrete address) to perform a search.

4.3.3 State Records

ESS contacted the following State of California agencies: Department of Toxic Substances Control (DTSC) Chatsworth and Cypress offices, Cal Fire Office of the State Fire Marshal, South Coast Air Quality Management District (SCAQMD), and Santa Ana Regional Water Quality Control Board (SARWQCB). These agencies replied that they either had no records on file for the Site or required more address information (i.e., a discrete address) to perform a search.

Geosyntec searched the DTSC EnviroStor[9] and State Water Resources Control Board (SWRCB) GeoTracker[10] for information concerning the Site. No cleanup sites or areas of interest were mapped on or adjoining the Site. The closest cleanup site was a closed leaking underground storage case mapped 1.6 miles northeast of and hydraulically downgradient of the Site.

[9] https://www.envirostor.dtsc.ca.gov/public/
[10] https://geotracker.waterboards.ca.gov/

4.3.4 Federal Records

Review of the USEPA Enforcement and Compliance History Online (ECHO)[11] database did not reveal records in connection with the Site. This database is used to track compliance, releases, and other information for facilities handling hazardous materials.

No Superfund Sites, former military bases, or airports were identified on or near the Site.

4.4 Other Documents Reviewed

Geosyntec received two additional reports related to the Site from the User. These documents are summarized below and are included in **Appendix B**.

Phase I Environmental Site Assessment for Juele I Vineyard Property, prepared by Advanced Environmental Concepts, Inc. (AEC), January 2012

Geosyntec reviewed the above-captioned report prepared by AEC and dated January 2012 (AEC, 2012). The text, figures and appendices of the report were shared with Geosyntec. At the time of the report preparation, the Site was leased by Sun World for mango and grape farming and contained a concrete-lined reservoir and sea-train containers. AEC noted the presence of a deep production well adjoining the water reservoir, above-ground storage tanks (ASTs) containing liquid fertilizer, and a septic tank and leach field. The pump in the deep production well was reportedly historically powered by a diesel engine supplied by a diesel AST. No RECs, Controlled RECs (CRECs), on-Site or off-Site Historical RECs (HRECs), or "housekeeping conditions" (*de minimis* conditions) were identified by AEC.

Commercial Resale Property Disclosure Report prepared by First American Natural Hazard Disclosures, 7 May 2021

Geosyntec reviewed a National Hazard Disclosure (NHD) report for the Site prepared by NHD dated 5 May 2021. The report indicated the physical setting of the Site and did not identify environmental concerns at the Site.

[11] https://echo.epa.gov

5. SITE RECONNAISSANCE

A reconnaissance of the Subject Property was conducted in accordance to the information provided in **Table 1**. Geosyntec personnel performed the site reconnaissance without an escort with the exception of facility personnel assisting with access to one area of the Site. Adjoining properties were observed from their perimeters.

As part of the reconnaissance, Geosyntec looked for evidence of hazardous substances used, stored, or discarded and inspected the Subject Property for areas of disturbed or discolored soil, suspect equipment, and building materials that may contain hazardous substances; areas of distressed vegetation; wastewater discharge areas; storage tanks/septic systems; waste management and disposal areas; lagoons; pits; sumps; surface water management areas; and stained surfaces.

5.1 Utility Service and Materials Management Provider Information

The utility service and materials management providers and practices at the Site are summarized (**Table 6**) from information supplied during Geosyntec's Site reconnaissance.

5.2 Interior and Exterior Observations

Observations made during the Site reconnaissance for the Subject Property are documented in **Table 7**.

5.3 Adjacent Property Reconnaissance

During the Site reconnaissance, Geosyntec observed the adjoining properties from the Site or public vantage points in an attempt to identify possible sources of obvious environmental impairment that could affect soil and groundwater quality at or result in vapor migration into the Site as a result of surface water runoff, groundwater transport, or similar pathways. Geosyntec saw no obvious evidence of chemical storage or releases to the ground at adjacent properties.

Table 6. Site Utilities and Materials Management

Utility Service/Materials Management	Service Provider
Electricity	Imperial Irrigation District (IID)
Natural Gas	Not provided to the Site
Sanitary wastewater disposal	Not provided to the Site
Industrial wastewater disposal	None identified
Drinking water supply	Not provided to the Site
Irrigation water supply	On-Site production well water
Stormwater disposal	Stormwater flows to unpaved, low-lying areas on-Site. No stormwater management system was observed.
Solid (non-hazardous) waste disposal	None identified
Hazardous waste disposal	None identified
Universal waste	None identified

Table 7. Interior and Exterior Observations

ASTM Section	Feature or Condition	Description
Interior and Exterior Observations		
9.4.2.3	General Usage of Hazardous Substances and Petroleum Products	Several empty five-gallon buckets and containers of hydraulic oil and antifreeze were observed near Conex boxes on the eastern portion of the Site. Propane tanks were observed associated with the wind machines throughout the Site and one larger tank was observed on the eastern portion of the Site. Several 55-gallon poly herbicide drums were observed near the water treatment system.
9.4.2.4	Aboveground Storage Tanks (ASTs)	One propane AST was observed southwest of the irrigation reservoir in the eastern portion of the Site. Seven empty poly fertilizer ASTs were observed near the water treatment system and northwest of the reservoir. A 12,000-gallon water AST was also observed near one of the irrigation wells in the eastern portion of the Site.
9.4.2.4	Underground Storage Tanks (USTs)	No evidence of USTs was observed during Geosyntec's Site visit.
9.4.2.5	Odors	No notable odors were identified during the Site visit.
9.4.2.6	Pools of Liquids	No pools of liquids were identified during the Site visit.
9.4.2.7	Drums ≥ 5 Gallons	Several 55-gallon drums (described above) were observed in the eastern portion of the Site.
9.4.2.8	Hazardous Substances and Petroleum Products Containers	Hazardous substances and petroleum products containers were observed near Conex boxes on the eastern portion of the Site, as described above.
9.4.2.9	Unidentified Substances/Containers	No unidentified substances or containers were observed.

Table 7. Interior and Exterior Observations

ASTM Section	Feature or Condition	Description
9.4.2.10	Indication of PCBs	Pad-mounted utility-owned transformers were observed near the water treatment system in the eastern portion of the Site. The age and PCB content (if any) of the transformers were not reported, and PCB labels were not observed on the transformers.
Interior Observations		
9.4.3.1	Heating and Cooling Systems	Not applicable; no permanent structures exist on the Site.
9.4.3.2	Stains/Corrosion	Not applicable; no permanent structures exist on the Site.
9.4.3.3	Drains and Sumps	Not applicable; no permanent structures exist on the Site.
Exterior Observations		
9.4.4.1	Pits, Ponds, or Lagoons	An irrigation reservoir is present on the eastern portion of the Site.
9.4.4.2	Stained Soil or Pavement	Apparent petroleum-stained soil was observed in multiple areas on-Site on unpaved surfaces.
9.4.4.3	Stressed Vegetation	No obviously stressed vegetation indicative of a chemical discharge or application was observed at the Site.
9.4.4.4	Solid Waste	Piles of wood and pallets were observed in the eastern portion of the Site, and empty petroleum product and antifreeze containers were observed near Conex boxes in the eastern portion of the Site.

Table 7. Interior and Exterior Observations

ASTM Section	Feature or Condition	Description
9.4.4.5	Wastewater and Stormwater Discharge	No stormwater conveyance systems appear to exist; the Site is largely unpaved and it is inferred that storm water percolates into the ground. A drain and washpad were observed in the eastern portion of the Site, which reportedly drain portable restroom fluids to a septic tank and leach field.
9.4.4.6	Wells	Two production/irrigation wells were observed on the Site.
9.4.4.7	Septic Systems	A drain and washpad were observed in the eastern portion of the Site, which reportedly drain portable restroom fluids to a septic tank and leach field.

6. INTERVIEWS

6.1 Interview with Current Owner/Occupant

Geosyntec requested but was not provided with contact information for current owners/operators of the Site. Interviews with current owners and occupants were not conducted as part of this assessment. This is considered a data gap (see Section 7).

6.2 Interview with Previous Owner/Occupant

Geosyntec requested but was not provided with contact information for previous owners/operators of the Site. Interviews with prior owners and occupants were not conducted as part of this assessment. This is considered a data gap (see Section 7).

6.3 Interview with User

During a phone call on 9 June 2021, Geosyntec conducted an interview with Ms. Susan Harvey (Property Manager for the Site) who was identified by Latham & Watkins for the purposes of the interview as knowledgeable with respect to the Site. Ms. Harvey has been associated with the Site since 2020 as part of a potential acquisition and represents the current owner/occupant. Ms. Harvey indicated that pesticides/herbicides are no longer stored at the Site, and that any bactericide/algaecide are kept in the area to the west of the reservoir, which is where any pesticides/herbicides were likely previously kept as well. She indicated that the ranch reportedly uses organic methods rather than pesticides/herbicides and that the bactericide/algaecide is to keep the filters of the water filtration system from fouling. Both filtration systems are functional, but only one is operational due to flow rate. The filtration system filters out sediments and minerals from the groundwater that is being produced from the two production wells on-Site. Fertilizer is added before the water is applied to the mango and lemon trees.

6.4 Interview with Local Agencies

Geosyntec contacted local, county, and state agencies via telephone or electronic mail to ask whether they possessed relevant records regarding the Site, as discussed in Section 4.3.

7. FINDINGS AND CONCLUSIONS

Geosyntec has conducted a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Subject Property located at the northwestern corner of 70th Avenue and Lemon Blossom Lane in Thermal, California. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

Following the Findings and Opinions section (Section 7.1), we present identified data gaps and conclusions (Sections 7.2 and 7.3) regarding any identified RECs, Historical RECs (HRECs), Controlled (CRECs), or de *minimis conditions* associated with the Site.

7.1 Findings and Opinions

This assessment has revealed no evidence of RECs, CRECs or HRECs in connection with the Subject Property. This assessment has revealed evidence of *de minimis* conditions in connection with the Subject Property. Each identified condition is described below.

Recognized Environmental Conditions

A REC is "*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."*

- No recognized environmental conditions (RECs) were identified during this Phase I ESA.

Controlled Recognized Environmental Conditions

A CREC is "*a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)*."

- No CRECs were identified during this Phase I ESA.

Historical Recognized Environmental Conditions

An HREC is "*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority,*

without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

- No HRECs were identified during this Phase I ESA.

***De Minimis* Conditions**

A *de minimis* condition is a condition that “*generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies*”.

Based on the information Geosyntec obtained, Geosyntec has concluded that the following findings do not meet the definition of a REC, CREC or HREC and are therefore *de minimis* conditions:

- **Subsurface Septic Tank and Leach Field:** During the Site reconnaissance, Geosyntec observed what appeared to be a concrete wash pad with a drain in the eastern portion of the Site. Based on a historical report, this area is a portable restroom disposal pad that drains to a septic tank and leach field. The pad was in good condition and surrounded by a fence. Although the leach field represents a conduit from the surface to the subsurface, no indication of illicit disposal or disposal of unintended materials such as pesticides or petroleum products was noted, based on the condition of the pad and the fence. Therefore, Geosyntec assumes this pad has been used as intended, with the result being a *de minimis* condition.

- **Poor Housekeeping:** During the Site reconnaissance, Geosyntec observed several areas of poor housekeeping along the eastern portion of the Site. These included piles of pallet and wood storage, equipment storage on unpaved ground, and staging of empty buckets and containers previously containing petroleum products. Staining was observed on the ground in proximity to several pieces of equipment in the eastern portion of the Site, where vehicles or equipment had previously been stored, and near several empty buckets. These stains were concentrated in the eastern portion of the Site. It is unlikely a regulatory agency would require an investigation based on the surficial nature and extent of these stains; therefore, this finding is considered a *de minimis* condition.

- **Production Wells:** Two deep water production wells are on the Site that are used to fill the on-Site irrigation reservoir. Water from these wells is processed through a filtration system and diverted to the reservoir. The wells represent conduits from the surface to the subsurface through which contaminants could be introduced to the aquifer below. However, no evidence of materials (hazardous or otherwise) being injected or put into the wells was observed, and a regulatory agency is not likely to require an investigation

regarding the presence of the wells. Therefore, this finding represents a *de minimis* condition.

- **Current and Historical Agricultural Land Use:** Aerial photographs indicated that portions of the Site or adjacent properties were cleared in the 1980s for agricultural use, including mango, grape, and lemon farming. It is likely that pesticides or herbicides (considered hazardous substances) were used on-Site; however, no indication of improper pesticide/herbicide usage/application was found as part of this Phase I ESA. Therefore, this finding is considered a *de minimis* condition.

7.2 Data Gaps

In accordance with ASTM E1527-13, this section documents data gaps in the information obtained and reviewed as part of this Phase I ESA and discusses the associated significance. A data gap is defined as being "*a lack of or inability to obtain information required by this practice [ASTM E1527-13] despite good faith efforts by the environmental professional to gather such information*".

Identified data gaps are presented below:

- ASTM E1527-13 states that "interviews with past owners, operators, and occupants of the property who are likely to have material information regarding the potential for contamination at the property shall be conducted to the extent that they have been identified." Geosyntec was not provided with and did not identify owner contact information prior to the current Site owner. However, since relevant historical documents were obtained, this limitation is not considered to be significant.

- Site occupants were not interviewed due to lack of readily available knowledgeable contacts.

Collectively, these data gaps are not considered to be significant to the Findings or the identification of RECs given the fact that information related to the Site was obtained from alternative sources.

7.3 Conclusions

Geosyntec has conducted a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Subject Property located northwestern corner of 70th Avenue and Lemon Blossom Lane in Thermal, California. Any exceptions to, or deviations from, this practice are described in Section 1.4 of this report. This assessment has revealed evidence of *de minimis* conditions in connection with the Subject Property. No *significant* data gaps were identified.

8. NON-SCOPE CONSIDERATIONS

No non-scope considerations for additional due diligence that exceed AAI requirements were identified.

9. REFERENCES

ASTM. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment. ASTM International.

Advanced Environmental Concepts, Inc. (AEC), 2012. Phase-I Environmental Site Assessment for Juele I Vineyard Property. January.

Environmental Data Resources (EDR), 2021. *Certified Sanborn® Map Report*. 1 June.

EDR, 2021. *Historical Topo Map Report*. 1 June.

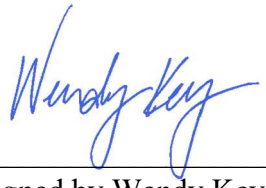
EDR, 2021. *The EDR Aerial Photo Decade Package*. 1 June.

EDR, 2021. *The EDR-City Directory Image Report*. 1 June.

EDR, 2021. *The EDR Radius Map™ Report with GeoCheck® Map Report*. 1 June.

10. ENVIRONMENTAL PROFESSIONAL STATEMENT

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



Signed by Wendy Key - Geosyntec Consultants

The qualifications of the above-signed professional are included in Section 11.

11. QUALIFICATIONS OF STAFF

Karen Kosiarek, P.E. (CA. CO, AZ, MT, ID, WY)

Ms. Kosiarek is a registered Professional Engineer (California, Colorado, Arizona, Montana, Idaho and Wyoming) and Senior Principal Engineer with over 24 years of experience in environmental consulting. Ms. Kosiarek has provided strategic consulting services for numerous projects throughout California and the Western United States involving due diligence, brownfield redevelopment, site assessment, feasibility studies, remediation, and landfill design and maintenance. She serves as Project Coordinator for several Superfund Sites on behalf of Potentially Responsible Parties executing investigation and remediation at the request of the United States Environmental Protection Agency. She supports clients in environmental litigation, particularly as it relates to cost allocation, and has served as an expert witness, testifying in both deposition and trial. Ms. Kosiarek holds a Master of Science in Engineering degree with a focus in Geotechnical Engineering from the University of Texas at Austin and a Bachelor of Science degree in Civil Engineering from the Massachusetts Institute of Technology.

Wendy Key, P.G. (CA, WA), C.E.M. (NV)

Ms. Key is a licensed geologist with over 15 years of experience in variety of environmental projects in both the public and private sectors. She has experience in the management, planning, implementation, data analysis, and reporting phases of environmental assessments including ASTM-compliant Phase I Environmental Site Assessments (ESAs), subsurface soil and groundwater investigations, and Brownfields redevelopment projects. Ms. Key also conducts environmental compliance assessments and audits to assist businesses looking to achieve and maintain compliance with environmental regulations in California and Nevada. Ms. Key provides support to companies with regulatory issues/violations and businesses seeking assistance with agency interaction, strategy, and litigation support/risk reduction. Ms. Key has served as a technical reviewer on large litigation projects and has provided litigation support in a variety of environmental cases. Ms. Key holds a Bachelor of Science degree in Geology from California State University, Sacramento and a Master of Science degree in Geology from the University of Nevada, Reno. Ms. Key is a licensed Professional Geologist (PG) in the states of California and Washington and a Certified Environmental Manager (CEM) in the state of Nevada.

Paige Farrell

Ms. Farrell is a Project Scientist in the Geosyntec Long Beach Office. She has nearly six years of experience in environmental site investigation, assessment, remediation, and litigation support. She is currently involved in multiple due diligence, environmental site assessment, and litigation projects. Her experience includes managing projects in Phase II Environmental Site Assessment; site remediation, site characterization, waste disposal under state and federal regulations; litigation support; and regulatory communication. Ms. Farrell holds a Bachelor's degree in Earth Science from the University of California, Santa Barbara and a Master's degree in Climatology from the University of Idaho.

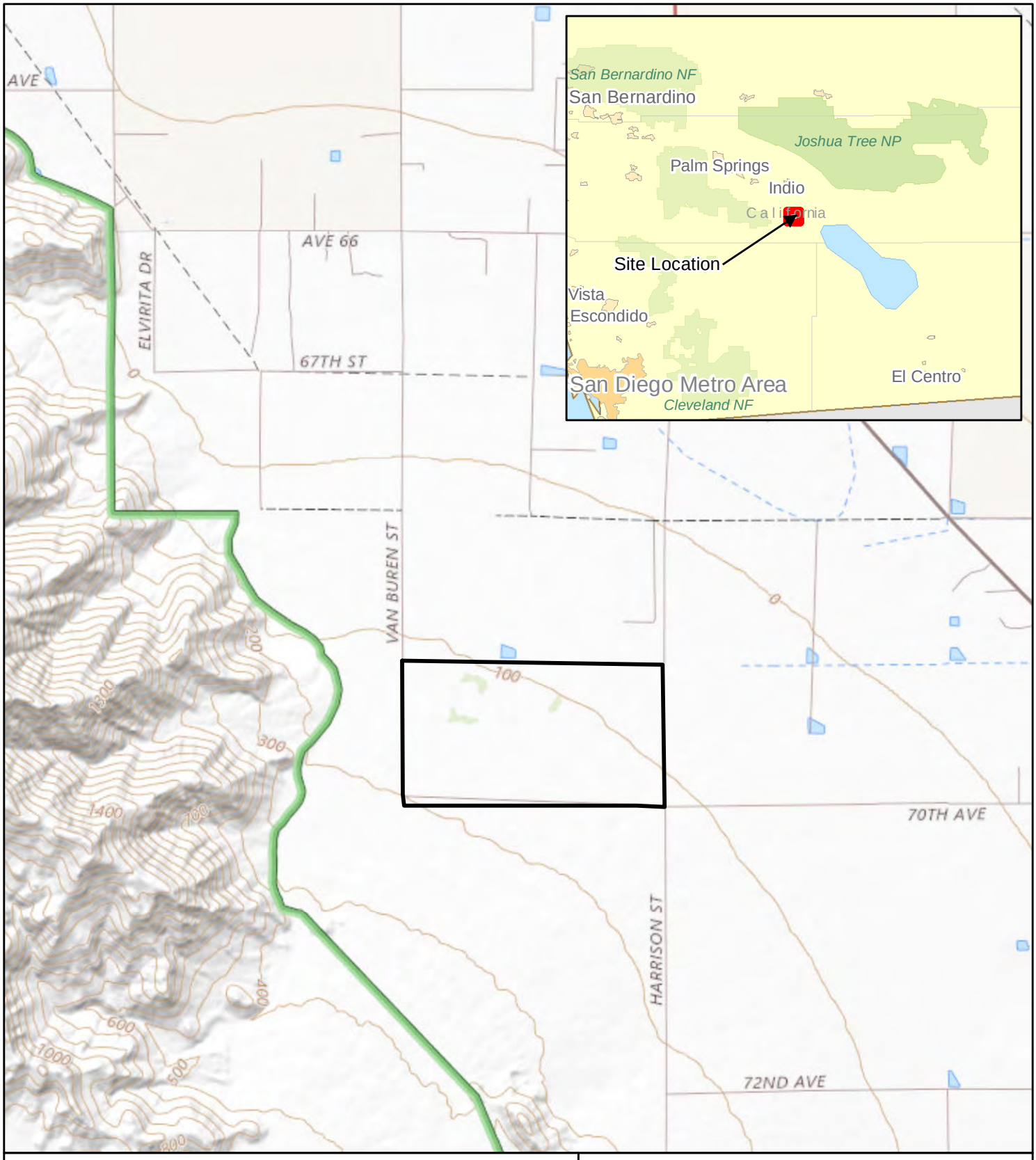
Rose Propst

Ms. Propst is a Scientist with a focus in environmental due diligence, geology, and hydrogeology with over four years of experience in environmental consulting. She has supported environmental consulting work in the Midwestern, Southwestern, and Northwestern United States and Hawaii, including due diligence experience through numerous Phase I ESA reports in California, Arizona, Washington, Michigan, and Colorado, and lease reviews and hydrogeologic evaluation reports in Michigan. She has additional experience in groundwater, soil, and soil vapor investigations, and has supported management of monitoring and compliance reporting for numerous landfills, preparation of work plans, site investigation reports, compliance reports, and other technical reports. Ms. Propst holds a Bachelor's degree in geology from Western Michigan University.

Joshua Nandi

Mr. Nandi is an environmental engineer with over seven years of experience in site assessment and remediation consulting. He has performed Phase I ESAs, Phase II environmental investigations, and remediation on properties throughout the United States. Mr. Nandi has designed, implemented and managed various phases of site characterizations, feasibility studies, cost estimations, remediation engineering design and implementation and health risk assessments at numerous contaminated sites under various federal, state and local environmental regulatory agencies. He has performed remediation engineering for sites contaminated with petroleum hydrocarbons, chlorinated hydrocarbons, 1,4-dioxane, light non-aqueous phase liquid (LNAPL), dense non-aqueous phase liquids (DNAPL), NDMA, perchlorate and nitrate, and has tailored a wide variety of ex-situ and in-situ techniques applicable to each specific project. Mr. Nandi holds a Bachelor's degree in Civil Engineering from the University of California, Irvine and a Master's degree in Environmental Engineering from the University of California, Los Angeles.

FIGURES



Legend

Site Location

N

0 750 1,500 3,000 Feet

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS

Site Location Map

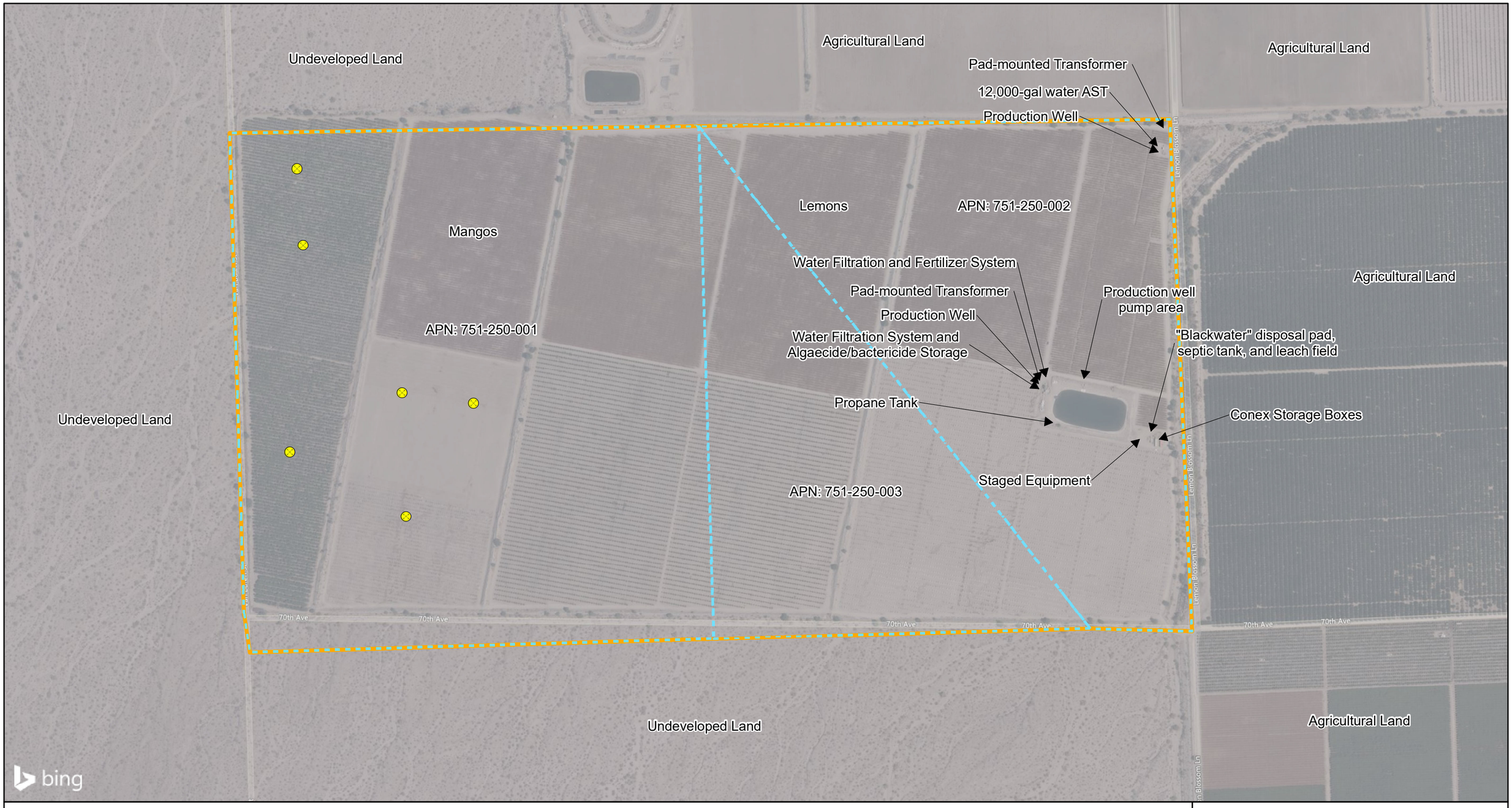
Lemon Blossom Lane and 70th Avenue
Riverside County, California

Geosyntec consultants

SC1147	June 2021

Figure 1

P:\CAD_GIS\Projects\SC1147_Riverside County\MXDs\Figure 1 Site Location Map.mxd 6/4/2021 7:33:03 AM



Legend

- Approximate Site Boundary
- Windmill with Propane Tank
- Parcel Boundary

Parcel Bounds courtesy of Riverside County.
AST = Aboveground Storage Tank

N

0 250 500 1,000 Feet

Site Layout Map

Lemon Blossom Lane and 70th Avenue
Riverside County, California

Geosyntec consultants

Figure 2

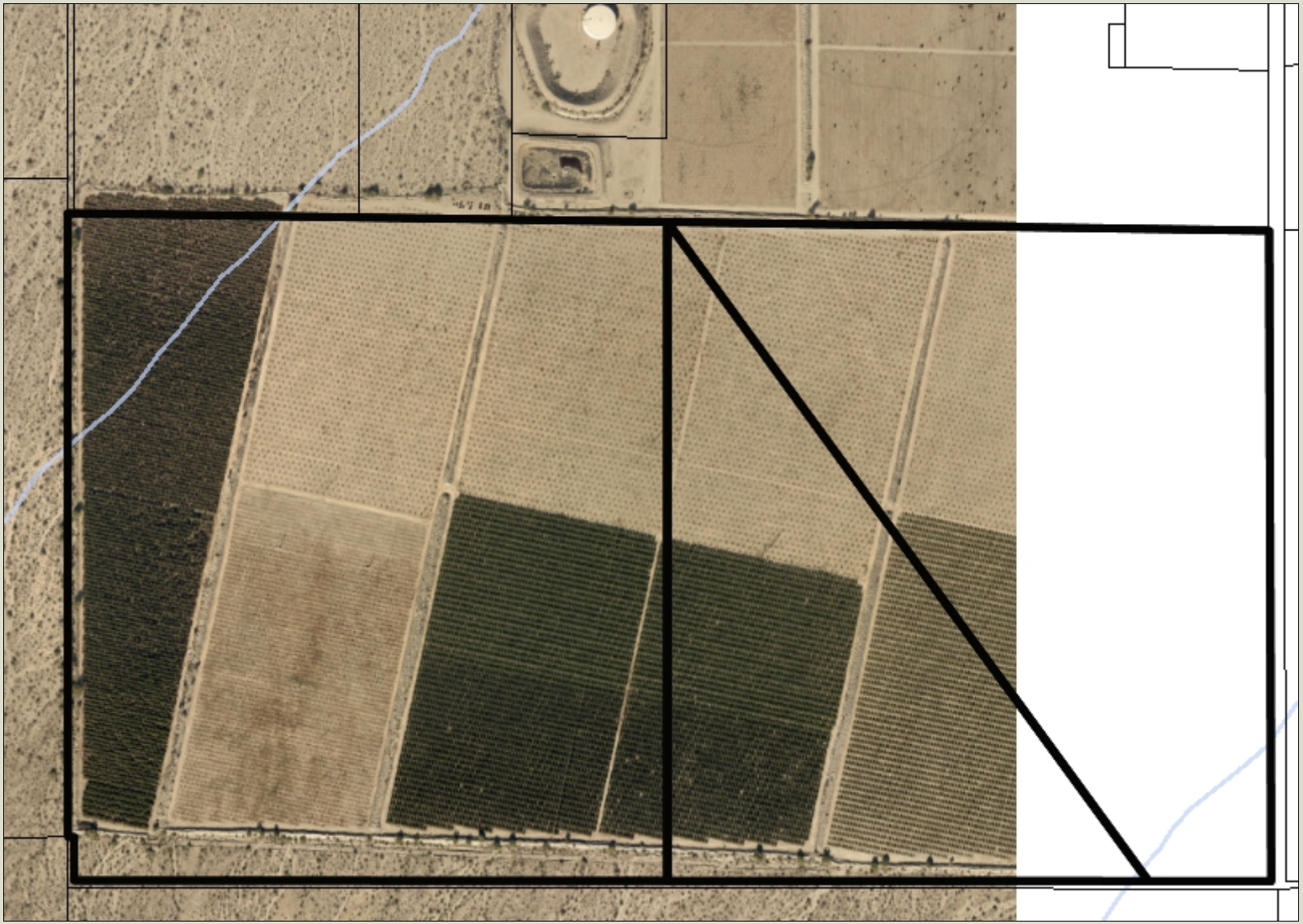
SC1147 | June 2021

\\Seattle-01\data\CAD_GIS\Projects\SC1147_Riverside County\MXDs\Figure 2 Site Layout Map.mxd 6/16/2021 9:57:59 AM

APPENDICES

APPENDIX A

Lemon Blossom Lane



Legend

- Parcels
- Blueline Streams
- City Areas

0 752 1,505 Feet

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.

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Notes

Thermal, CA

Riverside County Parcel Report

APN(s):751250001

DISCLAIMER

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MAPS/IMAGES

PARCEL

APN	751-250-001-3	Supervisorial District	V MANUEL PEREZ, DISTRICT 4
Previous APN	751250001	Township/Range	T7SR8E SEC 19 SEC
Owner Name	NOT AVAILABLE ONLINE	Elevation	146 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 5651, GRID: A3 PAGE: 5651, GRID: A4 PAGE: 5651, GRID: B3 PAGE: 5651, GRID: B4
Mailing Address	751250001 5512 VALPREDO AVE BAKERSFIELD CA 93307	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	751250001 Recorded Book/Page: / Subdivsion Name: Lot/Parcel: Block: Tract Number:	City Boundary	NOT IN A CITY
		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	751250001 Recorded lot size is 143.81 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property	751250001	County Service Area	125- THERMAL

Characteristcs	Year Constructed: 1776 Baths: Bedrooms: Construction Type: N/A Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO		ST LIGHTING
Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNING more...

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	AG	Agricultural Preserve	NOT IN AN AGRICULTRAL PRESERVE
General Plan Policy Overlays	CDO		
Area Plan (RCIP)	Eastern Coachella Valley	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBLITY AREA
Zoning Classifications (ORD. 348)	W-2	Zoning Districts and Zoning Areas	LOWER COACHELLA VALLEY DIST
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	THERMAL-OASIS CC
Residential Permit Stats			
N/A			

ENVIRONMENTAL more...

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

Fire

Fire Hazard Classification (Ord. 787)	MODERATE	Fire Responsibility Area	SRA

DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	COACHELLA VALLEY	RBBD (Road & Bridge Benefit District)	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF (Development Impact Fee Area Ord. 659)	EASTERN COACHELLA VALLEY, AREA 18
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephenâ€™s Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element Ultimate Right-of-Way	NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	233
		Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	*MAYBE REQUIRED, CONTACT COACHELLA VALLEY WATER DISTRICT TO VERIFY	Watershed	WHITEWATER
Water District	COACHELLA VALLEY WATER DISTRICT		
Flood Control District	COACHELLA VALLEY WATER DISTRICT		

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): 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.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	LOW		
Subsidence	ACTIVE		

MISCELLANEOUS

School District	COACHELLA VALLEY UNIFIED
Communities	OASIS
Lighting (Ord. 655)	ZONE: B
2010 Census Tract	456.05
Farmland	NOT MAPPED OTHER LANDS PRIME FARMLAND UNIQUE FARMLAND
Special Notes	PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.
Tax Rate Areas	058039 - CITRUS PEST CONTROL 2 058039 - CO FREE LIBRARY 058039 - CO STRUCTURE FIRE PROTECTION 058039 - CO WASTE RESOURCE MGMT DIST 058039 - COACHELLA VALLEY JOINT BLO HS 058039 - COACHELLA VALLEY PUBLIC CEMETERY 058039 - COACHELLA VALLEY REC & PK 058039 - COACHELLA VALLEY RESOURCE CONS 058039 - COACHELLA VALLEY UNIFIED SCHOOL 058039 - COACHELLA VALLEY WATER DISTRICT 058039 - CSA 125 * 058039 - CSA 152 058039 - CV MOSQUITO & VECTOR CONTROL 058039 - CVWD STORM WATER UNIT 058039 - DESERT COMMUNITY COLLEGE 058039 - GENERAL 058039 - GENERAL PURPOSE 058039 - RIV CO REGIONAL PARK & OPEN SP 058039 - RIVERSIDE CO OFC OF EDUCATION

058039 - SO COACHELLA VALLEY CSD
058039 - SUPERVISORIAL RD DIST 4

Department of Enviromental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administrative Cases

Case		Case Description	Status
N/A	N/A		N/A

Building and Safety Cases

Case		Case Description	Status
N/A	N/A		N/A

Code Cases

Case		Case Description	Status
N/A	N/A		N/A

Fire Cases

Case		Case Description	Status
N/A	N/A		N/A

Planning Cases

Case		Case Description	Status
N/A	N/A		N/A

Survey Cases

Case		Case Description	Status
N/A	N/A		N/A

Transportation Cases

Case		Case Description	Status
N/A	N/A		N/A

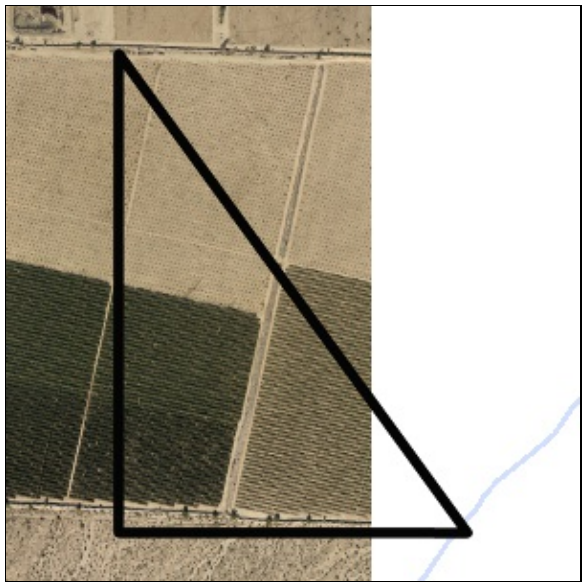
Riverside County Parcel Report

APN(s):751250003

DISCLAIMER

Maps, permit information 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.

MAPS/IMAGES



PARCEL

APN	751-250-003-5	Supervisorial District	V MANUEL PEREZ, DISTRICT 4
Previous APN	751250003	Township/Range	T7SR8E SEC 19 SEC
Owner Name	NOT AVAILABLE ONLINE	Elevation	128 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 5651, GRID: B3 PAGE: 5651, GRID: B4 PAGE: 5651, GRID: C4
Mailing Address	751250003 5512 VALPREDO AVE BAKERSFIELD CA 93307	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	751250003 Recorded Book/Page: / Subdivsion Name: Lot/Parcel: Block: Tract Number:	City Boundary	NOT IN A CITY
		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	751250003 Recorded lot size is 59.46 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristcs	751250003 Year Constructed: 1776	County Service Area	125- THERMAL ST LIGHTING

Baths:
Bedrooms:
Construction Type: N/A
Garage Type:
Property Area (sq ft):
Roof Type:
Stories:
Pool: NO
Central Cool: NO
Central Heat: NO

Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNING more...

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	AG	Agricultural Preserve	NOT IN AN AGRICULTRAL PRESERVE
General Plan Policy Overlays	CDO		
Area Plan (RCIP)	Eastern Coachella Valley	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBLITY AREA
Zoning Classifications (ORD. 348)	W-2	Zoning Districts and Zoning Areas	LOWER COACHELLA VALLEY DIST
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	THERMAL-OASIS CC
Residential Permit Stats			

N/A

ENVIRONMENTAL more...

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

Fire

Fire Hazard Classification (Ord. 787)	MODERATE	Fire Responsibility Area	SRA

DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)	COACHELLA VALLEY	RBBD (Road & Bridge Benefit District)	NOT IN A ROAD BRIDGE BENEFIT DISTRICT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF (Development Impact Fee Area Ord. 659)	EASTERN COACHELLA VALLEY, AREA 18
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephenâ€™s Kagaroo Rat Ord. 663.10)	NOT IN THE SKR FEE AREA
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)	NOT IN A DEVELOPMENT AGREEMENT

TRANSPORTATION more...

Circulation Element Ultimate Right-of-Way	NOT IN A CIRCULATION ELEMENT RIGHT-OF-WAY	Road Book Page	233
		Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

HYDROLOGY

Flood Plan Review	*MAYBE REQUIRED, CONTACT COACHELLA VALLEY WATER DISTRICT TO VERIFY	Watershed	WHITEWATER
Water District	COACHELLA VALLEY WATER DISTRICT		
Flood Control District	COACHELLA VALLEY WATER DISTRICT		

GEOLOGIC

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): 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.
Faults	NOT IN A FAULT LINE		
Liquefaction Potential	LOW		
Subsidence	ACTIVE		

MISCELLANEOUS

School District	COACHELLA VALLEY UNIFIED
Communities	OASIS
Lighting (Ord. 655)	ZONE: B
2010 Census Tract	456.05
Farmland	OTHER LANDS PRIME FARMLAND UNIQUE FARMLAND
Special Notes	PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.
Tax Rate Areas	058039 - CITRUS PEST CONTROL 2 058039 - CO FREE LIBRARY 058039 - CO STRUCTURE FIRE PROTECTION 058039 - CO WASTE RESOURCE MGMT DIST 058039 - COACHELLA VALLEY JOINT BLO HS 058039 - COACHELLA VALLEY PUBLIC CEMETERY 058039 - COACHELLA VALLEY REC & PK 058039 - COACHELLA VALLEY RESOURCE CONS 058039 - COACHELLA VALLEY UNIFIED SCHOOL 058039 - COACHELLA VALLEY WATER DISTRICT 058039 - CSA 125 * 058039 - CSA 152 058039 - CV MOSQUITO & VECTOR CONTROL 058039 - CVWD STORM WATER UNIT 058039 - DESERT COMMUNITY COLLEGE 058039 - GENERAL 058039 - GENERAL PURPOSE 058039 - RIV CO REGIONAL PARK & OPEN SP 058039 - RIVERSIDE CO OFC OF EDUCATION 058039 - SO COACHELLA VALLEY CSD 058039 - SUPERVISORIAL RD DIST 4

Department of Enviromental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
N/A	N/A	N/A	N/A	N/A

PLUS PERMITS & CASES

Administrative Cases

Case		Case Description	Status
N/A	N/A		N/A

Building and Safety Cases

Case		Case Description	Status
BZ167324	PROCESSING BLDG		FINAL

Code Cases

Case		Case Description	Status
N/A	N/A		N/A

Fire Cases

Case		Case Description	Status
N/A	N/A		N/A

Planning Cases

Case		Case Description	Status
N/A	N/A		N/A

Survey Cases

Case		Case Description	Status
N/A	N/A		N/A

Transportation Cases

Case		Case Description	Status
N/A	N/A		N/A

Riverside County Parcel Report

APN(s):751250002

DISCLAIMER

Maps, permit information 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.

MAPS/IMAGES

PARCEL

APN	751-250-002-4	Supervisorial District	V MANUEL PEREZ, DISTRICT 4
Previous APN	751250002	Township/Range	T7SR8E SEC 19 SEC
Owner Name	NOT AVAILABLE ONLINE	Elevation	93 ft
Address		Thomas Bros. Map Page/Grid	PAGE: 5651, GRID: B3 PAGE: 5651, GRID: B4 PAGE: 5651, GRID: C3 PAGE: 5651, GRID: C4
Mailing Address	751250002 5512 VALPREDO AVE BAKERSFIELD CA 93307	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	751250002 Recorded Book/Page: / Subdivsion Name: Lot/Parcel: Block: Tract Number:	City Boundary	NOT IN A CITY
		City Spheres of influence	NOT IN A CITY SPHERE
Lot Size	751250002 Recorded lot size is 88.89 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property	751250002	County Service Area	125- THERMAL

Characteristcs	Year Constructed: 1776 Baths: Bedrooms: Construction Type: N/A Garage Type: Property Area (sq ft): Roof Type: Stories: Pool: NO Central Cool: NO Central Heat: NO		ST LIGHTING
Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

PLANNING more...

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	AG	Agricultural Preserve	NOT IN AN AGRICULTRAL PRESERVE
General Plan Policy Overlays	CDO		
Area Plan (RCIP)	Eastern Coachella Valley	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBLITY AREA
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Flood Control District	COACHELLA VALLEY WATER DISTRICT		

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Faults	NOT IN A FAULT LINE		
Liquefaction Potential	LOW		
Subsidence	ACTIVE		

MISCELLANEOUS

School District	COACHELLA VALLEY UNIFIED
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Lighting (Ord. 655)	ZONE: B
2010 Census Tract	456.05
Farmland	OTHER LANDS PRIME FARMLAND UNIQUE FARMLAND
Special Notes	PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.
Tax Rate Areas	058123 - CITRUS PEST CONTROL 2 058123 - CO FREE LIBRARY 058123 - CO STRUCTURE FIRE PROTECTION 058123 - CO WASTE RESOURCE MGMT DIST 058123 - COACHELLA VALLEY JOINT BLO HS 058123 - COACHELLA VALLEY PUBLIC CEMETERY 058123 - COACHELLA VALLEY REC & PK 058123 - COACHELLA VALLEY RESOURCE CONS 058123 - COACHELLA VALLEY UNIFIED SCHOOL 058123 - COACHELLA VALLEY WATER DISTRICT 058123 - CSA 125 * 058123 - CSA 152 058123 - CV MOSQUITO & VECTOR CONTROL 058123 - CVWD IMP DIST 1 DS 058123 - CVWD STORM WATER UNIT 058123 - DESERT COMMUNITY COLLEGE 058123 - GENERAL 058123 - GENERAL PURPOSE 058123 - RIV CO REGIONAL PARK & OPEN SP 058123 - RIVERSIDE CO OFC OF EDUCATION

058123 - SO COACHELLA VALLEY CSD
058123 - SUPERVISORIAL RD DIST 4

Department of Enviromental Health Permits

Septic Permits

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
N/A	N/A	N/A	N/A	N/A

Well Water Permits

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
WP0005235			18 Mar 1997	
WP0006033			07 Dec 1999	

PLUS PERMITS & CASES

Administrative Cases

Case	Case Description	Status
N/A	N/A	N/A

Building and Safety Cases

Case	Case Description	Status
BEL000045	1000 AMP TO (2) PUMPS	FINAL
BEL000825	600 AMP TO 300 HP PUMP	FINAL
BEL111065	REPLACE MAIN BREAKER FOR COMMERCIAL BOOSTER PUMPS	FINAL

Code Cases

Case	Case Description	Status
N/A	N/A	N/A

Fire Cases

Case	Case Description	Status
N/A	N/A	N/A

Planning Cases

Case	Case Description	Status
N/A	N/A	N/A

Survey Cases

Case	Case Description	Status
N/A	N/A	N/A

Transportation Cases

Case	Case Description	Status
N/A	N/A	N/A

APPENDIX B

Geosyntec consultants

USER QUESTIONNAIRE
THIS PAGE TO BE COMPLETED BY CLIENT/USER AND PROVIDED TO GEOSYNTEC

This questionnaire is provided to the client pursuant to guidance in ASTM E1527-13. In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Geosyntec requests that this information be provided at the start of this project to ensure the information can be accounted for and the project can be completed on schedule and budget. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the Site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

No.

(2.) Activity and land use limitations (AULs) that are in place on the Site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No.

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this Phase I ESA do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No.

(4.) Relationship of the purchase price to the fair market value of the Site if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this Site reasonably reflect the fair market value of the Site? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Site?

To the best of my knowledge, yes.

Name of Person Completing Form: Aron Potash

Signature of Person Completing Form: DocuSigned by: Aron Potash 575A5D183C23450...

Date of Form Completion: June 16, 2021

USER QUESTIONNAIRE
THIS PAGE TO BE COMPLETED BY CLIENT/USER AND PROVIDED TO GEOSYNTEC

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

(a.) Do you know the past uses of the Site?
(b.) Do you know of specific chemicals that are present or once were present at the Site?
(c.) Do you know of spills or other chemical releases that have taken place at the Site?
(d.) Do you know of any environmental cleanups that have taken place at the Site?

See 2012 Phase I ESA prepared by Advanced Environmental Concepts Inc.

(6.) The degree of obviousness of the presence of likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

Not to the best of my knowledge.

NOTE 1: For the purposes of this Phase I ESA, the "user" is defined as follows: *The user is the party seeking to use ASTM E1527-13 to complete an environmental site assessment of the site. A user may include, without limitation, a potential purchaser of site, a potential tenant of site, an owner of site, a lender, or a site manager. The user has specific obligations for completing a successful application of this practice as outlined in EPA's All Appropriate Inquiry Rule.*

NOTE 2: In the case of a "yes" answer to any of the above questions, Geosyntec requests the client provide additional elaboration or documentation where applicable to fully explain the answer.

Name of Person Completing Form: Aron Potash
Signature of Person Completing Form: DocuSigned by: Aron Potash 575A5D183C23450...
Date of Form Completion: June 16, 2021

Geosyntec consultants

USER QUESTIONNAIRE - ADDITIONAL INFORMATION
THIS PAGE TO BE COMPLETED BY CLIENT/USER AND PROVIDED TO GEOSYNTEC

Please note that in addition to answering the above questions (and providing the additional elaboration or documentation where applicable [such as in the case of a "yes" answer to any of the questions in the "User Questionnaire" provided on the previous page]), certain other information should be collected by the user, if available, and provided to the environmental professional selected by Geosyntec to conduct the Phase I ESA. This information is intended to assist the environmental professional but is not necessarily required to qualify for one of the LLPs. From ASTM E1527-13, the information includes (an expanded list is provided in Geosyntec's scope of work in the associated proposal):

(a) the reason why the Phase I ESA is required

Purchase of the property

(b) the type of Site and type of Site transaction, for example, sale, purchase, exchange, etc.

Site is currently agricultural, and client is purchasing it.

(c) the complete and correct address for the Site (a map or other documentation showing Site location and boundaries is helpful)

Already provided to Geosyntec

(d) the scope of services desired for the Phase I ESA (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of ASTM E1527-13 are to be considered)

Already provided.

(e) identification of all parties who will rely on the Phase I ESA report

AC LLC

(f) identification of the Site contact and how the contact be reached

Already provided.

(g) any special terms and conditions which must be agreed upon by the environmental professional

Already provided.

(h) any other knowledge or experience with the Site that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the Site and its environmental condition)

2012 Phase I already provided; no further information available.

Name of Person Completing Form: Aron Potash

Signature of Person Completing Form: DocuSigned by: Aron Potash 575A5D183C23450...

Date of Form Completion: June 16, 2021

CALIFORNIA ASSOCIATION OF REALTORS®

SELLER VACANT LAND QUESTIONNAIRE

(C.A.R. Form VLQ, 11/12)

Seller makes the following disclosures with regard to the real property described as Approx. 287.5 Acres Avenue 70 & Lemon, Assessor's Parcel No. 751-250-001, 002, 003, situated in Oasis, County of Riverside, California ("Property").

1. **The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult an attorney.**
2. **Note to Seller:** PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Answer based on actual knowledge and recollection at this time.
   - Something that you do not consider material or significant may be perceived differently by a Buyer.
   - Think about what you would want to know if you were buying the Property today.
   - Read the questions carefully and take your time.
3. **Note to Buyer:** PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
   - Something that may be material or significant to you, may not be perceived the same way by the Seller.
   - If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
   - Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
   - Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.
4. **SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments and check section VI.**
5. **BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:** **ARE YOU (SELLER) AWARE OF...**

A.	Surveys, markers, stakes, pins or maps showing the location of the Property	☐ Yes ☑ No
B.	Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or the boundaries of, the Property	☐ Yes ☑ No
C.	Use of the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress, or other travel or drainage	☐ Yes ☑ No
D.	Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others	☐ Yes ☑ No
E.	Use of any neighboring property by you	☐ Yes ☑ No
F.	The absence or limitation of legal or physical access to the Property	☐ Yes ☑ No

Explanation:

6. **GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS:** **ARE YOU (SELLER) AWARE OF...**

A.	Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property	☐ Yes ☑ No
B.	Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property	☐ Yes ☑ No
C.	Fuel, oil or chemical storage tanks above or underground	☐ Yes ☑ No
D.	Past or present treatment or eradication of pests or odors	☑ Yes ☐ No

Explanation: Insecticide sprays on Citrus

Buyer's Initials (_____) (_____) Seller's Initials (MJ) (_____)

Desert Pacific Properties, 77-933 Las Montanas Road Palm Desert CA 92211 Phone: (760) 360-8200 Fax: (760) 360-7580 287.5 ac Avenue
Susan Harvey

Property Address: *Approx. 287.5 Acres Avenue 70 & Lemon Blossom Lane, Oasis, CA* Date: *June 03, 2021*

7. GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

- **A.** Agricultural use restrictions pursuant to the Williamson Act or other law ☐ Yes ☑ No
- **B.** Whether the Property is in or adjacent to an area with Right to Farm rights ☐ Yes ☑ No
- **C.** Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property ☐ Yes ☑ No
- **D.** Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ☐ Yes ☑ No
- **E.** Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property ☐ Yes ☑ No
- **F.** Special taxes pursuant to the Mello - Roos Community Facilities Act, Improvement Bond Act of 1915 or other law ☐ Yes ☑ No
- **G.** Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property ☐ Yes ☑ No
- **H.** Existence or pendency of any rent control, occupancy restrictions or retrofit requirements that apply to or could affect the Property ☐ Yes ☑ No
- **I.** Existing or contemplated building or use moratorium that apply to or could affect the Property ☐ Yes ☑ No
- **J.** Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☐ Yes ☑ No
- **K.** Proposed construction, reconfiguration, or closure of nearby government facilities or amenities such as schools, parks, roadways and traffic signals ☐ Yes ☑ No
- **L.** Existing or proposed government requirements affecting the Property **(i)** that tall grass, brush or other vegetation be cleared; **(ii)** that restrict tree (or other landscaping) planting, removal or cutting, or **(iii)** that flammable materials be removed ☐ Yes ☑ No

Explanation: _____

8. WATER-RELATED ISSUES: **ARE YOU (SELLER) AWARE OF...**

- **A.** Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property ☐ Yes ☑ No
- **B.** Rivers, streams, flood channels, underground springs, high water table, floods or tides on or affecting the Property ☐ Yes ☑ No

Explanation: _____

9. UTILITIES AND SERVICES: **ARE YOU (SELLER) AWARE OF...**

- **A.** Whether any of the following utilities or services are available ON the Property ☑ Yes ☐ No
  If yes, check which ones: ☑ wells ☐ sewer ☐ septic ☐ sanitation ☐ leach lines ☐ water ☐ gas ☑ electric ☐ telephone ☐ cable ☐ other _____
  If no, are you aware of the distance such utilities or services are from the Property? ☐ Yes ☐ No

Explanation: _____

10 LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS: ARE YOU (SELLER) AWARE OF...

- **A.** Diseases or infestations affecting trees, plants or vegetation on or near the Property ☐ Yes ☑ No
- **B.** Diseases, infestation or other reason affecting the production of any agricultural trees or crops on the Property ☐ Yes ☑ No
- **C.** Operational sprinklers or irrigation systems on the Property ☑ Yes ☐ No
  If yes, are they ☐ automatic or ☑ manually operated.
- **D.** Any structures or improvements (such as pad, foundations, or shelter) ☐ Yes ☑ No

Explanation: _____

11. NEIGHBORHOOD: **ARE YOU (SELLER) AWARE OF...**

- **A.** Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, livestock, wildlife, insects or pests, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, or wildlife ☐ Yes ☑ No

Explanation: _____

Property Address: *Approx. 287.5 Acres Avenue 70 & Lemon Blossom Lane, Oasis, CA* Date: *June 03, 2021*

12. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS: **ARE YOU (SELLER) AWARE OF...**

A. Any Homeowner or Property Owner Association (OA) governing the Property, or any pending or proposed dues increases, special assessments, rules changes, insurance, availability issues or threatened or pending litigation by or against the OA affecting the Property ..... ☐ Yes ☑ No

Explanation:

13. TITLE, OWNERSHIP AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

A. Any other person or entity on title other than Seller(s) signing this form ..... ☐ Yes ☑ No

B. Leases, options or claims affecting or relating to title or use of the Property ..... ☐ Yes ☑ No

C. Any other person or entity other than Seller(s) signing this form with a legal claim to oil, mineral, gas or water rights ..... ☐ Yes ☑ No

D. Past, present, pending or threatened lawsuits, mediations, arbitrations, tax liens, abatement liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, OA or neighborhood ..... ☐ Yes ☑ No

Explanation:

14. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: **ARE YOU (SELLER) AWARE OF...**

A. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to correct damage ..... ☐ Yes ☑ No

Explanation:

15. OTHER: **ARE YOU (SELLER) AWARE OF...**

A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to the condition of the Property or easements, encroachments, boundary disputes or environmental conditions affecting the Property ..... ☑ Yes ☐ No
(If yes, provide any such documents in your possession to Buyer)

B. Department of Real Estate Public Report, or subdivision map ..... ☐ Yes ☑ No

C. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) ..... ☐ Yes ☑ No

D. The release of an illegal controlled substance on or beneath the Property ..... ☐ Yes ☑ No

E. Whether the Property is located in or adjacent to an "industrial use" zone ..... ☐ Yes ☑ No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)

F. Whether the Property is affected by a nuisance created by an "industrial use" zone ..... ☐ Yes ☑ No

G. Whether the Property is located within 1 mile of a former federal or state ordnance location ..... ☐ Yes ☑ No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)

H. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision ..... ☐ Yes ☑ No

I. Insurance claims affecting the Property within the past 5 years ..... ☐ Yes ☑ No

J. Matters affecting title of the Property ..... ☐ Yes ☑ No

K. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ..... ☐ Yes ☑ No

Explanation: Phase I from 2012
Easements to CWVD for Oasis Water Project

16. ☐ **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Buyer's Initials (_____) (_____) Seller's Initials (_____) (_____)

 287.5 ac Avenue

Property Address: ***Approx. 287.5 Acres Avenue 70 & Lemon Blossom Lane, Oasis, CA*** Date: ***June 03, 2021***

Seller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this Form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Date June 3, 2021	Date
SELLER Paul Loeffel	SELLER
By Paul Loeffel	By
Print name ***Anthony Vineyards, Inc.***	Print name
Title CFO	Title

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Vacant Land Questionnaire form.

Date	Date
BUYER	BUYER
By	By
Print name ***AC LLC***	Print name
Title	Title

CALIFORNIA ASSOCIATION OF REALTORS®

SELLER AGRICULTURAL LAND SUPPLEMENTARY QUESTIONNAIRE

(For Use with the Agricultural Addendum)
(Not for use with a Vacant Land Purchase Agreement)
(C.A.R. Form SALSQ, 6/16)

I. Seller makes the following disclosures with regard to the real property described as *Approx. 287.5 Acres Avenue 70 & Lemon*, Assessor's Parcel No. *751-250-001, 002, 003*, situated in *Oasis*, County of *Riverside*, California ("Property").

II. **The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult an attorney.**

III. **Note to Seller:** PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and to help eliminate misunderstandings about the condition of the Property.
- Answer based on your actual knowledge and recollection.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.

IV. **Note to Buyer:** PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and to help eliminate misunderstandings about the condition of the Property.
- Something that may be material or significant to you, may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items or issues.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. **SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Fully explain any "Yes" answers in the space provided or check the box in Section VI or on page 3 and attach additional comments, information and documents as needed.**

BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: **ARE YOU (SELLER) AWARE OF...**

1. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting boundaries of, access to or use of the Property . . . . . ☐ Yes ☑ No
2. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others. . . . . ☐ Yes ☑ No
3. The absence or limitation of legal or physical access to the Property . . . . . ☐ Yes ☑ No

Explanation: _____

GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS: **ARE YOU (SELLER) AWARE OF...**

4. Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property ☐ Yes ☑ No
5. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property . . . . . ☐ Yes ☑ No
6. Fuel, oil or chemical storage tanks, or facilities, above or underground and whether or not currently in use . . . . . ☐ Yes ☑ No

Explanation: _____

Buyer's Initials (_____)(_____) Seller's Initials (_____)(_____)

Desert Pacific Properties 77-933 Las Montanas Road, Suite 101 Palm Desert, CA 92211 Phone:7603608200 Fax:7603607580
Susan Harvey Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

Property Address: *Approx. 287.5 Acres Avenue 70 & Lemon Blossom Lane, Oasis, CA* Date: *06/03/2021*

GOVERNMENTAL: **ARE YOU (SELLER) AWARE OF...**

7. Agricultural use restrictions pursuant to the Williamson Act or other law . . . . . __ Yes ✓ No
8. Whether the Property is in or adjacent to an area with Right to Farm rights . . . . . __ Yes ✓ No
9. Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property . . . . . __ Yes ✓ No
10. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property . . . . . __ Yes ✓ No
11. Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property . . . . . __ Yes ✓ No
12. Special taxes pursuant to the Mello - Roos Community Facilities Act, Improvement Bond Act of 1915 or other law . . . . . __ Yes ✓ No
13. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property . . . . . __ Yes ✓ No
14. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property. . . . . __ Yes ✓ No

Explanation: _____

WATER-RELATED ISSUES: **ARE YOU (SELLER) AWARE OF...**

15. Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property . . . . . __ Yes ✓ No

Explanation: _____

UTILITIES AND SERVICES: **ARE YOU (SELLER) AWARE OF...**

16. Whether any of the following utilities or services are available **ON** the Property . . . . . ✓ Yes __ No
    If "Yes", check which ones: ✓ wells __ sewer __ septic __ sanitation __ leach lines __ water __ gas ✓ electric __ telephone __ cable __ other _____
    If "Yes", describe your awareness of the location of each utility or service in the explanation below.
    If no, are you aware of the distance such utilities or services are from the Property?. . . . . __ Yes __ No

Explanation: _____

LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS **ARE YOU (SELLER) AWARE OF...**

17. Diseases, infestation or other factor affecting the production of any agricultural trees or crops on the Property, whether or not it is seasonal or infrequent. . . . . __ Yes ✓ No
18. Any structures or improvements (such as pad, foundations, or shelter) . . . . . __ Yes ✓ No

Explanation: _____

TITLE, OWNERSHIP AND LEGAL CLAIMS: **ARE YOU (SELLER) AWARE OF...**

19. Any person or entity other than Seller(s) signing this form with any type of claim to oil, mineral, gas or water rights . . . . . __ Yes ✓ No
20. Any oil, mineral, gas or water rights not being transferred with the Property . . . . . __ Yes ✓ No

Explanation: _____

Buyer's Initials (_____)(_____) Seller's Initials (_____)(_____)

Property Address: *Approx. 287.5 Acres Avenue 70 & Lemon Blossom Lane, Oasis, CA* Date: *06/03/2021*

OTHER: **ARE YOU (SELLER) AWARE OF...**

21. Bureau (or Department) of Real Estate Public Report, or subdivision map . . . . . __ Yes __ No

Explanation: _____

VI. __ **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "Yes" above. Seller should attach any documentation in Seller's possession regarding the disclosure regardless of when such documentation was originated. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this Form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Date June 3, 2021	Date _____
SELLER Anthony Vineyards, Inc	SELLER _____
By Paul Loeffel	By _____
Print name Paul Loeffel	Print name _____
Title CFO	Title _____

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Agricultural Land Supplementary Questionnaire form.

Date _____	Date _____
BUYER _____	BUYER _____
By _____	By _____
Print name _____	Print name _____
Title _____	Title _____

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CALIFORNIA ASSOCIATION OF REALTORS®

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(Seller's Brokerage Firm to Seller)
(As required by the Civil Code)
(C.A.R. Form AD, Revised 12/18)

☐ (If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(j), (k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
(b) A duty of honest and fair dealing and good faith.
(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

(a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
(b) A duty of honest and fair dealing and good faith.
(c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties. An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

(a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer.
(b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. **This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).**

☐ Buyer ☒ Seller ☐ Landlord ☐ Tenant Paul Loffel Date June 3, 2021
Anthony Vineyards, Inc., a California Corporation

☒ Buyer ☐ Seller ☐ Landlord ☐ Tenant _____ Date _____
AC LLC, a Delaware limited liability company

Agent *Desert Pacific Properties* DRE Lic. # *01420416*
Real Estate Broker (Firm)

By _____ DRE Lic. # *00957590* Date _____
(Salesperson or Broker-Associate, if any) *Susan Harvey*

CIVIL CODE SECTIONS 2079.13 – 2079.24 (2079.16 APPEARS ON THE FRONT)

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:
(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. **(b)** "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. **(c)** "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobilehome, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. **(d)** "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. **(e)** "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. **(f)** "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation.**(g)** "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. **(h)** "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. **(i)** "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. **(j)** "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multiunit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobilehome as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. **(k)** "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. **(l)** "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. **(m)** "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. **(n)** "Buyer's agent" means an agent who represents a buyer in a real property transaction.
2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: **(a)** The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. **(b)** The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.
2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.
2079.16 Reproduced on Page 1 of this AD form.
2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. **(b)** As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.
CONFIRMATION: The following agency relationships are confirmed for this transaction:

Seller's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is the broker of (check one): ☐ the seller; or ☐ both the buyer and seller. (dual agent)
Seller's Agent DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is (check one): ☐ the Seller's Agent. (salesperson or broker associate) ☐ both the Buyer's and Seller's Agent. (dual agent)
Buyer's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is the broker of (check one): ☐ the buyer; or ☐ both the buyer and seller. (dual agent)
Buyer's Agent DO NOT COMPLETE. SAMPLE ONLY License Number _____
Is (check one): ☐ the Buyer's Agent. (salesperson or broker associate) ☐ both the Buyer's and Seller's Agent. (dual agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.
2079.18 (Repealed pursuant to AB-1289)
2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.
2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.
2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. **(b)** A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. **(c)** "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. **(d)** This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.
2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.
2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.
2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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CALIFORNIA ASSOCIATION OF REALTORS®

CALIFORNIA CONSUMER PRIVACY ACT ADVISORY

(C.A.R. Form CCPA, 12/19)

As of January 1, 2020, the California Consumer Privacy Act (commencing with Civil Code § 1798.100) ("CCPA") grants to California residents certain rights in their private, personal information that is collected by companies with whom they do business. Under the CCPA, "personal information" is defined broadly to encompass non-public records information that could reasonably be linked directly or indirectly to you, including, potentially, photographs of or sales information about your property. Some of your personal information will be collected and likely shared with others during the process of buying and selling real estate. Depending on the situation, you may have the right to "opt out" or stop the transfer of your personal information to others and request that certain businesses delete your personal information altogether. Not all businesses you interact with are required to comply with the law, primarily just those who meet the criteria of a covered "Business" as set forth in Section 1798.140 (c)]. For more information, you may ask your Broker for a copy of the C.A.R. Legal Q&A on the subject.

A real estate broker is likely to submit personal information to a Multiple Listing Service ("MLS") in order to help find a buyer for a seller's property. Through the MLS, the information is made available to real estate brokers and salespeople, and others. Even after a sale is complete, the MLS distributes sales information to the real estate community. Brokers, agents and MLSs may also share your personal information with others who post the personal information on websites or elsewhere, or otherwise use it. Thus, there are various service providers and companies in a real estate transaction who may be engaged in using or sharing data involving your personal information.

If your broker is a covered Business, it should have a privacy policy explaining your rights on its website and giving you an opportunity to request that personal information not be shared, used and even deleted. Even if your real estate brokerage is a covered Business, it needs, and is allowed, to keep your information to effectuate a sale and, by law, is required to maintain such information for three years to comply with regulatory requirements. Not all brokers are covered Businesses, however, and those that are not, do not have to comply with the CCPA.

Similarly, most MLSs will not be considered a covered Business. Instead, the MLS may be considered a Third Party in the event a covered Business (ex: brokerages, real estate listing aggregation or advertising internet sites or other outlets who meet the criteria of covered Businesses) exchanges personal information with the MLS. You do not have the right under the CCPA to require a Third Party to delete your personal information. And like real estate brokerages, even if an MLS is a covered Business, MLSs are also required by law to retain and make accessible in its computer system any and all listing and other information for three years.

Whether an MLS is a covered Business or a Third Party, you have a right to be notified about the sharing of your personal information and your right to contact a covered Business to opt out of your personal information being used, or shared with Third Parties. Since the MLSs and/or other entities receiving your personal information do not have direct contact with buyers and sellers and also may not be aware of which entities exchanging personal information are covered Businesses, this form is being used to notify you of your rights under the CCPA and your ability to direct requests to covered Businesses not to share personal information with Third Parties. One way to limit access to your personal information, is to inform your broker or salesperson you want to opt-out of the MLS, and if so, you will be asked to sign a document (Form SELM) confirming your request to keep your listing off the MLS. However, if you do so, it may be more difficult to sell your property or obtain the highest price for it because your property will not be exposed to the greatest number of real estate licensees and others.

I/we acknowledge receipt of a copy of this California Consumer Privacy Act Advisory.

Buyer/Seller/Landlord/Tenant Paul Leffel Date 6/3/2021

Anthony Vineyards, Inc., a California corporation

Buyer/Seller/Landlord/Tenant _____ Date _____

AC LLC, a Delaware limited liability company

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First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: NCS-1070382-ONT1

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions.

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services
Commitment No.: NCS-1070382-ONT1
Property Address: APNS 751-250-001 751-250-002 003, Coachella, CA
Revision No.:

Issuing Office: 3281 E Guasti Road, Suite 440, Ontario, CA 91761
Issuing Office File No.: NCS-1070382-ONT1
Escrow Officer/Assistant: /

Phone: /
Email: /
Title Officer/Assistant: Roger Derilo/Noyra Kamper
Phone: (909)510-5822/(909)510-6200
Email: rderilo@firstam.com/NoKamper@firstam.com

SCHEDULE A

1. Commitment Date: May 19, 2021 at 7:30 AM

2. Policy to be issued:

   (a) ☒ 2006 ALTA® Standard Owner Policy
   Proposed Insured: To Be Determined
   Proposed Policy Amount: $ 19,400,000.00

   (b) ☒ 2006 ALTA® Extended Loan Policy
   Proposed Insured: To Be Determined
   Proposed Policy Amount: $ To Be Determined

   (c) ☐ 2006 ALTA® Policy
   Proposed Insured:
   Proposed Policy Amount: $

3. The estate or interest in the Land described or referred to in this Commitment is

   Fee

4. The Title is, at the Commitment Date, vested in:

   Anthony Vineyards, Inc., a California corporation, as to Parcel One and Coachella Valley Water District, a public agency of the State of California, as to Parcel Two

5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Commitment No.: NCS-1070382-ONT1

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

B. Pay the agreed amount for the estate or interest to be insured.

C. Pay the premiums, fees, and charges for the Policy to the Company.

D. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

E. Releases(s) or Reconveyance(s) of Item(s): 13

F. Other: None

G. You must give us the following information:
   a. Any off record leases, surveys, etc.
   b. Statement(s) of Identity, all parties.
   c. Other: None

The following additional requirements, as indicated by "X", must be met:

[X] H. Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by the company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] I. An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[] J. The following LLC documentation is required from:

(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] K. The following partnership documentation is required **:**

(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[X] L. The following corporation documentation is required:

(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[] M. Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:
Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] N. A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

[X] O. Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] P. Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] Q. The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] R. Financial statements from the appropriate parties must be submitted to the Company for review.

[] S. A copy of the construction contract must be submitted to the Company for review.

[] T. An inspection of the Land must be performed by the Company for verification of the phase of construction.

[] U. The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

Commitment No.: NCS-1070382-ONT1

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.

8. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

9. Reservations in deed recorded March 23, 1912 in Book 347, Page 127 of Deeds, Records of Riverside County, California, from the Southern Pacific Railroad Company, of a strip of land 200.00 feet wide lying equally on each side of each main tract, side track, spur, switch and branch line of the Southern Pacific Railroad Company or assigns, as the same were constructed or located upon, across or adjacent to said lands; and also all parts and parcels of said land which were used for the operation and maintenance of the Southern Pacific Railroad or assigns, of for the tract, yards, depot grounds, buildings or other structures thereof.

10. The effect of an easement 30 feet on each side of section lines in favor of the public for public highways, as evidenced by Petition dated January 9, 1901 and recorded April 17, 1959 as Instrument No. 32692 of Official Records of Riverside County, California.

11. The terms and provisions contained in the document entitled Water Production Metering Agreement, executed by and between Coachella Valley Water District, a public agency and Jeule I, LLC, recorded April 16, 2009, as Instrument No. Instrument No. 2009-188406 of Official Records.

12. The terms and provisions contained in the document entitled Memorandum of Agreement, executed by and between Sun World International, LLC, a Delaware limited liability company and Jeule I, LLC., a Nevada limited liability company, recorded May 06, 2010, as Instrument No. Instrument No. 2010-0210730 of Official Records.

13. A deed of trust to secure an original indebtedness of $4,000,000.00 recorded April 24, 2012 as Instrument No. 2012-0184089 of Official Records.

Dated:	April 12, 2012
Trustor:	Anthony Vineyards, Inc., a California corporation
Trustee:	American AgCredit, FLCA
Beneficiary:	American AgCredit, FLCA, a corporation existing and operating under the Farm Credit Act of 1971, as amended, having its principal place of business in Santa Rosa, California

The above deed of trust states that it secures a line of credit. Before the close of escrow, we require evidence satisfactory to us that (a) all checks, credit cards or other means of drawing upon the line of credit have been surrendered to escrow, (b) the borrower has not drawn upon the line of credit since the last transaction reflected in the lender's payoff demand, and (c) the borrower has in writing instructed the beneficiary to terminate the line of credit using such forms and following such procedures as may be required by the beneficiary.

The Deed of Trust/Mortgage was Partially reconveyed as to property described in a Partial Reconveyance by instrument recorded January 04, 2021 under Instrument No. 2021-0001225.

14. The terms and provisions contained in the document entitled "Memorandum of Agreement" recorded May 23, 2012 as Instrument No. 2012-0236563 of Official Records.

15. The terms and provisions contained in the document entitled "Coachella Valley Water District, Coachella, California, Certificate of Completion and Final Acceptance" recorded March 06, 2017 as Instrument No. 2017-0092194 of Official Records.

16. An easement for irrigation pipeline and incidental purposes, recorded January 04, 2021 as Instrument No. 2021-0001224 of Official Records.

In Favor of: Coachella Valley Water District, a public agency of the State of California, and its successors and assigns
Affects: as described therein

(Affects portion of Parcel One)

17. An easement for temporary construction easement and incidental purposes, recorded January 04, 2021 as Instrument No. 2021-0001366 of Official Records.

In Favor of: Coachella Valley Water District, a public agency of the State of California, its agents, representatives, successors and assigns
Affects: as described therein

(Affects portion of Parcel One)

18. An easement for temporary construction easement and incidental purposes, recorded March 23, 2021 as Instrument No. 2021-0182060 of Official Records.

In Favor of: Coachella Valley Water District, a public agency of the State of California, its agents, representatives, successors and assigns
Affects: as described therein

(Affects portion of Parcel One)

19. An easement for irrigation pipeline and incidental purposes, recorded March 23, 2021 as Instrument No. 2021-0182061 of Official Records.

In Favor of: Coachella Valley Water District, a public agency of the State of California, and its successors and assigns
Affects: as described therein

(Affects portion of Parcel One)

20. Rights of the public in and to that portion of the Land lying within any road, street and/or highway.

21. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

22. Additional matters, if any, following review by the Company's Waterways and Boundaries Underwriters.

23. Water rights, claims or title to water, whether or not shown by the Public Records.

24. Rights of parties in possession.

ALERT - CA Senate Bill 2 imposes an additional fee of $75 up to $225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.

1. Taxes for proration purposes only for the fiscal year 2020-2021.

First Installment:	$28,792.47, PAID
Second Installment:	$28,792.47, PAID
Tax Rate Area:	058-039
APN:	751-250-001

   (Affects Portion of said land)

2. Taxes for proration purposes only for the fiscal year 2020-2021.

First Installment:	$17,260.46, PAID
Second Installment:	$17,260.46, PAID
Tax Rate Area:	058-038
APN:	751-250-002

   (Affects Portion of said land)

3. Taxes for proration purposes only for the fiscal year 2020-2021.

First Installment:	$12,831.12, PAID
Second Installment:	$12,831.12, PAID
Tax Rate Area:	058-039
APN:	751-250-003

   (Affects Portion of said land)

4. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as Situs Unavailable, Coachella, CA.

5. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

   A document recorded January 04, 2021 as Instrument No. 2021-0001223 of Official Records.

From:	Anthony Vineyards, Inc., a California corporation
To:	Coachella Valley Water District, a public agency of the State of California

6. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.

The map attached, if any, may or may not be a survey of the land depicted thereon. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of this Commitment or the Policy, if any, to which the map is attached.

File No.: NCS-1070382-ONT1

The Land referred to herein below is situated in an Unincorporated Area in the County of Riverside, State of California, and is described as follows:

PARCEL ONE:

THE SOUTH HALF OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 2, 2012, AS DOCUMENT NO. 2012-0049356, OFFICIAL RECORDS OF SAID COUNTY AND STATE, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;

THENCE NORTH 0° 13' 25" WEST, 30.00 FEET ALONG THE EAST LINE OF SAID SECTION 19;

THENCE NORTH 87° 53' 48" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH AND WEST RIGHT-OF-WAY LINES OF THE INTERSECTING COUNTY ROADS PER INSTRUMENT NO. 32692, RECORDED APRIL 17, 1959, OFFICIAL RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

THENCE, ALONG THE FOLLOWING FOUR (4) COURSES:

1. NORTH 87° 53' 48" WEST, 438.79 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD;

2. NORTH 0° 13' 25" WEST, 442.60 FEET;

3. NORTH 89° 46' 35" EAST, 438.43 FEET TO SAID WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD;

4. SOUTH 0° 13' 25" EAST, 460.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A STRIP OF LAND 200 FEET IN WIDTH, LYING EQUALLY ON EACH SIDE OF EACH MAIN TRACT, SIDE TRACT, SPUR, SWITCH AND BRANCH LINE OF THE SOUTHERN PACIFIC COMPANY AS THE SAME ARE NOW ON OR MAY HEREAFTER BE CONSTRUCTED UPON, ACROSS OR ADJACENT TO SAID LAND AS SET OUT IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, RECORDED NOVEMBER 5, 1958 AS INSTRUMENT NO. 79139 OF OFFICIAL RECORDS.

PARCEL TWO:

BEING A PORTION OF GRANT DEED RECORDED FEBRUARY 2, 2012, AS DOCUMENT NO. 2012-0049356, OFFICIAL RECORDS OF SAID COUNTY AND STATE, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;

THENCE NORTH 0° 13' 25" WEST, 30.00 FEET ALONG THE EAST LINE OF SAID SECTION 19;

THENCE NORTH 87° 53' 48" WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH AND WEST RIGHT-OF-WAY LINES OF THE INTERSECTING COUNTY ROADS PER INSTRUMENT NO. 32692, RECORDED APRIL 17, 1959, OFFICIAL RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

THENCE, ALONG THE FOLLOWING FOUR (4) COURSES:

1. NORTH 87° 53' 48" WEST, 438.79 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD;

2. NORTH 0° 13' 25" WEST, 442.60 FEET;

3. NORTH 89° 46' 35" EAST, 438.43 FEET TO SAID WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD;

4. SOUTH 0° 13' 25" EAST, 460.41 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF THE COUNTY ROAD TO THE POINT OF BEGINNING.

For conveyancing purposes only: APN 751-250-001 (Affects portion of Parcel one);
751-250-002 (Affects Parcel Two and portion of Parcel One);
751-250-003 (Affects portion of Parcel One)

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Issuing Policies of Fidelity National Title Insurance Company

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Title Officer: Thomas Szopinski (MA)
Escrow Officer: Major Accounts OAC

Order No.: 997-**30066945**-TS4

TO:

Latham & Watkins LLP
355 South Grand Avenue
Los Angeles, CA 90071

ATTN: **Kim Boras**
YOUR REFERENCE:

PROPERTY ADDRESS: NWC Avenue 70 and Lemon Blossom Lane, Riverside, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **May 4, 2021 at 7:30 a.m.**

ORDER NO.: 997-30066945-TS4

The form of policy or policies of title insurance contemplated by this report is:

ALTA Standard Owners Policy (6-17-06)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   ANTHONY VINEYARDS, INC., a California Corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM A STRIP OF LAND 200 FEET IN WIDTH, LYING EQUALLY ON EACH SIDE OF EACH MAIN TRACT, SIDE TRACT, SPUR, SWITCH AND BRANCH LINE OF THE SOUTHERN PACIFIC COMPANY AS THE SAME ARE NOW ON OR MAY HEREAFTER BE CONSTRUCTED UPON, ACROSS OR ADJACENT TO SAID LAND AS SET OUT IN DEED FROM SOUTHERN PACIFIC LAND COMPANY, A CORPORATION, RECORDED NOVEMBER 5, 1958 AS INSTRUMENT NO. 79139 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION OF SAID LAND CONVEYED TO COACHELLA VALLEY WATER DISTRICT BY GRANT DEED RECORDED JANUARY 4, 2021 AS INSTRUMENT NO. 2021-0001223 OF OFFICIAL RECORDS.

APN: 751-250-001
APN: 751-250-002
APN: 751-250-003

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Rights of the public to any portion of the Land lying within the area commonly known as Van Buren Street, 70th Avenue and Harrison Street.

3. Reservations in deed recorded March 23, 1912 in Book 347, Page 127 of Deeds, Records of Riverside County, California, from the Southern Pacific Railroad Company, of a strip of land 200.00 feet wide lying equally on each side of each main tract, side track, spur, switch and branch line of the Southern Pacific Railroad Company or assigns, as the same were constructed or located upon, across or adjacent to said lands; and also all parts and parcels of said land which were used for the operation and maintenance of the Southern Pacific Railroad or assigns, of for the tract, yards, depot grounds, buildings or other structures thereof.

4. The effect of an easement 30 feet on each side of section lines in favor of the public for public highways, as evidenced by Petition dated January 9, 1901 and recorded April 17, 1959 as Instrument No. 32692 of Official Records of Riverside County, California

5. Matters contained in that certain document

Entitled:	Water Production Metering Agreement
Executed by:	Coachella Valley Water District, a public agency and Jeule I, LLC
Recording Date:	April 16, 2009
Recording No:	2009-188406, Official Records

Reference is hereby made to said document for full particulars.

6. Matters contained in that certain document

Entitled:	Memorandum of Agreement
Executed by:	Sun World International, LLC, a Delaware limited liability company and Jeule I, LLC., a Nevada limited liability company
Recording Date:	May 06, 2010
Recording No:	2010-0210730, Official Records

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(Continued)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$4,000,000.00
Dated:	April 12, 2012
Trustor/Grantor	Anthony Vineyards, Inc., a California Corporation
Trustee:	American AgCredit, FLCA
Beneficiary:	American AgCredit, FLCA, a corporation existing and operating under the Farm Credit Act of 1971, as amended
Recording Date:	April 24, 2012
Recording No:	2012-0184089, Official Records

Said deed of trust has been partially reconveyed/released by instrument

Recording Date:	January 04, 2021
Recording No:	2021-0001225, Official Records

The land described in said partial reconveyance/release is as follows:

That portion of the land as set forth therein.

8. Matters contained in that certain document

Entitled:	Memorandum of Agreement
Dated:	February 28, 2012
Executed by:	Sun World International, LLC, a Delaware limited liability company and Anthony Vineyards, Inc., a California Corporation
Recording Date:	May 23, 2012
Recording No:	2012-0236563, Official Records

Reference is hereby made to said document for full particulars.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Coachella Valley Water District, a public agency of the State of California
Purpose:	Pipelines
Recording Date:	January 04, 2021
Recording No:	2021-0001224, Official Records
Affects:	A portion of said land as more particularly described in said document.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Coachella Valley Water District, a public agency of the State of California
Purpose:	Temporary construction easement
Recording Date:	January 04, 2021
Recording No:	2021-0001366, Official Records
Affects:	A portion of said land as more particularly described in said document.

EXCEPTIONS
(Continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Coachella Valley Water District, a public agency of the State of California
Purpose:	Temporary construction easement
Recording Date:	March 23, 2021
Recording No:	2021-0182060, Official Records
Affects:	A portion of said land as more particularly described in said document.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Coachella Valley Water District, a public agency of the State of California
Purpose:	Pipelines
Recording Date:	March 23, 2021
Recording No:	2021-0182061, Official Records
Affects:	A portion of said land as more particularly described in said document.

13. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

    The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

    The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

14. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

   Name of Corporation: Anthony Vineyards, Inc., a California Corporation

   a) A Copy of the corporation By-laws and Articles of Incorporation

   b) An original or certified copy of a resolution authorizing the transaction contemplated herein

   c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

2. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	751-250-001
Fiscal Year:	2020-2021
1st Installment:	$28,792.47
2nd Installment:	$28,792.47
Exemption:	$0.00
Code Area:	058-039

2. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	751-250-002
Fiscal Year:	2020-2021
1st Installment:	$17,260.46
2nd Installment:	$17,260.46
Exemption:	$0.00
Code Area:	058-038

3. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	751-250-003
Fiscal Year:	2020-2021
1st Installment:	$12,831.12
2nd Installment:	$12,831.12
Exemption:	$0.00
Code Area:	058-039

4. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

5. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

7. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

8. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

INFORMATIONAL NOTES
(Continued)

END OF INFORMATIONAL NOTES

Thomas Szopinski (MA)/en

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective January 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes; Use of Comments or Feedback

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

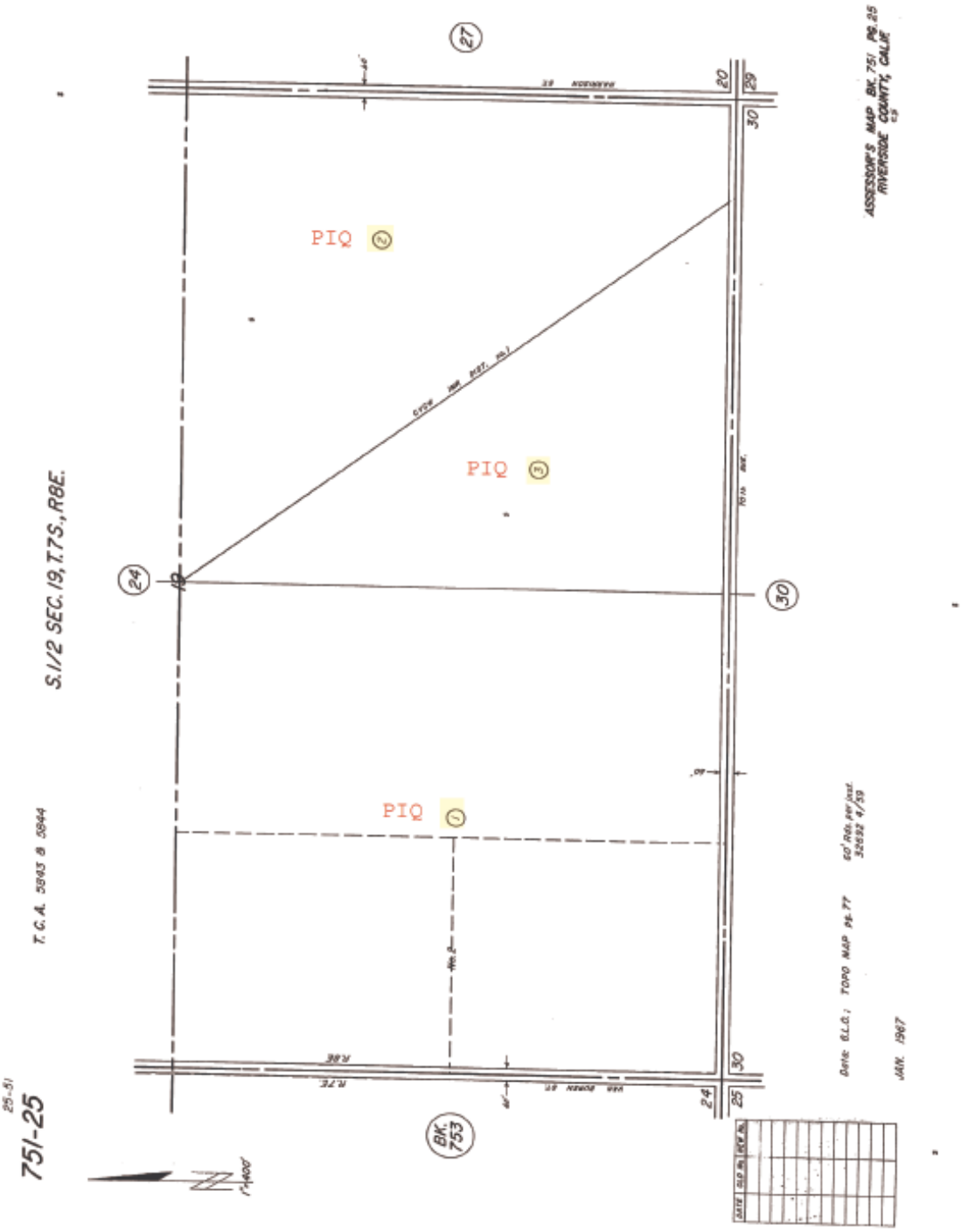
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.



OWNER'S DECLARATION

Escrow No.: 30066945-997-MAT-TS4
Property Address: NWC Avenue 70 and Lemon Blossom Lane
Riverside, CA 92274

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at NWC Avenue 70 and Lemon Blossom Lane, Riverside, CA 92274, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at NWC Avenue 70 and Lemon Blossom Lane, Riverside, CA 92274, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.

5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

ADVANCED ENVIRONMENTAL CONCEPTS INC

Advanced Environmental Concepts, Inc. is pleased to present the following:

Phase- I
Environmental Site Assessment

for

Juele I Vineyard Property

Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street and the East by Harrison Street
County of Riverside • Thermal, California

This report has been prepared for:

Mr. Paul Loeffel
Anthony Vineyards, Inc.

Prepared: January 2012

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APPENDICES

EXECUTIVE SUMMARY

Advanced Environmental Concepts, Inc. (AEC) performed a Preliminary Site Assessment (PSA) on a 292.16-acre agricultural property in southern Riverside County, Thermal, California, on behalf of Mr. Paul Loeffel, Anthony Vineyards, Inc. during January 2012. The subject property currently consists of approximately 255-acres of table grape vineyard and in the extreme western portion of the property are 34-acres of mango orchard. The vineyard and mango orchard are planted on the east flank of a rocky outcrop of the Santa Rosa Mountains and the northern tributary of the Martinez Canyon Wash separates the mangos from the table grapes and the southern tributary forms the eastern property boundary. The only man-made surface structure identified by AEC was the large concrete-lined irrigation water storage reservoir along the eastern boundary of the subject property. Associated with the reservoir along the west bank is an electric-powered deep irrigation well (formerly powered by a diesel engine), booster pump, electrical panel, pad-mounted transformer, and a series of sand filters. Along the south side of the sand filters are a few poly-constructed aboveground storage tanks (ASTs) containing liquid fertilizer. East of the reservoir, along the east boundary hard-packed dirt access road AEC identified a small clearing that has been improved with two steel sea-train storage containers, and a perimeter-fenced concrete pad with subsurface septic tank and leach field. This septic system is used for disposal of effluent from the farm labor portable toilets. The interior of the steel sea-train containers are used for storage of irrigation equipment, small rolling stock, and maintenance equipment. Along the exterior of the containers AEC also described wooden bins fuel of irrigation water distribution riser pipes, drip hose, and mini-sprinklers. Also, near the southeast corner of the subject property is a small clearing that is improved with an "observation" deep well and near the northeast corner of the subject property is an additional clearing that is improved with another deep irrigation well, electrical panel, and pad-mounted transformer. The property has a situs address of 69455 Lemon Blossom Lane and consists of three Riverside County Assessor's Parcel Numbers (APN's) 751-250-001, -002, and -003[1]. In addition, the property comprises the South Half of Section 19; Township 7 South, Range 8 East of the San Bernardino Base and Meridian (SBB&M).

The PSA process is intended to identify *housekeeping conditions* that may require further review, however, are considered *de minimis* as conditions that generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies; *recognized environmental conditions* which could present a material risk of harm to public health or the environment and generally would be the subject of an enforcement action if brought to the attention of appropriate governmental agencies; and/or *historical recognized environmental conditions*, i.e. conditions which may have presented a material risk to public health and/or the environment however, have now been mitigated to the satisfaction of a regulatory agency at the subject property. The descriptive term "*recognized environmental condition*" means the presence, or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The results of this investigation have identified no *housekeeping conditions,* no *recognized environmental condition,* no *historical offsite recognized environmental conditions,* and no *onsite historical recognized environmental condition.*

Based on the results of this assessment, AEC recommends that no further action appears warranted in connection with this property.

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1.0 INTRODUCTION

Advanced Environmental Concepts, Inc. (AEC) was retained by Mr. Paul Loeffel, Anthony Vineyards, Inc. ("User"), to prepare a Phase I Environmental Assessment on 292.16-acres of developed agricultural property east of Van Buren Street, west of Harrison Street, and north of 70th Avenue, Thermal, California (the "Property"). A location map for the Property is presented as Figure 1 in Appendix A. This assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries, and general conformance with ASTM 1527-05.

2.0 PURPOSE

The purpose of this assessment is to identify recognized environmental conditions located at the subject site or adjacent properties which could present material risk of harm to public health or to the environment. Recognized environmental conditions, as defined within ASTM Designation E-1527-05, are the presence or likely presence of any hazardous wastes and/or substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

This assessment is intended to constitute appropriate inquiry into the previous ownership and uses of the property, as required to support the assertion of the innocent landowner, contiguous property owner, and/or bona fide prospective purchaser defenses to liability (collectively the Landowner Liability Protections, or LLPs) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA a.k.a. Superfund), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA) and the Small Business Liability Relief and Brownfields Revitalization Act of 2002.

If known or suspected contamination is identified, Users seeking to maintain Landowner Liability Protections have responsibilities in addition to completing an AAI-compliant Phase I Environmental Site Assessment. These "continuing obligations" include taking "appropriate care" and "reasonable steps" with respect to known or suspected releases of hazardous substances during the tenure of property ownership. In addition to these requirements under Federal law there are also different requirements under state law with respect to liability protections. On request, Advanced Environmental Concepts, Inc. can provide support for clients with continuing obligations, as appropriate.

3.0 SCOPE OF SERVICES

To evaluate the potential presence of recognized environmental conditions, this preliminary investigation consisted of the following:

- Contacting appropriate regulatory agencies for hazardous materials information concerning the subject site and surrounding areas located within an approximate 1-mile radius of the site boundaries. Inquiries were made regarding documentation of: (a) toxic spills; (b) underground storage tanks; (c) the use, storage, generation, and/or disposal of hazardous materials; (d) the presence of disposal wells and/or leach fields, drain fields, and septic systems; and, (e) violations of applicable environmental control standards;

- Conducting interviews and researching historical site usage for information regarding past or present recognized environmental conditions;

- Reviewing selected database reports, maps, and aerial photographs for information pertaining to potential sources or visual indications of soil and groundwater contamination;

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- Conducting an on-site inspection and off-site reconnaissance to identify visible evidence of the generation, use, storage, spills, or disposal of hazardous materials;

- Evaluating investigational findings and the preparation of a detailed report inclusive of findings and recommendations.

4.0 SPECIAL TERMS AND CONDITIONS

The information included in this report is intended for use exclusively as a preliminary assessment of potential environmental and human health concerns at the project site. Data is generally obtained through telephone conversations, personal interviews, public records, public information, general maps and aerial photographs. These services have been rendered by Advanced Environmental Concepts, Inc. (AEC) in accordance with generally accepted practices by professional hydrogeologists and environmental specialists. Also, the report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. Because of the limited nature of this investigation, the firm is precluded from providing a warranty, expressed or implied, regarding the presence of hazardous materials that could potentially adversely affect the subject site.

This report is provided with the understanding that it is the responsibility of the owner to convey the information and recommendations contained herein, to the appropriate regulatory agencies, as required. The services performed in the scope of this project are for the sole use of our client. Others who seek to rely on the findings contained within this report have a duty to determine the adequacy of the information presented herein, for their time, location, and intended use.

5.0 LIMITATIONS AND ASSUMPTIONS

This report presents the results of a preliminary site assessment conducted by **Advanced Environmental Concepts, Inc.** (AEC) for Mr. Paul Loeffel, Anthony Vineyards, Inc. (client), on the following property:

292.16-acre Table Grape Vineyard and Mango Orchard Agricultural Property
East of Van Buren Street, West of Harrison Street, and North of 70th Avenue
County of Riverside • Thermal, California

No other properties were included within the scope of this assessment except as required for the off-site reconnaissance and for the regulatory agency database and file review pertaining to potential sources of offsite recognized environmental concerns. Historical information regarding the subject parcels is limited to review of maps, public documents, interviews with people knowledgeable with the past and present uses of the property, and aerial photography review.

The investigation focused on releases and threatened releases of hazardous substances or petroleum products that could be considered a recognized environmental condition and/or a liability due to their possible presence in significant concentrations (e.g., above acceptable limits set by the Federal or state government) or due to the potential for contaminant migration through exposure pathways (e.g., groundwater). Materials that may contain substances which are not currently deemed hazardous by the federal or state of California EPA were not considered as part of this study.

Unless specifically included in our scope of services, formal surveys for asbestos-containing materials, lead-based paints, fire safety, vapor intrusion, indoor air quality, mold, and similar matters were not part of this assessment. The Property was not "professionally" evaluated for compliance with land use, zoning, wetlands (vernal pools, riparian habitat), or similar laws. This report is not intended to be an environmental compliance audit.

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Hazardous substances naturally occurring in plants, soils, and rocks, (e.g., heavy metals, naturally occurring asbestos, or radon) are not typically considered in these investigations. Similarly, construction debris (e.g., discarded concrete, asphalt) is not considered to be of concern unless observation determined that hazardous substances are likely to be present in "actionable" concentrations.

Unless otherwise noted, sampling and laboratory analyses of soil, water, air, building materials, or other media, were not performed as part of this investigation. Quantitative identification of hazardous substances can only be accomplished through sampling and appropriate laboratory analysis.

AEC assumes no responsibility for the accuracy of information obtained from, compiled by, or provided by third-party sources, such as regulatory agency listings. AEC assumes that information collected during this environmental site assessment is accurate and correct. Unless warranted, information collected has not been independently validated as part of this assessment.

The following information is the responsibility of the User (40 CFR 312.22) and is not included in this Phase I Assessment Report:

- The relationship of the "purchase price" to the "fair market value" of the Property. The purchaser of a Property is required to consider whether a difference between the purchase price and the fair market value of the Property is due to the presence of potential releases or identification of hazardous substances at the Property.

The following limitations/restrictions were placed on AEC:

- There were no limiting factors that impeded access to AEC for the entire subject property with the exception of traversing the Martinez Canyon drainage.

6.0 GENERAL SITE CHARACTERISTICS

6.1 Site Location and General Site Description

The subject property has an address of 69455 Lemon Blossom Lane and consist of three Riverside County Assessor's Parcel Numbers 751-250-001, -002, and -003 totaling 292.16-acres in the South Half of Section 19; Township 7 South, Range 8 East of the San Bernardino Base and Meridian. The current registered owner of this property is identified as:

Juele I, LLC
c/o Howard P. Marguleas
P.O. Box 7800
Incline Village, Nevada 89452

The subject property is developed with trellised table grape vineyard and mini sprinkler irrigated mango orchard in an unincorporated area of Riverside County, Thermal, California.

6.2 Current Use of the Property

The property is currently used for commercial production of table grapes and mangos.

6.3 Past Uses of the Property

Based on historical USGS map and aerial photography review the property was undeveloped native desert along the east flank of the Santa Rosa Mountains. The table grapes and mangos were planted during the late 1990's.

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6.4 Current and Past Uses of Adjoining Properties

Adjoining properties were also historically undeveloped native desert. The northern offsite property was agriculturally developed during the late 1960's and the easternmost offsite property across the Martinez Canyon Wash was planted during the early 1990's. Offsite property to the south and west remain undeveloped native desert.

7.0 SITE AND VICINITY CHARACTERISTICS

7.1 Physiographic Setting

The subject property is located in the southeastern end of the Coachella Valley where the Transverse Range and Colorado Desert physiographic provinces meet. During the early Pliocene age (about 8 million years ago), the Salton Trough constituted the northern portion of the Gulf of California. The former presence of marine (salt) water is recorded in fossil-bearing sandy shale which, today, can be found at the edges of the trough and in drill cores taken from the central part of the basin at depths of over 10,000 feet. The Salton Trough is an example of a rift valley or graben. A rift valley is a strip of land bounded on opposite sides by roughly parallel faults. Through movement of the faults, the strip of land sinks due to subsidence. In the case of the Salton Trough, the land is bounded on the northeastern side by the San Andreas, Sand Hills, and Calipatria Faults. The southwestern side of the trough is bounded by San Jacinto, Coyote Creek, and Superstition Hills Faults. Although the principal movement of these faults is lateral (parallel to the surface of the earth), there is also a vertical component to the movement. Thus, for example, while the land to the southwest of the San Andreas Fault moved about 200 miles northwest, it also dropped from three to four miles in the process. As the Salton Trough subsided, erosion from the surrounding mountain ranges kept it filled with sediment. The overall effect was to keep the top of the sediment within a few hundred feet of sea level while the entire mass of sediments sank to a depth of several miles.

Since the Salton Trough was originally part of the Gulf of California, and because the basin is currently several hundred feet below sea level, one would assume the Salton Trough and the Imperial Valley would be flooded with water from the Gulf. However, the Colorado River has created an alluvial barrier by depositing its load in a delta environment thus protecting the Imperial Valley from being inundated by the Gulf of California. Today, this alluvial plain, which extends for a distance of 65-miles across the top of the present-day Gulf of California at a minimum elevation of 40-feet above sea level, has kept the Gulf waters from flooding the Salton Trough.

Geologic evidence indicates that once the Colorado River's alluvial barrier was in place, fresh water flowed from the river into the Salton Trough filling it from time to time to varying depths. As the river changed course, as most rivers do, the flow would be diverted, in different proportions, to the Gulf and to the Salton Trough. All the while, the trough subsided from activity along the boundary faults. Erosional sediment poured in from the surrounding mountains and from the Colorado River to fill the resultant rift valley.

Many old shorelines are visible today in the mountains surrounding the Salton Sea. One prominent shoreline is at an elevation of 44-feet above sea level which records the presence of Lake Cahuilla which once filled the Salton Trough. Carbon-14 dating has shown that Lake Cahuilla existed up until just a few hundred years ago. In the latter half of the 19th century, the Salton Trough was completely dry, or nearly so[2].

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The formation of the current Salton Sea began in June 1891, as a steady flow of water entered the depression from the southeast and continued to the northwest uninterrupted until an area 30 miles long and averaging 10 miles in width was covered to a depth of 6 feet. The body of water was given the name "Salton Lake." The name was derived from the high saline content of the lake. At first, an underground connection to the Gulf of California was suspected to explain the salinity. Eventually it was determined that the water entering Salton Lake was fresh, from the Colorado River. The saltiness was due to the enormous rate of evaporation which concentrated the sodium chloride content of the river.

In 1901, the California Development Company built the first canal system to divert water from the Colorado River to the Imperial Valley for the purpose of irrigation. The canal system functioned well for several years until the unusually high floods of 1905 overwhelmed the canal system and destroyed the regulating machinery. For a period of time the Salton Sea received the full, uncontrolled flow of the Colorado River.

Over the next two years, the Southern Pacific Railroad Company attempted to repair the breach. Underestimating the power of the Colorado River, their control structures were repeatedly washed away. Finally, in 1907, the river was sealed, but only after 350,000 acres of land had been flooded. Today some of that land has been reclaimed by the lowering of the Salton Sea through evaporation. Presently, the Salton Sea, fed by runoff from irrigation, has reached equilibrium with the rate of evaporation and stands at 235-feet below sea level.

The subject property is located on a moderately sloping northeasterly grade with elevations ranging between 200-feet above mean sea level in the southwest corner to 60-feet above mean sea level at the northeast corner and is underlain by alluvial deposits created from sediments transported and deposited from the Santa Rosa Mountains[3]. These underlying sediments consist primarily of unconsolidated sands, gravels, and cobbles. Groundwater flow direction is northeasterly and depth to first groundwater beneath the site is approximately 250-feet below ground surface (bgs).

7.1.1 Soils Profile[4]

Surface sediments beneath the subject property are composed of two major soil types:

(1) ChC - Carsitas Gravelly Sand

(2) MaB – Myoma Fine Sand

ChC – Carsitas Gravelly Sand: The Carsitas sand is on moderately sloping soil formed on alluvium. The Carsitas soil consists mainly of excessively drained soils, but also includes soils that have altered drainage where seepage from irrigation water has caused an artificial water table at a depth of 2 to 4-feet below ground surface (bgs). Permeability is rapid, runoff is slow, and erosion hazard is moderate.

MaB– Myoma Fine Sand: The Myoma sand is on moderately sloping soil formed on alluvium. The Myoma soil consists mainly of excessively drained soils, but also includes soils that have altered drainage where seepage from irrigation water has caused an artificial water table at a depth of 1.5 to 5-feet below ground surface (bgs). Permeability is rapid, runoff is very slow, and erosion hazard is slight.

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8.0 SITE DESCRIPTION AND INSPECTION

An inspection of the Property and reconnaissance of the surrounding area was conducted on January 10, 2012, by Jonathan L. Buck, Registered Environmental Assessor II, of AEC. AEC met with Mr. Ted Johnson, ranch manager for the property and was escorted throughout the property.

The subject property currently consists of approximately 255-acres of table grape vineyard and in the extreme western portion of the property are 34-acres of mango orchard. The vineyard and mango orchard are planted on the east flank of a rocky outcrop of the Santa Rosa Mountains and the northern tributary of the Martinez Canyon Wash separates the mangos from the table grapes and the southern tributary forms the eastern property boundary. The only man-made surface structure identified by AEC was the large concrete-lined irrigation water storage reservoir along the eastern boundary of the subject property. Associated with the reservoir along the west bank is an electric-powered deep irrigation well (formerly powered by a diesel engine), booster pump, electrical panel, pad-mounted transformer, and a series of sand filters. Along the south side of the sand filters are a few poly-constructed aboveground storage tanks (ASTs) containing liquid fertilizer. East of the reservoir, along the east boundary hard-packed dirt access road AEC identified a small clearing that has been improved with two steel sea-train storage containers, and a perimeter-fenced concrete pad with subsurface septic tank and leach field. This septic system is used for disposal of effluent from the farm labor portable toilets. The interior of the steel sea-train containers are used for storage of irrigation equipment, small rolling stock, and maintenance equipment. Along the exterior of the containers AEC also described wooden bins fuel of irrigation water distribution riser pipes, drip hose, and mini-sprinklers. Also, near the southeast corner of the subject property is a small clearing that is improved with an "observation" deep well and near the northeast corner of the subject property is an additional clearing that is improved with another deep irrigation well, electrical panel, and pad-mounted transformer.

8.1 Hazardous Substances

No hazardous substances were identified during the site inspection.

8.2 Natural Drainage

Natural sheet flow surface water drainage is primarily from west to east along the east flank of the Santa Rosa Mountains. The northern tributary of Martinez Canyon Wash bisects the northwestern portion of the subject property and the southern tributary forms the eastern boundary to the subject site.

8.3 Disturbed Areas

The subject Property is developed with trellised table grape vineyard and a smaller 34-acre portion is improved with a mango orchard. A large concrete-lined irrigation water storage reservoir is near the east property boundary.

8.4 Hydraulic Equipment

No in-ground hydraulic equipment was observed on the Property.

8.5 Electrical Equipment

There were two pad-mounted electric transformers identified within the boundaries of the subject property adjacent to each deep irrigation well. Regional electric transformers are owned and operated by Southern California Edison (SCE)[5]. According to information obtained from the utilities all transformers within the power distribution network suspected of containing PCB's in concentrations exceeding 50 parts per million were removed and replaced by 1979. Manufacture of PCB-containing electric power transformers was discontinued in 1984. Since the transformers were installed during the late 1990's there is no reason to suspect they contain PCBs.

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8.6 Wastewater

There were no indications of waste water disposal systems observed within the limits of the subject property with the exception of the concrete pad that overlies the subsurface concrete septic tank and leach field associated with the effluent "dump" for the portable field toilets.

8.7 Solid Waste Disposal

There were no indications that solid waste is currently or historically being land filled onsite.

8.8 Drinking Water

There are no domestic water wells on the subject property. Water for the vineyard and mango orchard is supplied from two deep irrigation wells that pump water into the reservoir. The water is distributed from the reservoir to the vineyard and mangos by a booster pump.

8.9 Storage Tanks

There are no fill tubes, vent pipes, dispenser islands, or other visual indication identifying the current presence of underground storage tanks (USTs) at this site. In addition, no aboveground storage tanks (ASTs) were identified on the subject property. However, the deep irrigation well near the west bank of the reservoir was formerly powered by a diesel engine fueled by diesel stored in an AST. The engine and AST were removed approximately six years ago and replaced with electric power.

8.10 Designated Wetlands

Under the U. S. Army Corps of Engineers regulations, wetlands[6] are defined as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include swamps, marshes, bogs and similar areas such as sloughs, prairie potholes, wet meadows, river overflows, mud flats, and natural ponds. A review of the subject site by AEC has identified a potential area that may be Designated Wetlands. This potential area consists of the Martinez Canyon Wash drainage that bisects the northwestern portion of the property. If there are any potential "Wetlands" concerns AEC recommends contracting an environmental firm well versed in wetlands mitigation.

8.11 Asbestos-Containing Materials (ACMs)

Asbestos containing materials (ACMs) were commonly used in building products such as roofing shingles, composite siding, linoleum flooring, acoustic ceiling tiles, furnace and water heater exhaust piping and insulation, glues and mastics, stucco, joint compounds, and composite wallboard prior to 1980. ACMs can be divided into material considered friable (easily crumbled or reduced to powder) and non friable. Friable ACMs are regulated as hazardous materials due to the elevated long-term risk of developing lung cancer upon respiratory exposure and must be properly removed prior to renovation or demolition of any structure containing these materials. Also, ACM's have also been found in 'Transite' irrigation piping commonly used in many agricultural areas of California. No indications of Transite irrigation piping were noted within the subject property during this assessment. Also, based on the absence of any structures at the subject property it is unlikely that ACMs are present.

Asbestos sampling and laboratory analyses are beyond the scope of this preliminary site assessment.

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8.12 Radon

Radon[7] is a colorless, odorless, tasteless, naturally occurring radioactive gas formed by the decay of uranium in soil and bedrock. Because uranium and radon occur naturally in varying amounts within rocks and soils found throughout the United States, radon is present in all the air that we breathe. Long-term exposure to elevated concentrations of radon in confined areas has been associated with an increased risk of lung cancer. The present action levels require exposure to concentrations of at least four picocuries/liter (4 pCi/L) of radon over an extended period of time. The State of California Department of Health Services conducted radon surveys across portions of Riverside County, during 1990. This survey did not indicate the widespread presence of radon in concentrations exceeding 4 pCi/L within southern Riverside County.

Although recent surveys did not indicate the widespread presence of radon in concentrations exceeding 4 pCi/L within Riverside County, the United States Environmental Protection Agency (EPA) and the Surgeon General presently recommend that all homes in the United States be individually tested for radon. However, based on the absence of residences at this property there is a negligible threat from radon.

8.13 Lead

According to information published by the United States Department of Housing and Urban development (HUD)[8], approximately three out of every four pre-1978 buildings contain lead-based paint and/or lead plumbing components. Based on the absence of structures on the subject site, the presence of lead-based paints at this site is negligible.

Lead sampling is not included within the scope of this preliminary assessment.

9.0 INTERVIEWS, DATA GAPS, AND PRIOR REPORTS

9.1 Interview

On January 10, 2012 AEC interviewed Mr. Ted Johnson, ranch manager for the subject property. Mr. Johnson assisted AEC in touring the property and informed AEC that there have never been any structural improvements with the exception of the water storage reservoir and the effluent "dump" for the portable field toilets. He stated that the property has been leased to Sun World during the past few years. Mr. Johnson stated that there was a diesel AST associated with the irrigation well near the northwest corner of the reservoir, however, he removed the AST and diesel engine and replaced it with electrical service. To the best of his knowledge he stated that he did not believe that there were any environmental concerns at the property.

9.2 Data Gaps

Based on the availability of aerial photos and topographic maps for the subject site from years 1909 through 2006 in approximately 10-year intervals there are no apparent data gaps related to the subject site.

9.3 Prior Reports

AEC was given no reports to review regarding the subject property.

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10.0 SITE HISTORY

10.1 Historical Use Information

10.1.1 Aerial Photograph and Topographic Map Review

Historical aerial photographs and topographic maps of the site were reviewed in order to determine past site use. Topographic maps from 1956 and 1972 and photographs recorded in 1953, 1959, 1972, 1984, 1996, 2002, and 2006 were reviewed by an AEC representative who noted the following observations:

Topographic Date: 1956 **Quad: Valerie** **Scale: 1"=2,000'**

The subject site remains undeveloped native desert on an alluvial fan formed from sediments eroded from the east flank of the Santa Rosa Mountains. The northern tributary of the Martinez Canyon drainage bisects the northwest portion of the subject site and the southern tributary forms the eastern boundary to the property.

Topographic Date: 1972 **Quad: Valerie** **Scale: 1"=2,000'**

The subject site continues to remain undeveloped native desert on an alluvial fan formed from sediments eroded from the east flank of the Santa Rosa Mountains. The northern tributary of the Martinez Canyon drainage still bisects the northwest portion of the subject site and the southern tributary forms the eastern boundary to the property. Agricultural development is encroaching from the north and east and an orchard has been planted along the north boundary of the subject property and a large offsite irrigation water storage reservoir constructed.

Flight Date: 1953 **Flyer: Pacific Air** **Scale: 1"=555'**

The subject property is undeveloped native desert along the east flank of the Santa Rosa Mountains. Seasonal drainages are visible bisecting the property and trending to the northeast. Surrounding property also consists of native desert.

Flight Date: 1959 **Flyer: Robinson** **Scale: 1"=555'**

The subject property remains undeveloped native desert along the east flank of the Santa Rosa Mountains. Seasonal drainages are still visible bisecting the property and trending to the northeast. Surrounding property also consists of native desert.

Flight Date: 1972 **Flyer: USGS** **Scale: 1"=500'**

The subject property remains undeveloped native desert. An orchard has been planted along the north boundary and a large irrigation water storage reservoir has been constructed at the southwest corner of the orchard. Bordering property to the west, south, and east remains undeveloped desert.

Flight Date: 1984 **Flyer: USGS** **Scale: 1"=690'**

The subject property is still undeveloped native desert. The orchard planted along the north boundary and the large irrigation water storage reservoir remains evident. Bordering property to the west, east, and south remain undeveloped desert although a vineyard has been planted southeast of the subject property.

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Flight Date: 1996 **Flyer: USGS** **Scale: 1"=666'**

The subject property continues to be undeveloped native desert, however, a wooden structure has been constructed in the current area of the deep irrigation well at the northeast portion of the property. Offsite property east of the Martinez Canyon Wash has been developed with vineyard.

Flight Date: 2002 **Flyer: EDR** **Scale: 1'=500'**

The subject property has been developed with the vineyard and mango orchard. The onsite irrigation water storage reservoir has been constructed. The permanent plantings in the western portion of the offsite northern property have been removed around the reservoir.

Flight Date: 2006 **Flyer: EDR** **Scale 1" = 500'**

The subject property remains agriculturally developed as it appears today. A large water storage tank has been constructed in the offsite northern property.

11.0 ENVIRONMENTAL DATABASE AND AGENCY FILE REVIEW

11.1 Review of Federal, State, Tribal, and Local Government Databases

AEC contracted Environmental Data Resources (EDR)[9] to perform database searches of readily available Federal, State, and Local database information systems for the purpose of identifying known recognized environmental conditions present on nearby properties which have the potential to adversely impact the site being assessed in this study.

A database search for sites listed on various federal, state, tribal, and local databases in the area around the Property was obtained. A description of each of the databases searched is included in the report, which is attached as Appendix B. Among the databases included in the EDR report are NPL (federal, tribal, and state-equivalent), proposed and delisted NPL, CORRACTS (RCRA facilities subject to corrective actions), hazardous waste sites identified for investigation or remediation (CERCLIS, State CERCLIS, VCP, Brownfields, Calsites, etc.), LUST, sites with engineering controls, former CERCLIS (NFRAP), RCRA and state hazardous waste generators, ERNS, SWLF, USTs, and Toxic Pits.

The review of the records satisfies all requirements as set forth in 40 CFR Section 312.26 (b) and (c) with regard to the review of federal, tribal, and state government records of databases of such government records and local government records and databases of such records pertaining to both the subject property and the nearby or adjoining properties. Further, the search distances for each particular database are as specified in 40 CFR 312.26.

Any known or suspected contaminated sites included on these lists within 0.25 miles of the Property are discussed in the following text. As a general rule, sites beyond 0.25 miles are not anticipated to impact a site significantly. Any sites beyond 0.25 miles with a high potential to impact the Property are also discussed. (Please note: the distances and directions listed in this report have been field verified and might not always match those in the EDR report.)

Sites such as TSD facilities, hazardous waste generators, HAZNET, FINDS, SQGs, LQGs, USTs, HIST UST, RCRA violations, and TRIS facilities with toxic chemical releases (generally in accordance with permitting requirements - into the air, water, or land as reported under SARA Title III) use or store hazardous materials and thus may pose a potential problem in the event of a spill or leak. However, unless these sites also appear in an agency list of contaminated sites,

there is no evidence of any problems at this time. Therefore, sites on these lists will not be discussed unless on or in close proximity to the Property.

A review of the EDR Database Report indicates that the subject property, and nearby surrounding property, are not identified in the database searches.

11.2 Regulatory Agency Records

11.2.1 Riverside County Transportation & Land Management Agency[10]

This Riverside County agency maintains online records of building permits issued for construction undertaken at properties located within unincorporated areas of Riverside County. A file review was conducted and indicated Permit #BEL000045 for a 1,000 amp service to two pumps; Permit #BEL000825 for a 600 amp service to 300 hp pump; and BEL111065 for the replacement of a main breaker for a commercial booster pump.

11.2.2 Riverside County Agricultural Commissioner[11]

The Riverside County Agricultural Commissioner's Office maintains records of restricted herbicides and pesticides registered for application to the subject site for a period of 5 years. Since Sun World has been leasing the property the agricultural chemical application has occurred under their approved Restricted Materials Permit.

11.2.3 Riverside County Department of Environmental Health Services[12]

The Riverside County Environmental Health Department (RCEHD) maintains records of underground storage tanks (UST's), Hazardous Materials Management Plans (HMMP's), Hazardous Materials Inventories, and incidents of unauthorized release of hazardous materials from underground storage tanks at the subject site and surrounding areas. RCEHD records were requested and have not been received for review.

11.2.4 South Coast Air Quality Management District[13]

The South Coast Air Quality Management District (SCAQMD) maintains records of Air Discharge permits for facilities located throughout the valley. A request for a records review was submitted to the AQMD for this site and no records were found.

11.2.5 California Department of Conservation - Division of Oil & Gas[14]

According to Division of Oil & Gas (DOGGR) there are no oil or gas wells on the subject site and the property is not within an Administrative Boundary of an Oil or Gas Field.

11.2.6 Colorado River Basin Regional Water Quality Control Board[15]

The Colorado River Basin Regional Water Control Board (RWQCB) maintains a database of contaminated groundwater sites (GeoTracker). AEC has accessed GeoTracker to identify if the subject property, or adjoining and/or nearby properties have former or current soil and/or groundwater contamination from leaking underground storage tanks (USTs). The results of AECs database review indicate that the subject property is not listed in the database. In addition, no nearby properties were identified.

12.0 USER PROVIDED INFORMATION

Specific information provided by the User is discussed below.

12.1 Title Records

A chain-of-title report was not provided to AEC for review, however, AEC did receive an Environmental Lien Search Report from EDR.

12.2 Environmental Liens or Activity and Use Limitations

No information pertaining to environmental liens or activity/use limitations filed against the Property was provided by the User or identified by AEC during this assessment.

12.3 Specialized Knowledge

The User has provided no historical investigation reports pertaining to the Property and/or the area around the Property.

12.4 Valuation Reduction for Environmental Issues

No information pertaining to Property valuation was provided by the User.

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13.0 FINDINGS AND CONCLUSION

Advanced Environmental Concepts, Inc. (AEC) performed a Preliminary Site Assessment (PSA) on a 292.16-acre agricultural property in southern Riverside County, Thermal, California, on behalf of Mr. Paul Loeffel, Anthony Vineyards, Inc. during January 2012. The subject property currently consists of approximately 255-acres of table grape vineyard and in the extreme western portion of the property are 34-acres of mango orchard. The vineyard and mango orchard are planted on the east flank of a rocky outcrop of the Santa Rosa Mountains and the northern tributary of the Martinez Canyon Wash separates the mangos from the table grapes and the southern tributary forms the eastern property boundary. The only man-made surface structure identified by AEC was the large concrete-lined irrigation water storage reservoir along the eastern boundary of the subject property. Associated with the reservoir along the west bank is an electric-powered deep irrigation well (formerly powered by a diesel engine), booster pump, electrical panel, pad-mounted transformer, and a series of sand filters. Along the south side of the sand filters are a few poly-constructed aboveground storage tanks (ASTs) containing liquid fertilizer. East of the reservoir, along the east boundary hard-packed dirt access road AEC identified a small clearing that has been improved with two steel sea-train storage containers, and a perimeter-fenced concrete pad with subsurface septic tank and leach field. This septic system is used for disposal of effluent from the farm labor portable toilets. The interior of the steel sea-train containers are used for storage of irrigation equipment, small rolling stock, and maintenance equipment. Along the exterior of the containers AEC also described wooden bins fuel of irrigation water distribution riser pipes, drip hose, and mini-sprinklers. Also, near the southeast corner of the subject property is a small clearing that is improved with an "observation" deep well and near the northeast corner of the subject property is an additional clearing that is improved with another deep irrigation well, electrical panel, and pad-mounted transformer. The property has a situs address of 69455 Lemon Blossom Lane and consists of three Riverside County Assessor's Parcel Numbers (APN's) 751-250-001, -002, and -003. In addition, the property comprises the South Half of Section 19; Township 7 South, Range 8 East of the San Bernardino Base and Meridian (SBB&M).

The PSA process is intended to identify *housekeeping conditions* that may require further review, however, are considered *de minimis* as conditions that generally do not present a material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies; *recognized environmental conditions* which could present a material risk of harm to public health or the environment and generally would be the subject of an enforcement action if brought to the attention of appropriate governmental agencies; and/or *historical recognized environmental conditions*, i.e. conditions which may have presented a material risk to public health and/or the environment however, have now been mitigated to the satisfaction of a regulatory agency at the subject property. The descriptive term "*recognized environmental condition*" means the presence, or likely presence, of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The results of this investigation have identified no *housekeeping conditions,* no *recognized environmental condition,* no *historical offsite recognized environmental conditions,* and no *onsite historical recognized environmental condition.*

Based on the results of this assessment, AEC recommends that no further action appears warranted in connection with this property.

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14.0 REFERENCES

1) Riverside County Assessor's Office; 2720 Gateway Drive, Riverside, California 92507; (951) 486-7000.

2) Geologic Map of California; State of California Resources Agency, Department of Conservation, Division of Mines and Geology.

3) United States Geological Survey - 7.5 and 15 Minute Series Topographic Quadrangle Map Publications (Valerie and Indio Quadrangles, 7.5 and 15 Minute Series).

4) Soil Survey of Riverside County, California; United States Department of Agriculture, Soil Conservation Service; 1400 Independence Avenue, S.W. Washington, DC 20250; (202) 720-2791.

5) Southern California Edison; P.O. Box 300, Rosemead, California 91772-0001; (800) 655-4555.

6) Wetlands Law Tests Government Plan; Gregor I. McGregor, Esq.; Environmental Protection Volume 3, Number 9 - November 1992; Stevens Publishing Corporation; 225 North New Road; Waco, Texas 76710; (817) 776-9000

7) California Statewide Radon Survey Screening Results; State of California Department of Health Services; 601 North 7th Street; Sacramento, California 95814; (916) 322-2040.

8) United States Department of Housing and Urban Development (HUD); 1615 West Olympic Boulevard; Los Angeles, California; (213)-251-7001.

9) Environmental Data Resources, Inc. (EDR); 440 Wheelers Farm Road, Milford, CT 06460 ; (800) 352-0050; http://www.edrnet.com/

10) Riverside County Transportation & Land Management Agency; 4080 Lemon Street, 2nd Floor Riverside, CA 92502; (951) 955-6790.

11) Riverside County Agricultural Commissioner's Office, 81077 Indio Blvd., Ste. K, Indio California 92201; (760) 342-5070.

12) Riverside County Public Health Department; 4065 County Circle Drive Room 104, Riverside, California 92503; (760) 863-8287.

13) South Coast Air Quality Management District; 21865 Copley Drive Diamond Bar, CA 91765 (909)396-2000.

14) State of California Department of Conservation - Division of Oil & Gas; 4800 Stockdale Highway; Bakersfield, California 93309; (661) 322-4031.

15) Colorado River Basin Regional Water Quality Control Board; Region 7; 73-720 Fred Waring Drive, Suite 100; Palm Desert, California 92260; (760) 346-7491

15.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Advanced Environmental Concepts, Inc. appreciates the opportunity to provide our professional assistance to Mr. Paul Loeffel, Anthony Vineyards, Inc. on this project. If you have any questions regarding this assessment or if AEC can be of further service, please call us at (661) 395-1646.

Sincerely,

Advanced Environmental Concepts, Inc.

Jonathan L. Buck
Registered Environmental Assessor II #20017

Jonathan L Buck

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16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

AEC staff is composed of one primary environmental professional that performs Preliminary Site Assessments on a routine basis. Qualifications profile for this individual is provided in the following section.

Jonathan L. Buck

Mr. Buck received a Bachelor of Science degree in Geology from the University of California, Santa Barbara, in 1981 and was professionally engaged in the petroleum industry in various capacities through 1985. Mr. Buck joined the environmental industry in 1985 and formed **Advanced Environmental Concepts Inc.** in 1989. Since its inception, **AEC** has been a full service environmental consulting firm specializing in Preliminary Site Assessments, UST programs, and soil and groundwater assessment and cleanup programs. Mr. Buck is a State of California Registered Environmental Assessor I and II (#1508, and #20017) and has performed numerous PSA's on diverse properties throughout California, Arizona, Oregon, and Washington.

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Appendix A

FIGURES AND SITE PHOTOGRAPHS

ADVANCED ENVIRONMENTAL CONCEPTS

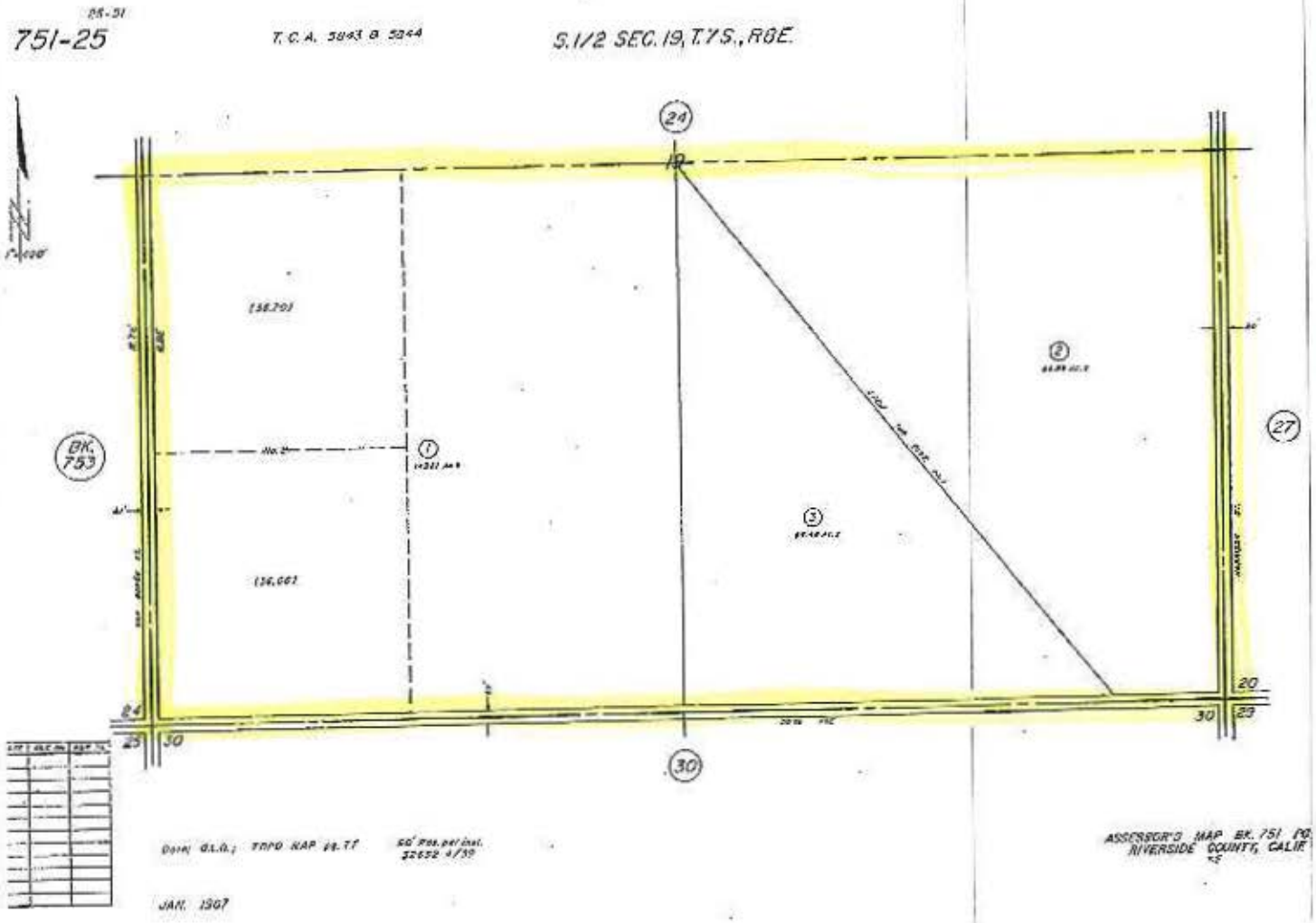
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- Site Location Map –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

1



N

ADVANCED ENVIRONMENTAL CONCEPTS

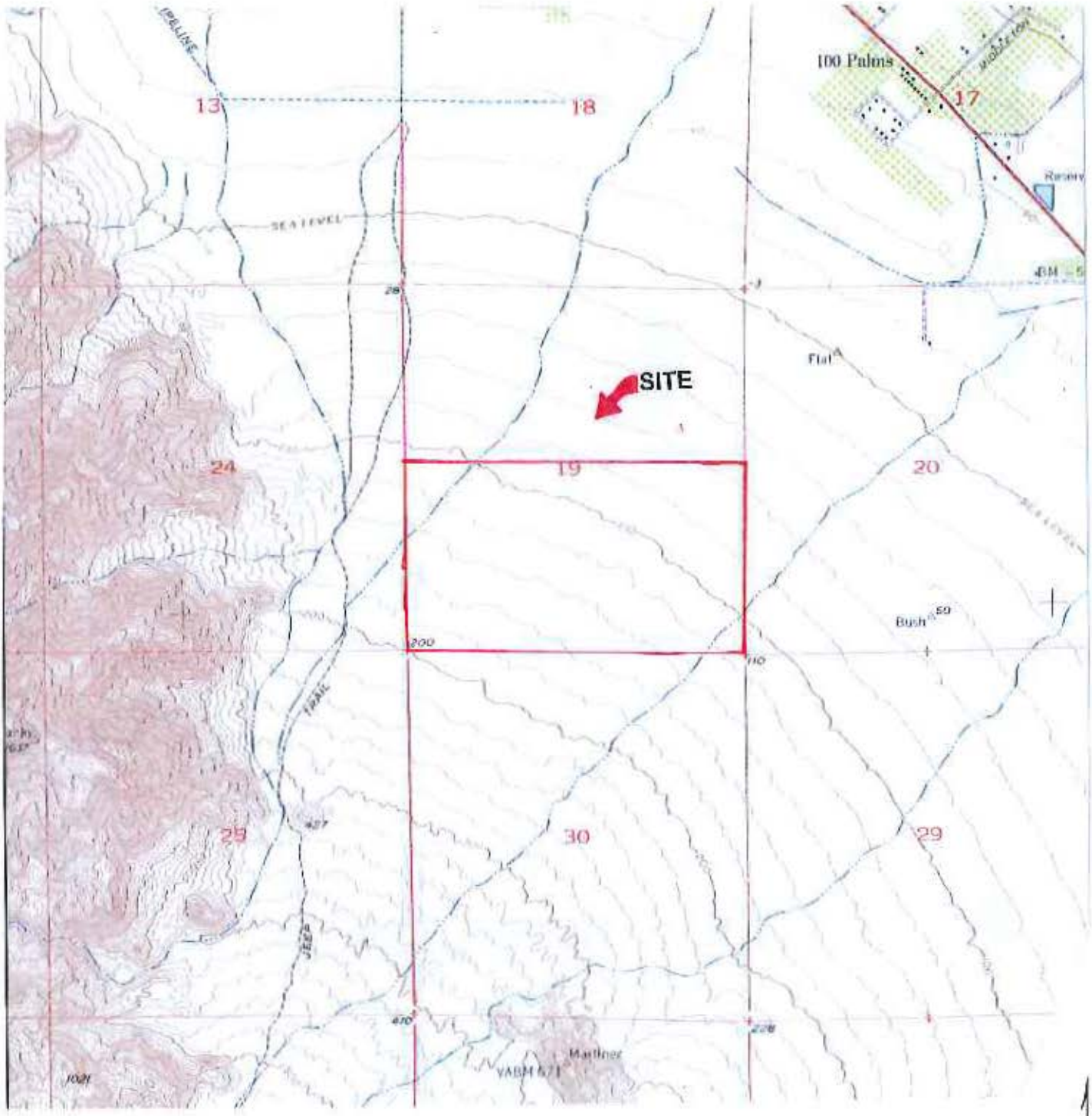
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- Assessor's Parcel Map –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

2



ADVANCED ENVIRONMENTAL CONCEPTS

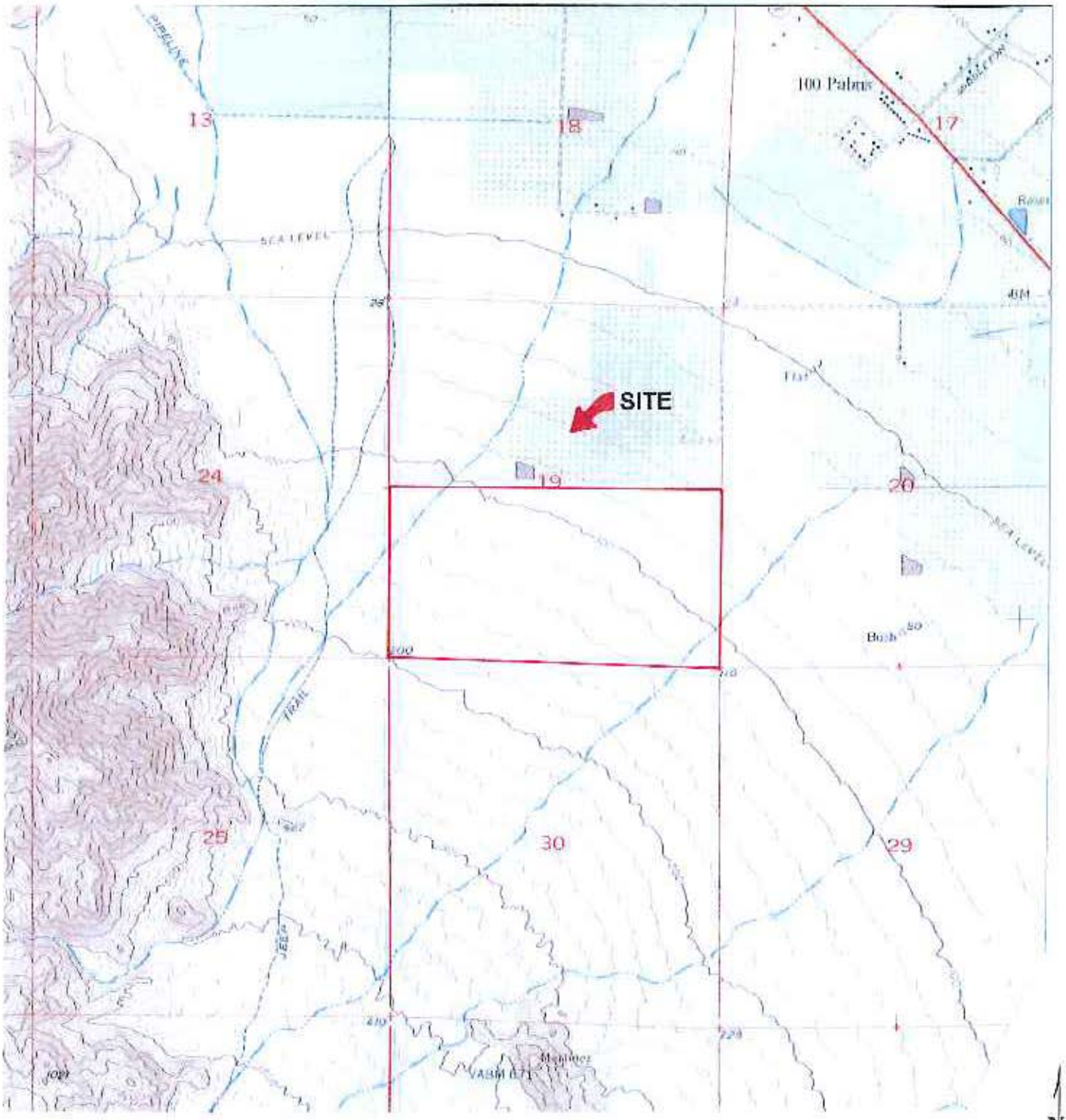
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1956 Topographic Map –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

3



ADVANCED ENVIRONMENTAL CONCEPTS

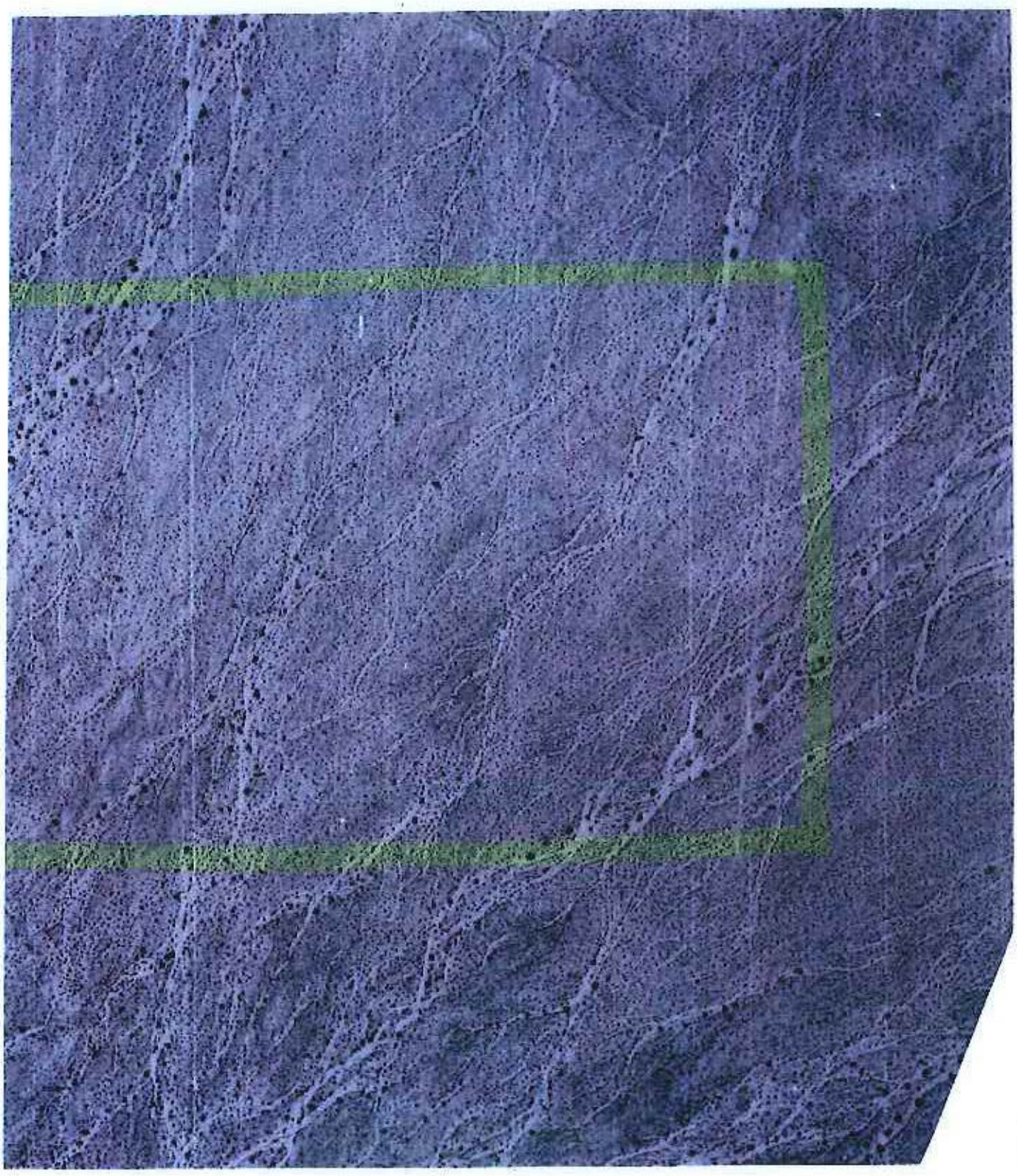
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1972 Topographic Map –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

4



N

ADVANCED ENVIRONMENTAL CONCEPTS

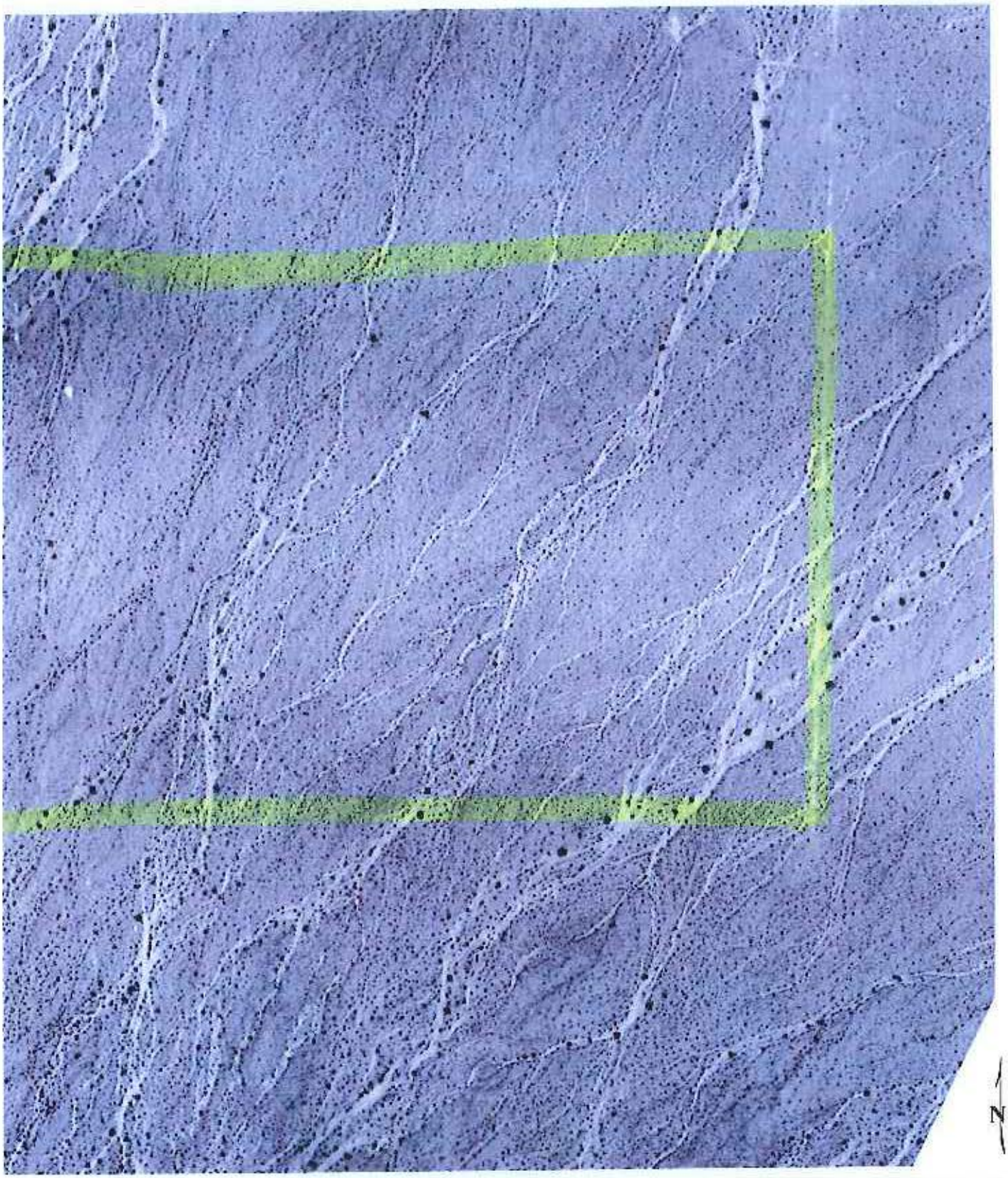
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1953 Aerial Photograph –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

5



ADVANCED ENVIRONMENTAL CONCEPTS

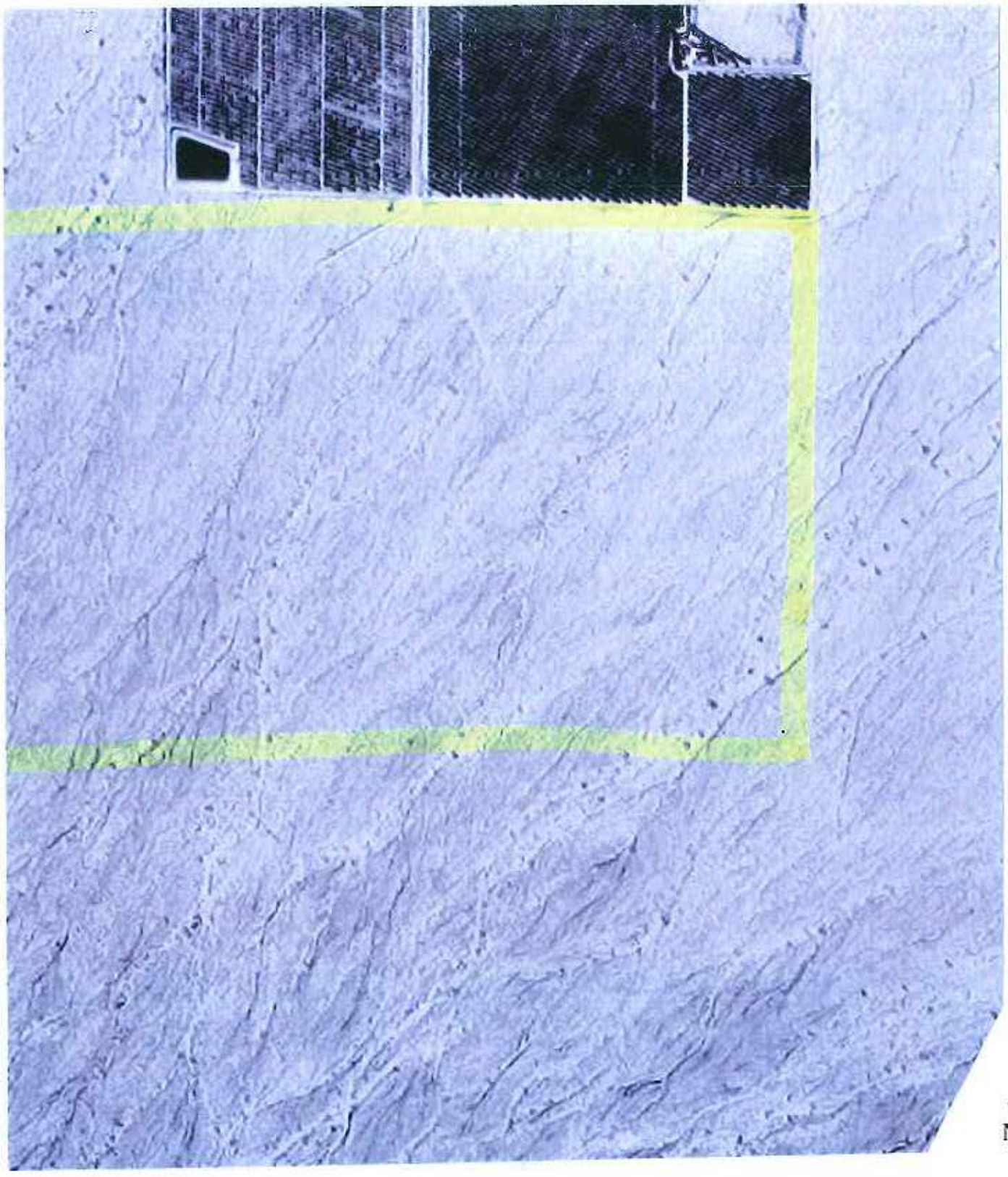
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1959 Aerial Photograph –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

6



ADVANCED ENVIRONMENTAL CONCEPTS

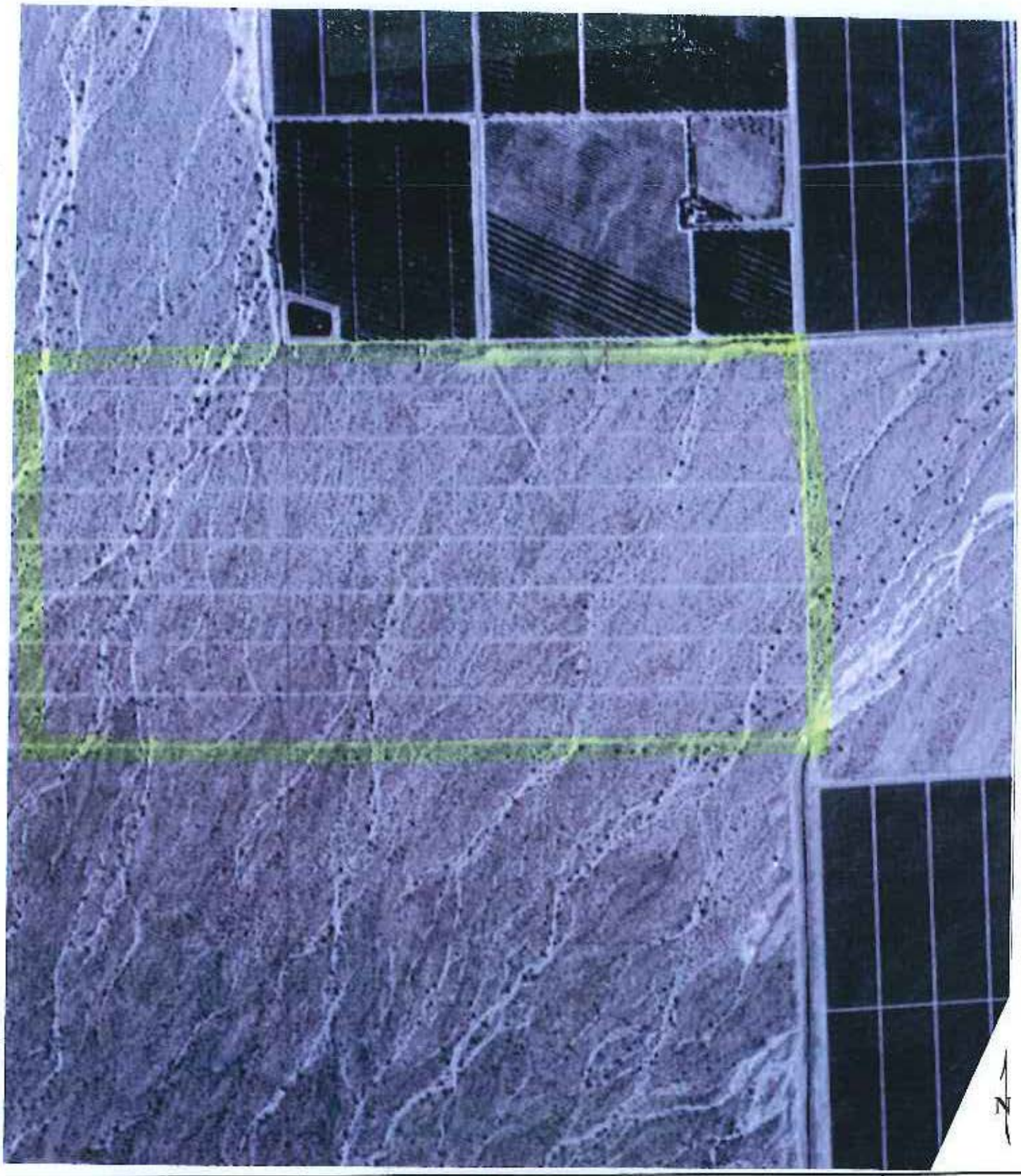
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1972 Aerial Photograph –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

7



ADVANCED ENVIRONMENTAL CONCEPTS

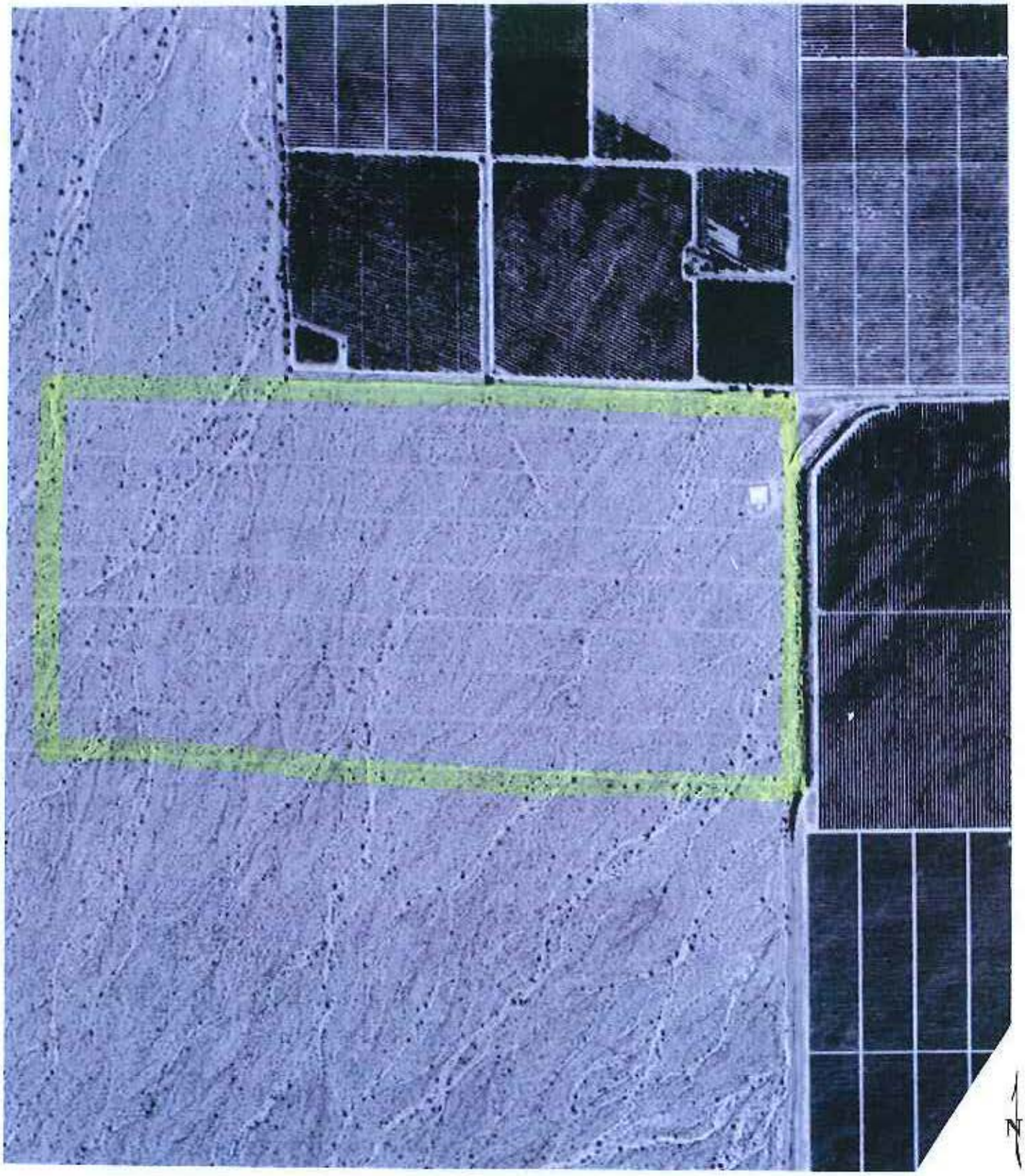
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1984 Aerial Photograph –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

8



ADVANCED ENVIRONMENTAL CONCEPTS

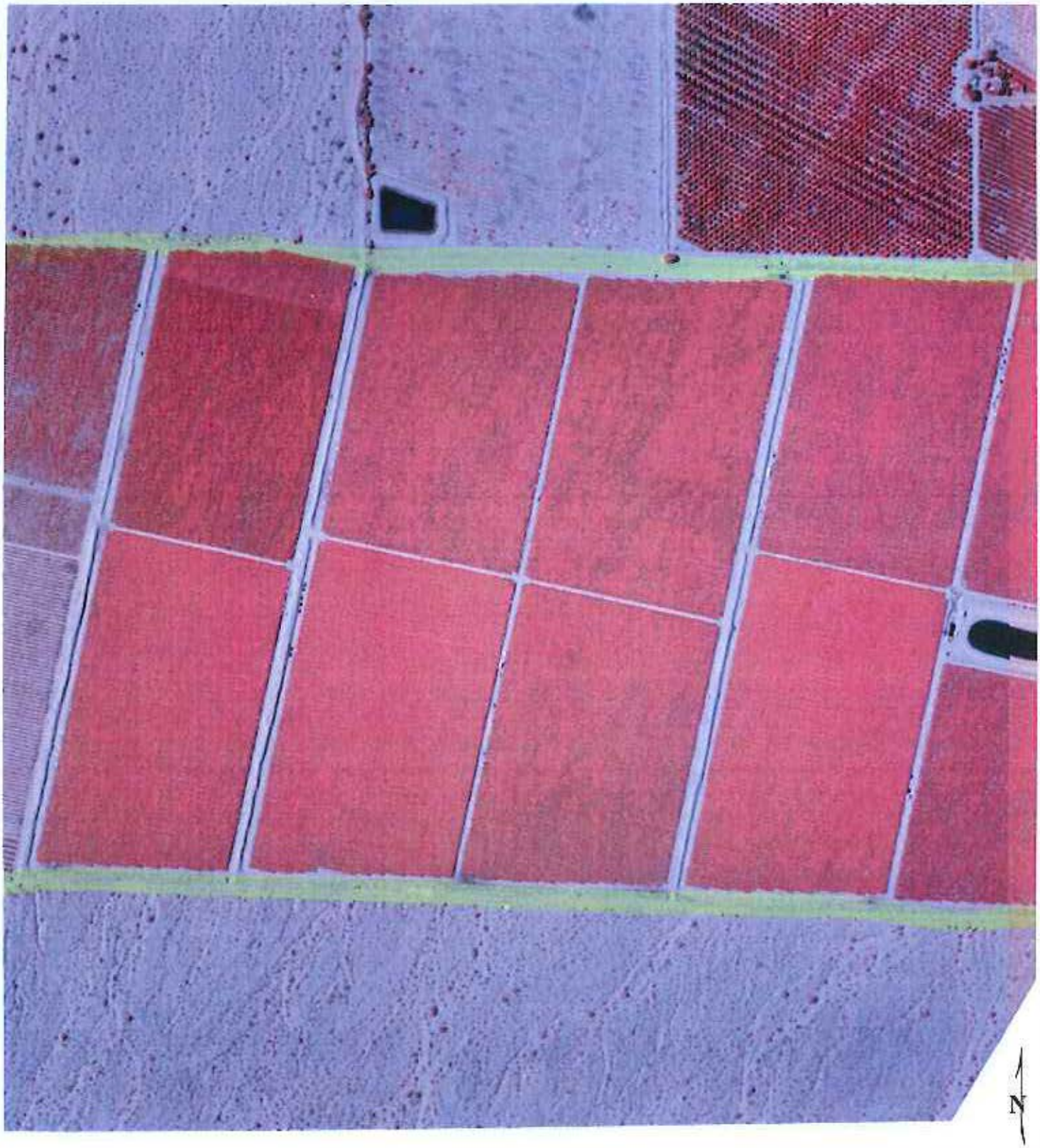
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 1996 Aerial Photograph –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

9



ADVANCED ENVIRONMENTAL CONCEPTS

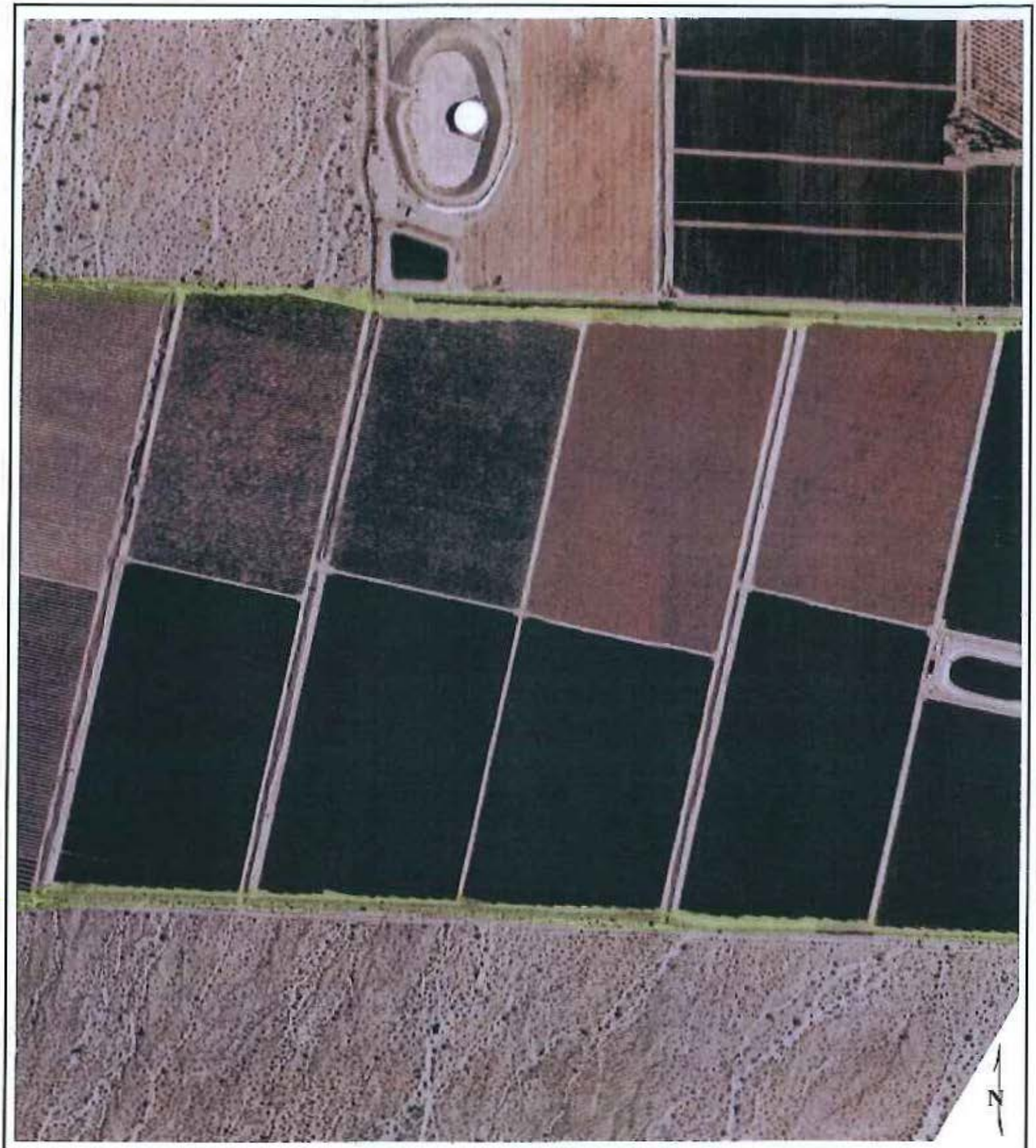
ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 2002 Aerial Photograph –

Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

10



ADVANCED ENVIRONMENTAL CONCEPTS

ADVANCED ENVIRONMENTAL CONCEPTS
220 E. Truxtun Avenue Bakersfield, CA 93305

- 2006 Aerial Photograph –

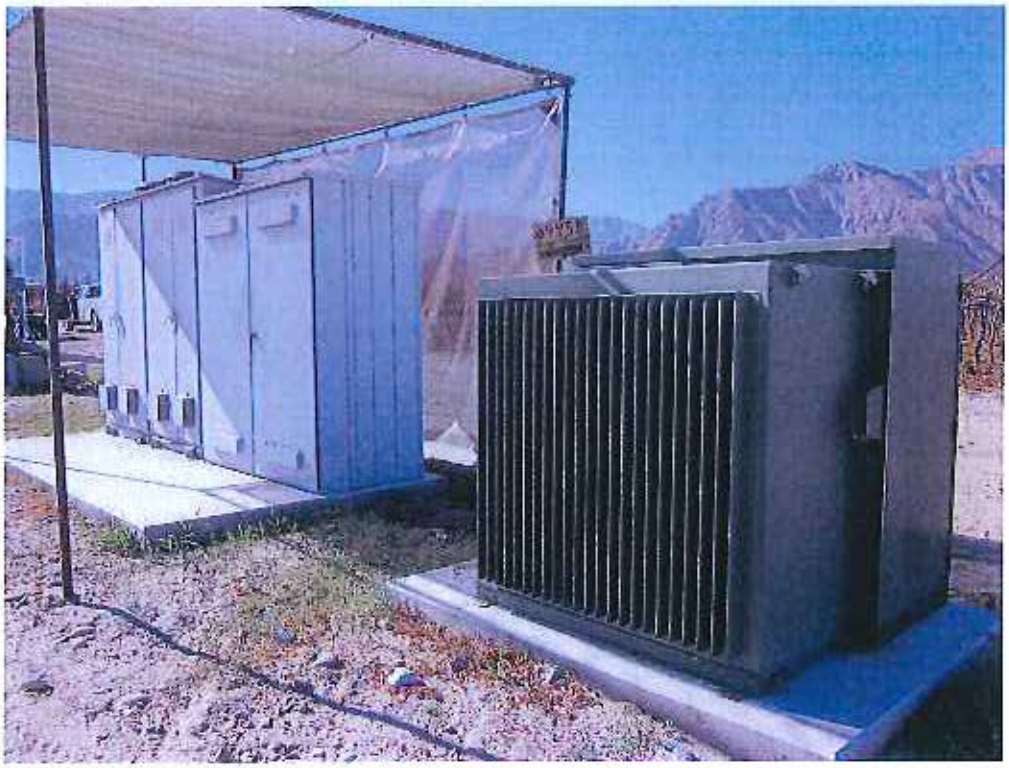
Juele I Vineyard Property
Approximately 292.16-acres of Agricultural Ground
Bordered on the West by Van Buren Street
and the East by Harrison Street
County of Riverside • Thermal, California

FIGURE

11

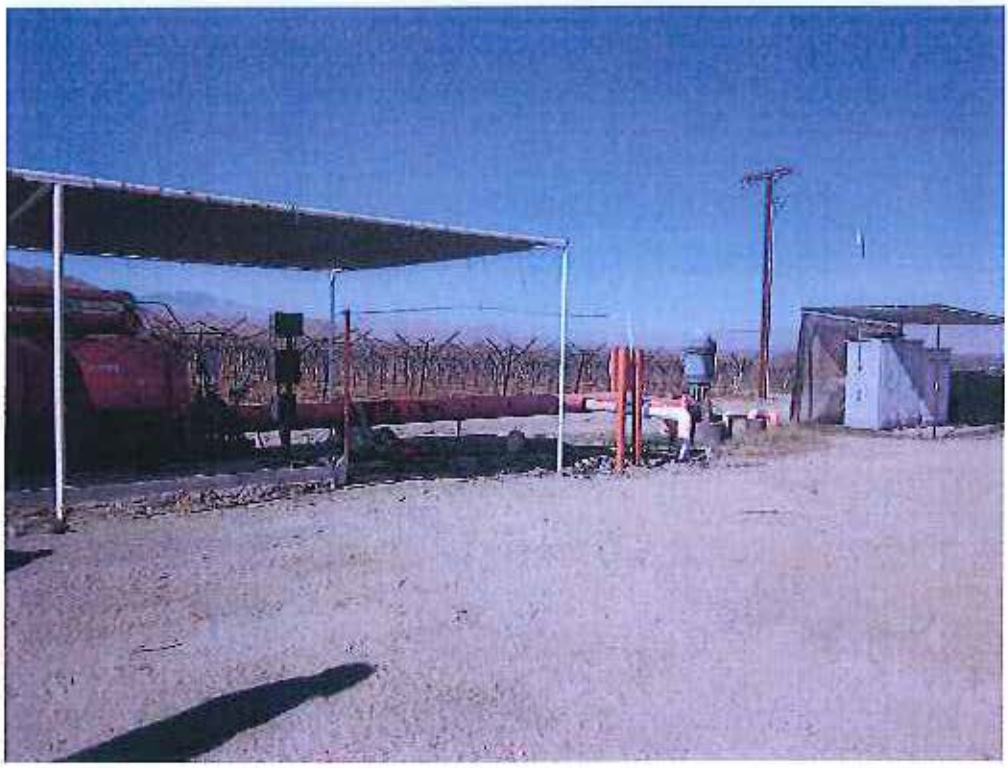
1. View of irrigation well at northwest corner of reservoir. Formerly diesel powered, engine and tank removed approximately six years ago.

2. View of pad-mounted transformer and electrical panels at northwest corner of reservoir.

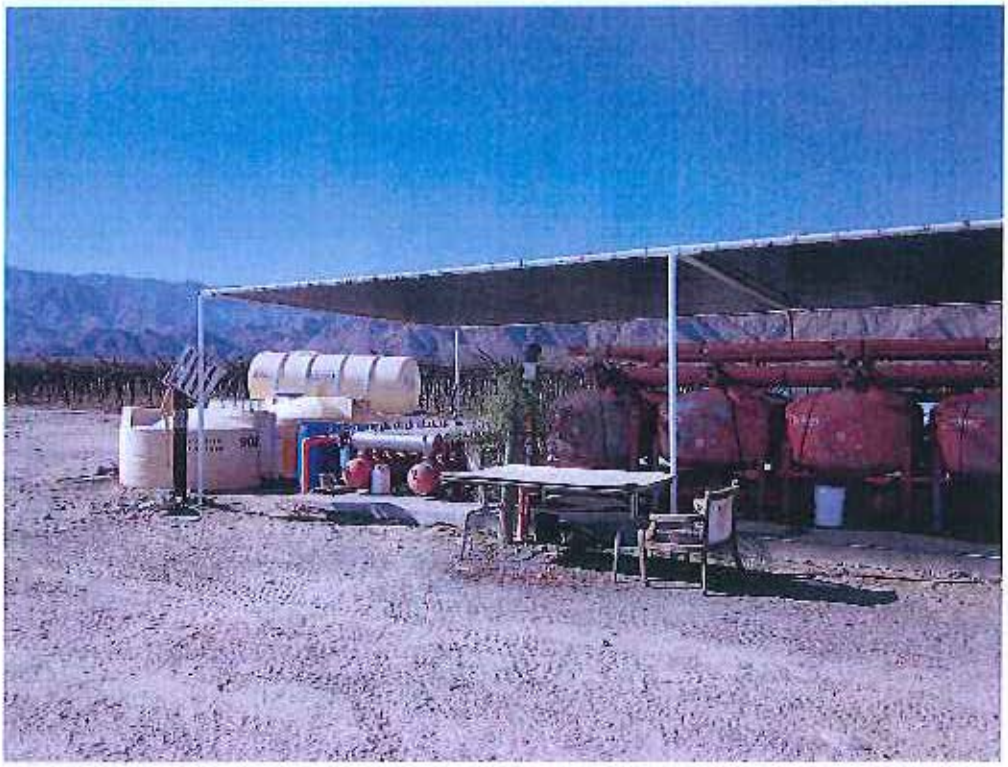


3. View east across reservoir.

4. View of sand filter systems and booster pump along north bank of reservoir.

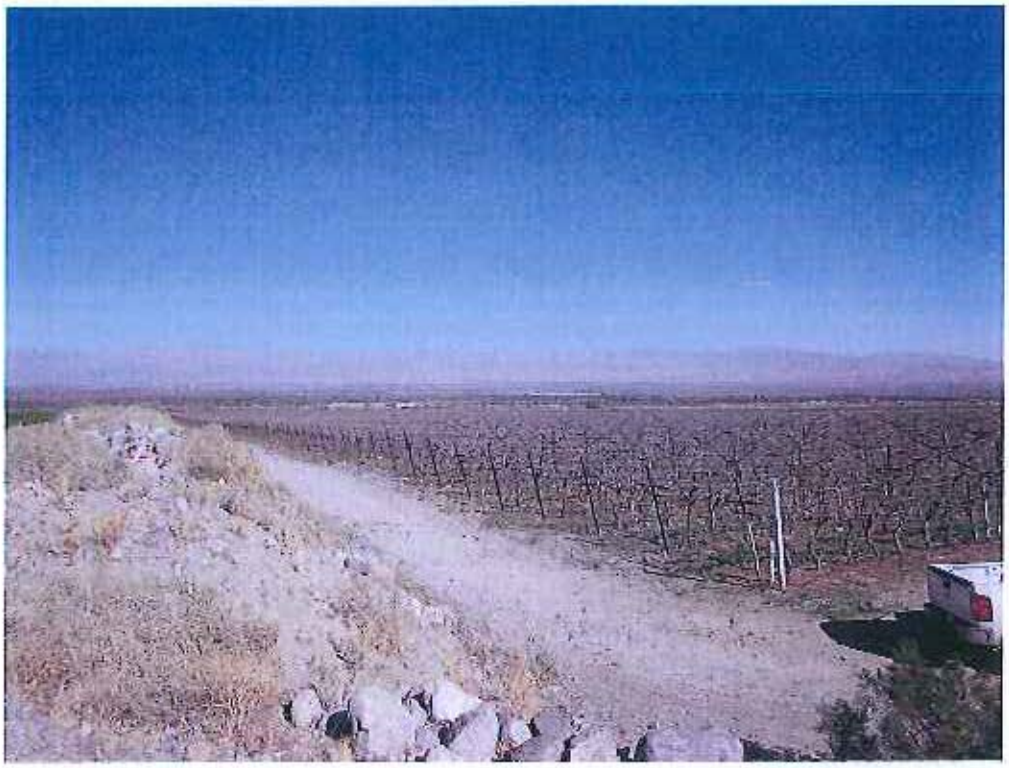


5. View of sand filter system and poly fertilizer ASTs.



6. View northwest at the mangos from south boundary.

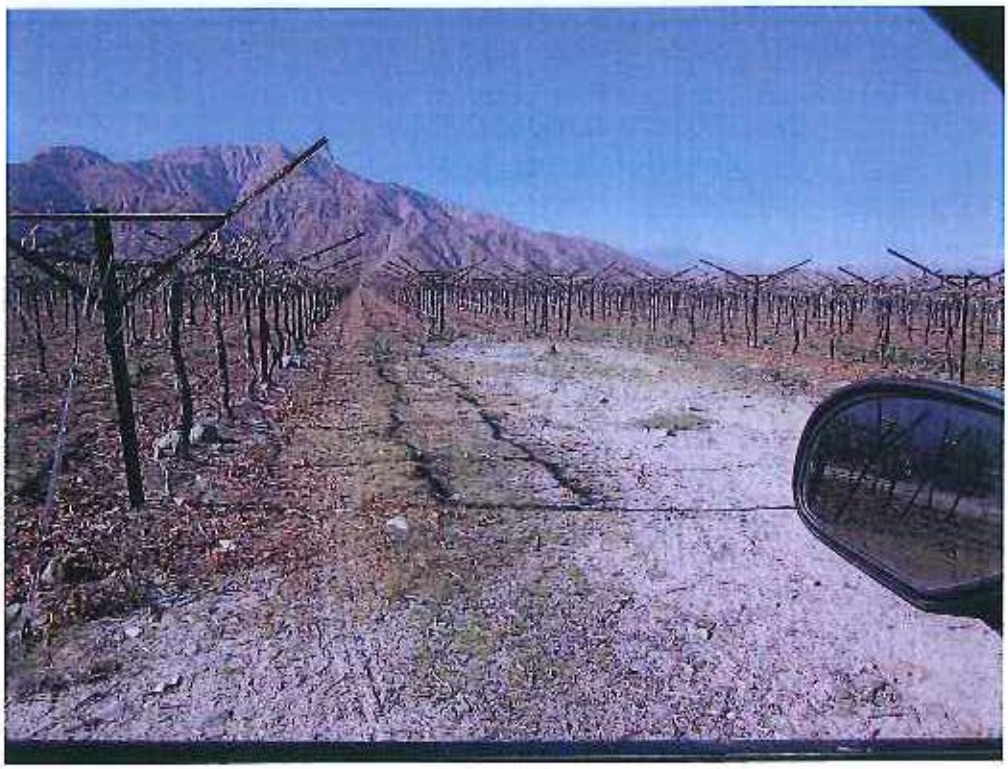
7. View northeast across vineyard from south boundary.



8. View east along south boundary access road.

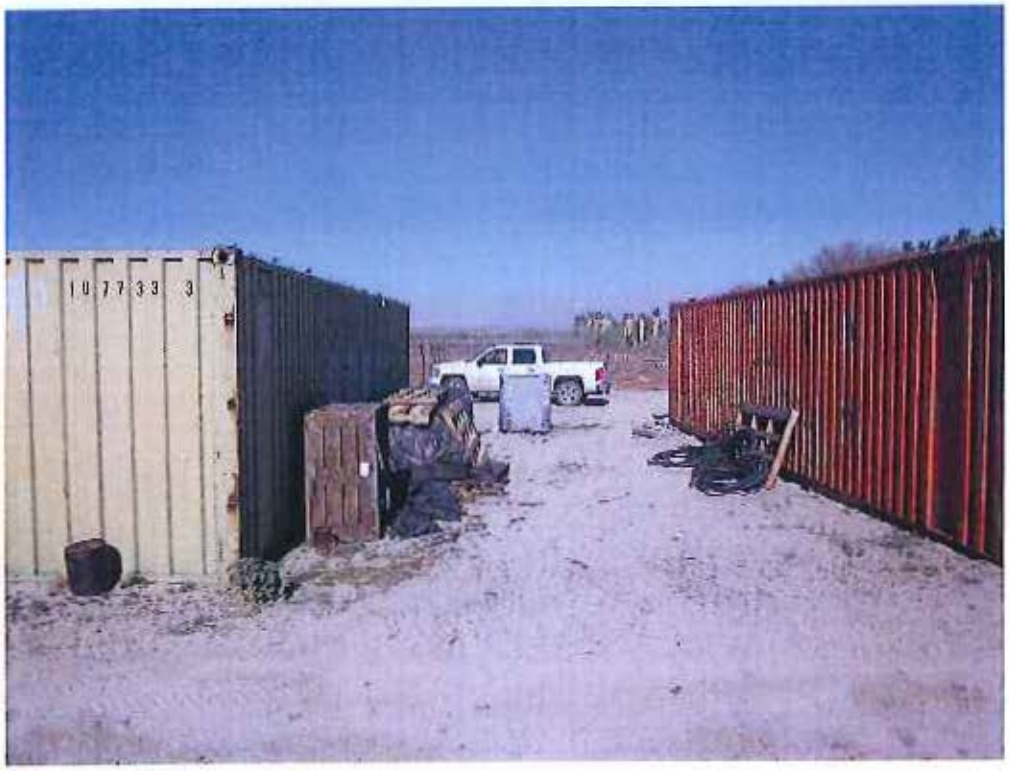
9. View north along east boundary from southeast corner.

10. View of site inspection well at southeast corner of vineyard.



11. View of field toilet dump along east boundary.

12. View of two steel sea train containers primarily containing irrigation materials.

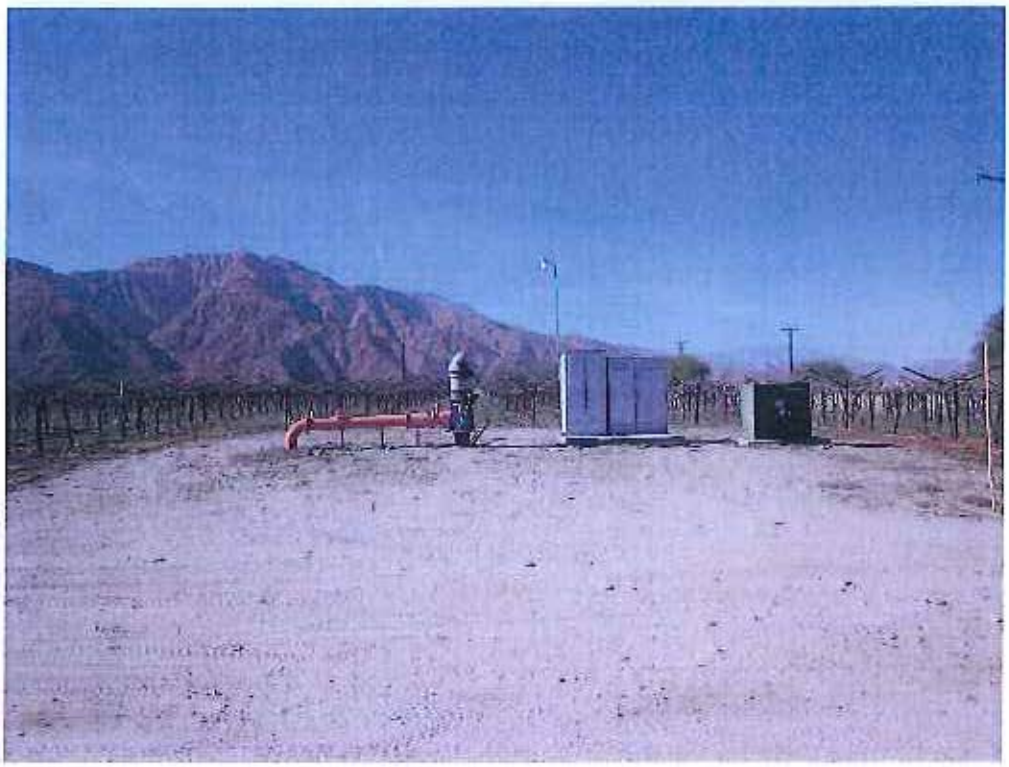


13. View of employee break area along north boundary across road.

14. View west along north boundary of mangos.

15. View east along north boundary of vineyard.

16. View of irrigation well, electrical panel, and transformer at northeast portion of ranch.



Appendix B

EDR ENVIRONMENTAL DATABASE SURVEY

292 Agricultural Property
Harrison St & 70th Ave
Thermal, CA 92274

Inquiry Number: 3234503.2s
January 05, 2012

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

HARRISON ST & 70TH AVE
THERMAL, CA 92274

COORDINATES

Latitude (North):	33.543700 - 33° 32' 37.3"
Longitude (West):	116.190400 - 116° 11' 25.4"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	575164.9
UTM Y (Meters):	3711664.8
Elevation:	124 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	33116-E2 VALERIE, CA
Most Recent Revision:	1972

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	2009, 2010
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST ..... Active UST Facilities
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land
FEMA UST ..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs
HIST Cal-Sites ..... Historical Calsites Database
SCH ..... School Property Evaluation Program
Toxic Pits ..... Toxic Pits Cleanup Act Sites
CDL ..... Clandestine Drug Labs
US HIST CDL ..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST ..... Facility Inventory Database
HIST UST ..... Hazardous Substance Storage Container Database
SWEEPS UST ..... SWEEPS UST Listing

Local Land Records

LIENS 2 ..... CERCLA Lien Information
LUCIS ..... Land Use Control Information System
LIENS ..... Environmental Liens Listing
DEED ..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System

EXECUTIVE SUMMARY

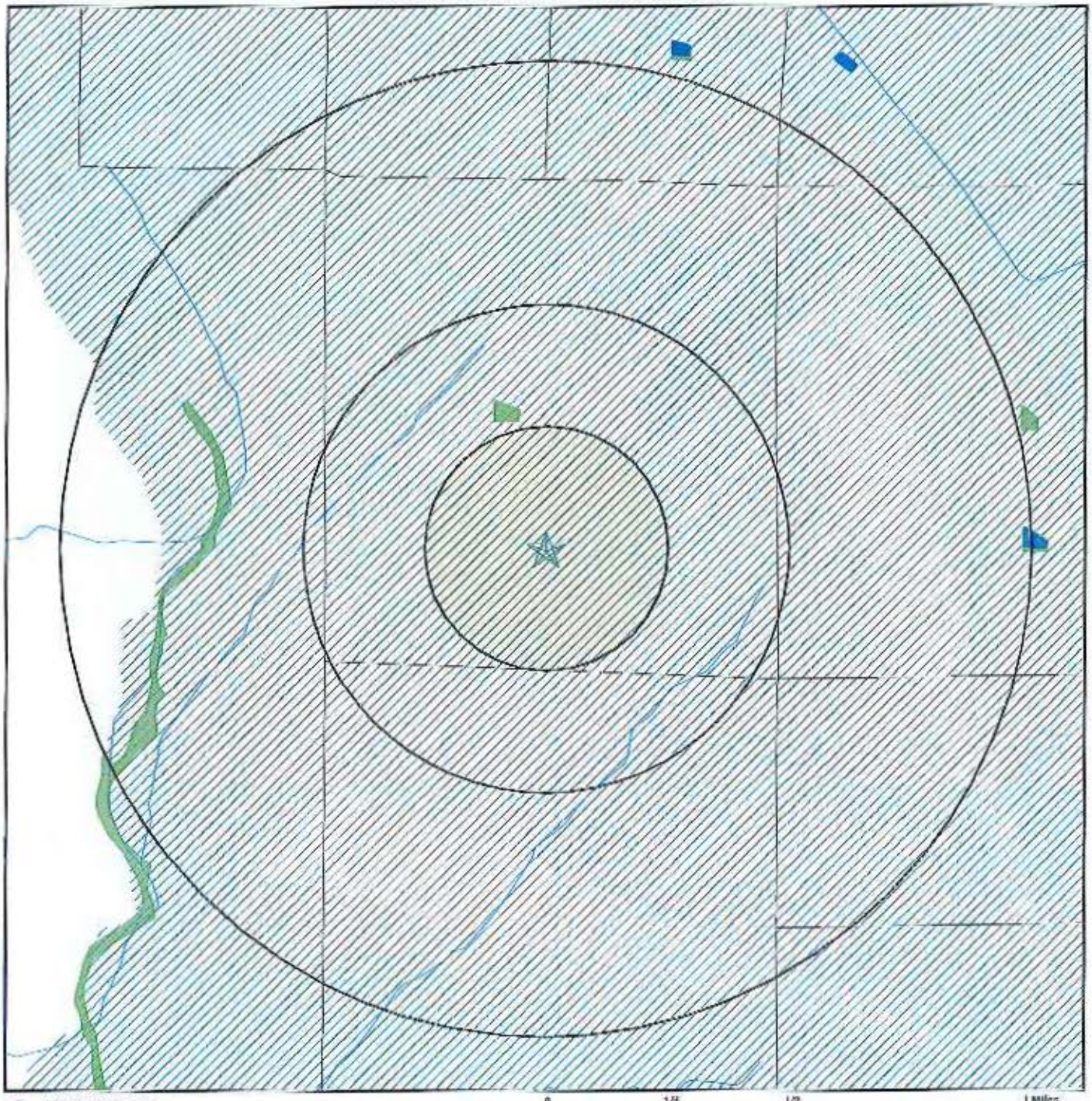
EDR Historical Cleaners_____ EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

OVERVIEW MAP - 3234503.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 292 Agricultural Property ADDRESS: Harrison St & 70th Ave Thermal CA 92274 LAT/LONG: 33.5437 / 116.1904	CLIENT: Advanced Env. Concepts CONTACT: Karlee Schafer INQUIRY #: 3234503.2s DATE: January 05, 2012 1:29 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	0	NR	NR	NR	0
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Federal ERNS list								
ERNS		TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE		1.000	0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR		1.000	0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST		0.500	0	0	0	NR	NR	0
SLIC		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
ENF		TP	NR	NR	NR	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

Map ID Direction Distance Elevation	Site	MAP FINDINGS Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 06/30/2011
Date Data Arrived at EDR: 07/12/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 79

Source: EPA
Telephone: N/A
Last EDR Contact: 10/12/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites
A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 06/30/2011
Date Data Arrived at EDR: 07/12/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 79

Source: EPA
Telephone: N/A
Last EDR Contact: 10/12/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens
Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Date of Government Version: 03/09/2011
Date Data Arrived at EDR: 03/15/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 91

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Varies

Date of Government Version: 11/07/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/21/2011
Date Data Arrived at EDR: 11/22/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 21

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alamoda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/10/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 33

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/19/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/02/2011
Date Data Arrived at EDR: 11/04/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 7

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/01/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 59

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/11/2011
Date Data Arrived at EDR: 08/12/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 32

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 02/16/2011
Date Data Arrived at EDR: 06/02/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 103

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

State and tribal registered storage tank lists

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 07/01/2011
Date Data Arrived at EDR: 08/26/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 18

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 08/11/2011
Date Data Arrived at EDR: 08/12/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 32

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2011
Date Data Arrived at EDR: 11/01/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 10

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/17/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/19/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/14/2011
Date Data Arrived at EDR: 09/15/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 39

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 12/27/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/07/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/08/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 12/05/2012
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Varies

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Varies

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 09/19/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 34

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 01/05/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/29/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 11/11/2011
Number of Days to Update: 94

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/08/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/20/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/09/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/01/2011
Date Data Arrived at EDR: 08/18/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 41

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/27/2011
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/31/2011
Date Data Arrived at EDR: 09/14/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 15

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Annually

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 12/21/2011
Next Scheduled EDR Contact: 04/09/2012
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/19/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/28/2011
Next Scheduled EDR Contact: 03/12/2012
Data Release Frequency: Quarterly

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/21/2011
Date Data Arrived at EDR: 11/22/2011
Date Made Active in Reports: 12/13/2011
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 11/30/2011
Date Data Arrived at EDR: 11/30/2011
Date Made Active in Reports: 12/16/2011
Number of Days to Update: 16

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 01/03/2012
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CAL-SITES].

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/20/2011
Next Scheduled EDR Contact: 04/09/2012
Data Release Frequency: No Update Planned

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing
The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 10/24/2011
Next Scheduled EDR Contact: 02/06/2012
Data Release Frequency: Varies

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 34

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/19/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

COAL ASH DOE: Steam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/08/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/08/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/20/2011
Date Data Arrived at EDR: 10/21/2011
Date Made Active in Reports: 11/09/2011
Number of Days to Update: 18

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/21/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Quarterly

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/10/2011
Date Data Arrived at EDR: 10/11/2011
Date Made Active in Reports: 11/09/2011
Number of Days to Update: 29

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/30/2011
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/10/2011
Date Data Arrived at EDR: 10/11/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/30/2011
Next Scheduled EDR Contact: 04/16/2012
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/24/2011
Next Scheduled EDR Contact: 02/06/2012
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/03/2011
Number of Days to Update: 23

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/24/2011
Next Scheduled EDR Contact: 02/06/2012
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/31/2011
Next Scheduled EDR Contact: 02/13/2012
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/17/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 26

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/17/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/17/2011
Date Data Arrived at EDR: 10/25/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 20

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/11/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: No Update Planned

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 10/20/2011
Date Data Arrived at EDR: 10/21/2011
Date Made Active in Reports: 11/14/2011
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/21/2011
Next Scheduled EDR Contact: 04/26/2012
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/02/2011
Date Data Arrived at EDR: 10/12/2011
Date Made Active in Reports: 11/08/2011
Number of Days to Update: 27

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2011
Date Data Arrived at EDR: 10/14/2011
Date Made Active in Reports: 11/08/2011
Number of Days to Update: 25

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2011
Next Scheduled EDR Contact: 01/23/2012
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/30/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 12/16/2011
Number of Days to Update: 15

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/14/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/16/2011
Next Scheduled EDR Contact: 03/26/2012
Data Release Frequency: Quarterly

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/20/2011
Date Data Arrived at EDR: 09/22/2011
Date Made Active in Reports: 10/24/2011
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 09/06/2011
Date Data Arrived at EDR: 09/13/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 12/05/2011
Next Scheduled EDR Contact: 03/19/2012
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 10/03/2011
Number of Days to Update: 32

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 12/12/2011
Next Scheduled EDR Contact: 02/27/2012
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/20/2011
Date Data Arrived at EDR: 09/28/2011
Date Made Active in Reports: 10/25/2011
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 01/03/2012
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/20/2011
Date Data Arrived at EDR: 09/28/2011
Date Made Active in Reports: 10/19/2011
Number of Days to Update: 21

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 01/03/2012
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

SONOMA COUNTY:

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 09/30/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/19/2011
Number of Days to Update: 29

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/19/2011
Next Scheduled EDR Contact: 04/02/2012
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 11/15/2011
Date Data Arrived at EDR: 11/21/2011
Date Made Active in Reports: 12/14/2011
Number of Days to Update: 23

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/21/2011
Next Scheduled EDR Contact: 04/09/2012
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/21/2011
Date Data Arrived at EDR: 11/22/2011
Date Made Active in Reports: 12/22/2011
Number of Days to Update: 30

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/22/2011
Next Scheduled EDR Contact: 03/05/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/18/2011
Next Scheduled EDR Contact: 01/30/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/01/2011
Date Data Arrived at EDR: 11/08/2011
Date Made Active in Reports: 12/22/2011
Number of Days to Update: 44

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/08/2011
Next Scheduled EDR Contact: 02/20/2012
Data Release Frequency: Annually

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

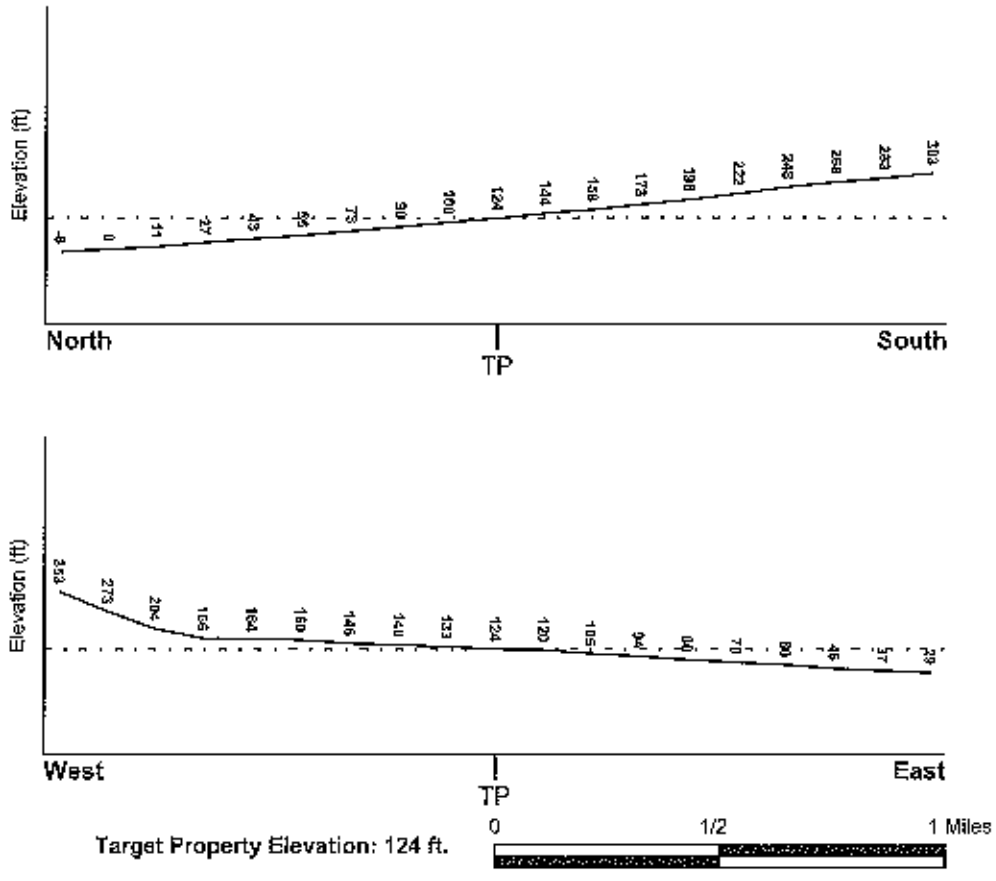
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Myoma

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 9 Min: 7.9
2	18 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 9 Min: 7.9

Soil Map ID: 2

Soil Component Name: Carsitas

Soil Surface Texture: gravelly sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information

Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.9
2	9 inches	59 inches	gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

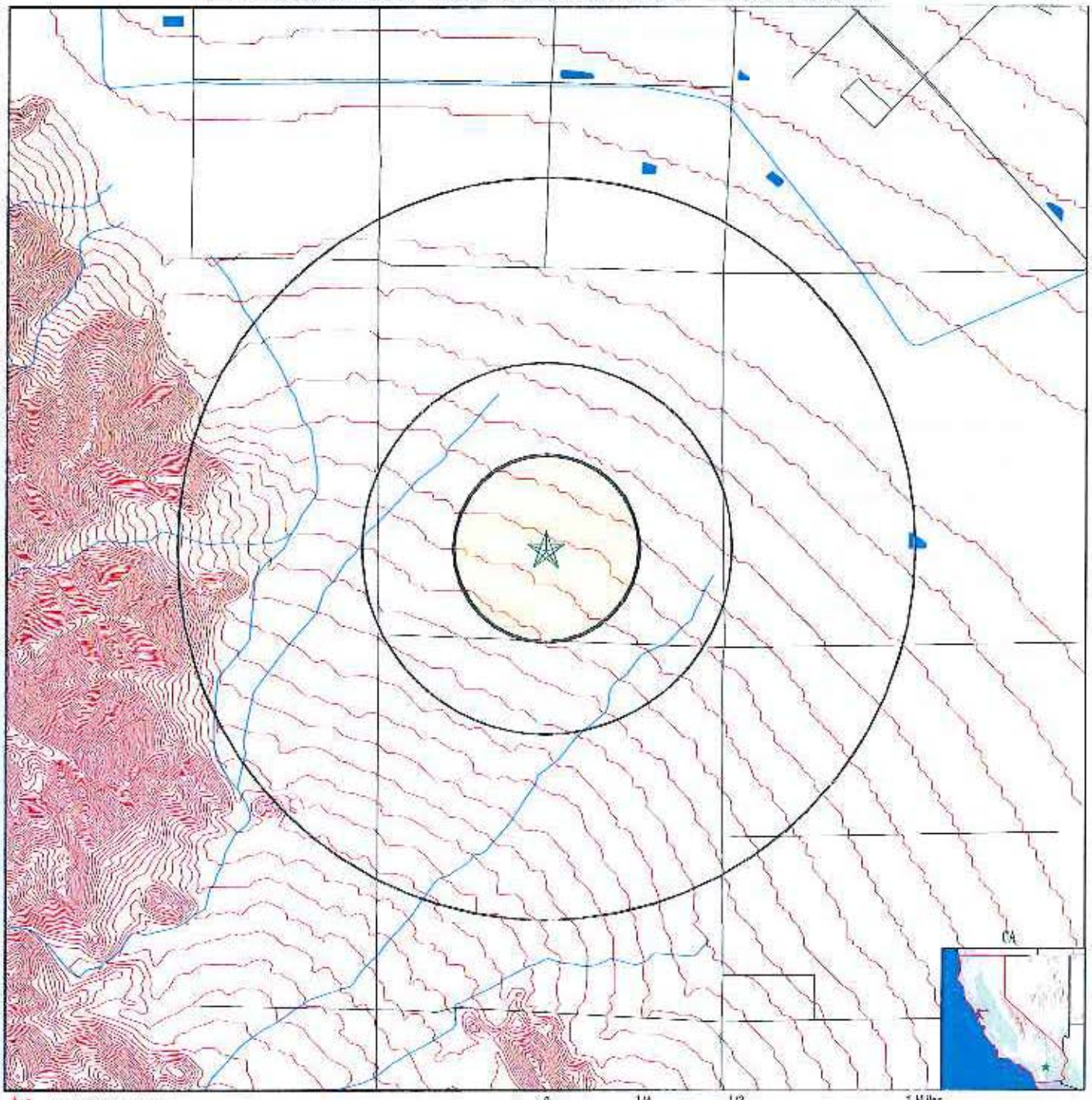
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

PHYSICAL SETTING SOURCE MAP - 3234503.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location
- (HD) Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 292 Agricultural Property	CLIENT: Advanced Env. Concepts
ADDRESS: Harrison St & 70th Ave Thermal CA 92274	CONTACT: Karlee Schafer INQUIRY #: 3234503.2s
LAT/LONG: 33.5437 / 116.1904	DATE: January 05, 2012 1:31 pm

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

292 Agricultural Property
Harrison St & 70th Ave
Thermal, CA 92274

Inquiry Number: 3234503.8
January 05, 2012

The EDR Property Tax Map Report

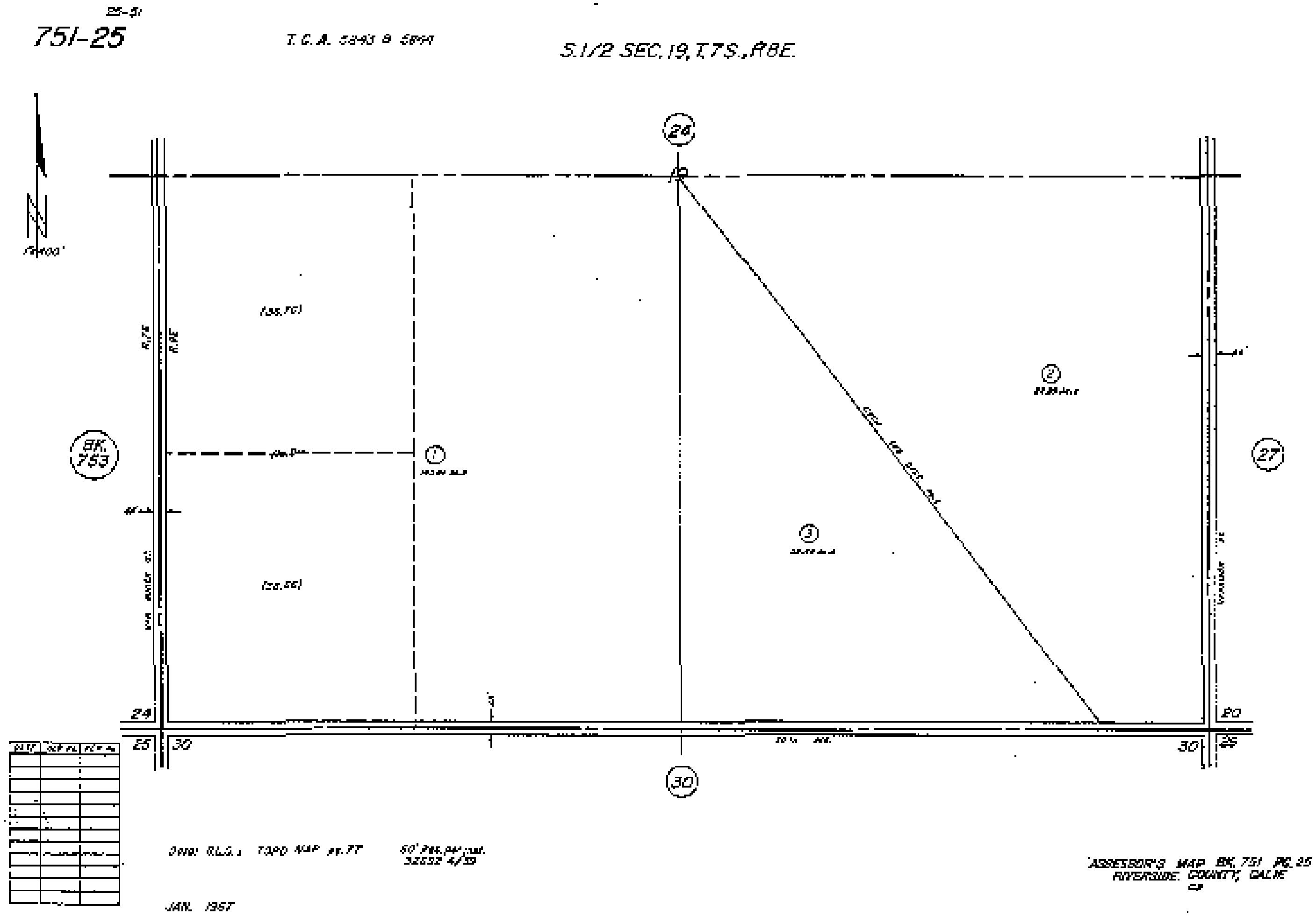
Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.



3234503.8 Page 1

292 Agricultural Property
Harrison St & 70th Ave
Thermal, CA 92274

Inquiry Number: 3234503.7
January 06, 2012

The EDR Environmental LienSearch™ Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

The EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

The EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

Harrison St & 70th Ave
292 Agricultural Property
Thermal, CA 92274

RESEARCH SOURCE

Source 1:
Riverside Recorder
Riverside, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	Jeule I LLC
Title received from:	Howard P & Ardith B Margules Trustees
Deed Dated	4/3/2003
Deed Recorded:	5/1/2003
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	See Exhibit
Miscellaneous Comments:	na
Legal Description:	See Exhibit
Legal Current Owner:	Jeule I LLC
Property Identifiers:	751-250-03
Comments:	See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1

Recording requested by:
Walther, Key, et al.

When Recorded Mail to:

Howard P. Marguleas
Jeule I, LLC
P.O. Box 7800
Incline Village, Nevada 89452

DOC # 2003-311825
05/01/2003 08:00A Fee:13.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
	1		3			✓			
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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Documentary Transfer Tax $ -0- 11930
_______ Computed on the consideration or value of property
_______ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

(The conveyance constitutes a gift from the Grantors to an entity wholly owned by them - without consideration)

Signature of Declarant or Agent determining tax -- Firm Name Walther Key

14 M TV

DEED OF CORRECTION AND QUITCLAIM

This Deed of Correction and Quitclaim Deed ("Quitclaim Deed") is entered into by and among Howard P. Marguleas and Ardith B. Marguleas, as Co-Trustees under The Marguleas Living Trust Agreement (As Restated) dated September 23, 1998 ("Grantor"), and Jeule I, LLC, a Nevada limited liability company ("Grantee"), to correct the Quitclaim Deed dated March 1, 1999, between Grantor and Grantee, which Quitclaim Deed was recorded on March 11, 1999, as Document Number 100054, with the Riverside County Recorder. The original Quitclaim Deed did not include two additional Assessor's Parcel Numbers for the real property transferred, and this Quitclaim Deed is executed by Grantor and Grantee to include the additional Assessor's Parcel Numbers.

Based upon the above, Howard P. Marguleas and Ardith B. Marguleas, as Co-Trustees under The Marguleas Living Trust Agreement (As Restated) dated September 23, 1998, hereby quitclaim to Jeule I, LLC, a Nevada limited liability company, all of their right, title and interest in the real property situated in the County of Riverside, State of California, described as follows:

The South half of Section 19, Township 7 South, Range 8 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat thereof.

APN: 751-250-001; 751-250-002; 751-250-003
TRA: 058-043

Dated this 3 day of April, 2003.

GRANTOR:

The Marguleas Living Trust
(As Restated)

By ______________________
Howard P. Marguleas, Co-Trustee

By Ardith B. Margulea
Ardith B. Margulea, Co-Trustee

Dated this 3 day of April, 2003.

GRANTEE:

Jeule I, LLC, a Nevada limited liability company

By: The Margulea Living Trust (As Restated)

By
Howard P. Margulea, Co-Trustee,
and Manager/Member

By Ardith B. Margulea
Ardith B. Margulea, Co-Trustee,
and Manager/Member

MAIL TAX STATEMENTS TO NAME LISTED ABOVE

STATE OF CALIFORNIA)
) ss.
COUNTY OF Riverside)

On this 3 day of April, 2003, before me, Ardis Lynn Manning, a Notary Public, personally appeared Howard W. Margulea and Ardith B. Margulea, Co-Trustees of The Margulea Living Trust (As Restated) personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the persons whose names are subscribed to the foregoing Quitclaim Deed, who acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the deed The Margulea Living Trust (As Restated) executed it.

ARDIS LYNN MANNING
Commission # 1314691
Notary Public - California
Riverside County
My Comm. Expires Jul 23, 2006

Notary Public

///

///

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On this 3 day of April, 2003, before me, Ardis Lynn Manning, a Notary Public, personally appeared Howard W. Marguleas and Ardith B. Marguleas, Co-Trustees of The Marguleas Living Trust (As Restated) and Managers/Members of Jeule I, LLC, a Nevada limited liability company, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the persons whose names are subscribed to the foregoing Quitclaim Deed, who acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the deed The Marguleas Living Trust (As Restated) and Jeule I, LLC, a Nevada limited liability company, executed it.

Notary Public

ARDIS LYNN MANNING
Commission # 1314691
Notary Public - California
Riverside County
My Comm. Expires Jul 23, 2005

WALTHER, KEY, MAUPIN, OATS, COX & LEGOY, ATTORNEYS AT LAW, RENO, NEVADA

2003-311825
05/01/2003 08:00A
3 of 3

292 Agricultural Property
Harrison St & 70th Ave
Thermal, CA 92274

Inquiry Number: 3234503.3
January 05, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

1/05/12

Site Name:
292 Agricultural Property
Harrison St & 70th Ave
Thermal, CA 92274

Client Name:
Advanced Env. Concepts
220 E. Truxtun Avenue
Bakersfield, CA 93305

EDR Inquiry # 3234503.3

Contact: Karlee Schafer

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Advanced Env. Concepts were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 292 Agricultural Property
Address: Harrison St & 70th Ave
City, State, Zip: Thermal, CA 92274
Cross Street:
P.O. # NA
Project: NA
Certification # B4FF-4F5D-945F

Sanborn® Library search results
Certification # B4FF-4F5D-945F

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Advanced Env. Concepts (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

292 Agricultural Property
Harrison St & 70th Ave
Thermal, CA 92274

Inquiry Number: 3234503.11
January 05, 2012

EDR Building Permit Report

Target Property and Adjoining Properties

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Building Permit Report: Search Documentation

1/05/12

Site Name:
292 Agricultural
Harrison St & 70th
Thermal, CA 92274

EDR Inquiry # 3234503.11

Client Name:
Advanced Env. Concepts
220 E. Truxtun Avenue
Bakersfield, CA 93305

Contact: Karlee Schafer

EDR Environmental Data Resources Inc

Search Documentation

DATA GAP

The complete collection of Building Permit data available to EDR has been searched, and as of 1/05/12, EDR does not have access to building permits in the city where your target property is located (Thermal, CA).

EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-05 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records – The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(a) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc

BUILDFAX PROPERTY HISTORY

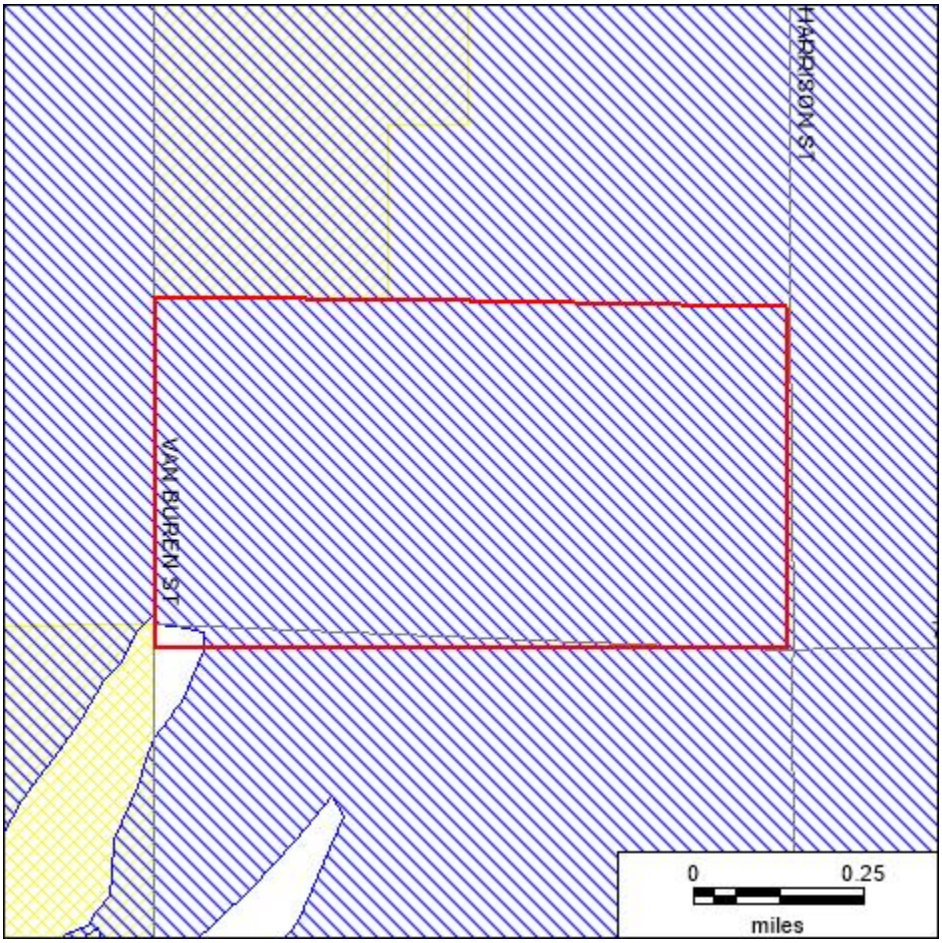
First American
Natural Hazard Disclosures™

FANHD Commercial Resale Property Disclosure Reports

Map of Statutory Natural Hazards For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972



This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

- Subject Property
- Special Flood Hazard Area
- Area of Potential Flooding, Dam Failure
- Very High Fire Hazard Severity Zone
- Wildland Area, Substantial Forest Fire Risk
- Earthquake Fault Zone
- Seismic Hazard Zone, Landslide
- Seismic Hazard Zone, Liquefaction

This COMMERCIAL PROPERTY DISCLOSURE REPORT contains the Commercial Natural Hazard Disclosure Report, the Commercial Tax Report and the Commercial Environmental Report.

THIS REPORT PROVIDES THE STATUTORY DISCLOSURES MANDATED BY CALIFORNIA LAWS SPECIFIED HEREIN AND DELIVERY OF THIS REPORT AND THE EXECUTED STATUTORY FORM IS SUFFICIENT TO MEET THE SAFE HARBOR FOR THE SELLER AND SELLER'S AGENT. THIS REPORT ALSO CONTAINS OTHER IMPORTANT DISCLOSURES AND INFORMATION. SELLER AND SELLER'S AGENT MAY HAVE ADDITIONAL RESPONSIBLITIES FOR CERTAIN DISCLOSURES WITHIN THEIR ACTUAL KNOWLEDGE.

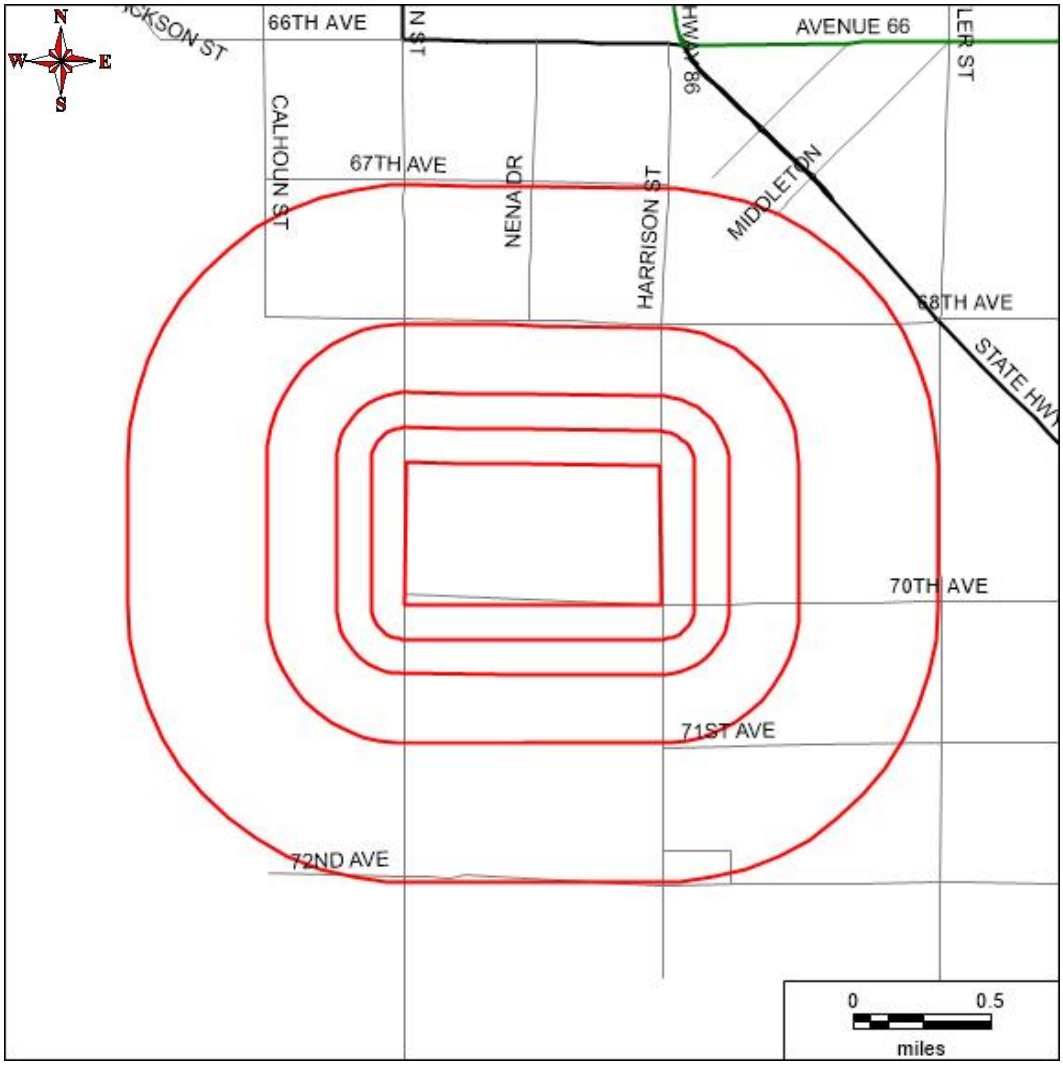
First American
Natural Hazard Disclosures™

FANHD Commercial Resale Property Disclosure Reports

Map of Environmental Hazard Sites For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972



NOTE: The map on the previous page may show more sites than are reported in the "Environmental Risk Screening Summary" table on Page 1. The map shows all sites found within the square coverage area. The table reports only those sites found within the circular AAI standard search distance for the database listed, which covers a smaller area. Outside of that standard search distance the table reports "NA" (not applicable). The AAI standard search distance differs between database categories, depending upon degree of potential hazard. See the selection called "Description of Databases Searched" for the actual AAI standard search distance used for each database category.

	(SEMS NPL) Federal National Priorities List or "Superfund" sites		(LUST) Leaking Underground Storage Tanks
	(SEMS) Fed. Sites investigated for poss. inclusion in the NPL		(UST) Undergound Storage Tanks
	(RCRA TSD) Treatment, Storage & Disposal Sites for Haz. Materials		(RCRA GEN) Potential Generator of hazardous materials Sites
	(RCRA COR) Corrective Action Sites		(SWIS) Solid Waste Landfill Facilities
	(SEMS ARCHIVED) SEMS-Archived		(SLIC) Spills, Leaks, Investig. & Cleanup
	Tribal LUST		(ENVIROSTOR) State EnviroStor Cleanup Sites Database
	Tribal UST		(CONTROLS) Deed Restriction Or Other Controls
	(ERNS) Emergency Response Notification System		(Hist-UST) Historical Underground Storage Tanks
	(HWIS) Hazardous Waste Information Summary		(AST) Aboveground Storage Tanks

The Natural Hazard Disclosure Report For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

ADDENDUM FOR ASSESSOR PARCEL NUMBERS

This Addendum pertains solely to Report No. 2853972 dated Friday, May 07, 2021("Report Date") for disclosure information with respect to the Property, situated in the County of RIVERSIDE, State of California, as collectively constituted by only those 3 assessor parcel numbers ("APN") and geographic boundaries thereof listed below as provided to the Company on said Report Date:

751-250-001 751-250-002 751-250-003

Responses contained in this Report pertain only to Property as identified above and to no others pursuant to a Transaction. This Report should not to be used for, and liability shall not be applicable to, any transaction involving any fewer or any other parcels than those identified above. For liability purposes a Report should be ordered for an individual parcel should it be sold separately from other parcels in a separate transaction.

This Addendum is attached hereto and made a part of Report No. 2853972 as of this reference and is subject to the Terms and Conditions contained herein.

First American
Natural Hazard Disclosures™

FANHD Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

The transferor and his or her agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the Property. Transferor hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.

The following are representations made by the transferor and his or her agent(s) or a third-party consultant based on their knowledge and maps drawn by the State. This information is a disclosure and is not intended to be part of any contract between the transferee and the transferor. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency
Yes X No___ Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes___ No X Do not know and information not available from local jurisdiction___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes___ No X

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISK AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.
Yes___ No X

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes___ No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone)___ Yes (Liquefaction Zone)___

No___ Map not yet released by state X

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Transferor(s)	Date	Signature of Transferor(s)	Date
Signature of Agent	Date	Signature of Agent	Date

☐ Transferor(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

☒ Transferor(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Civil Code Section 1103.7, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code Section 1103.4. Neither transferor(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS FANHD DIVISION.
Date 07 May 2021

Transferee represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations in this Natural Hazard Disclosure Statement do not constitute all of the transferor's or agent's disclosure obligations in this transaction.

Signature of Transferee(s)	Date	Signature of Transferee(s)	Date

TRANSFEREE(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

A. Commercial Natural Hazard Disclosure Report , Commercial Tax Report , Commercial Environmental Screening Report .
B. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only).
C. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
D. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Non-residential Building Energy Use.
E. Government Guides in Combined Booklet with Report. Refer to Booklet: Commercial Property Owner's Guide to Earthquake Safety. Government Guides are also available on the Company's "Electronic Bookshelf" at http://www.disclosures.com/.

The Natural Hazard Disclosure Report For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Table of Contents

First American Natural Hazard Disclosures℠

FANHD Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

PROPERTY DISCLOSURE SUMMARY - READ FULL REPORT

Statutory NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Flood	X			IN a Special Flood Hazard Area. The Property is IN a FEMA-designated Flood Zone(s) AO, X500.	8
Dam		X		NOT IN an area of potential dam inundation.	8
Very High Fire Hazard Severity		X		NOT IN a very high fire hazard severity zone.	9
Wildland Fire Area		X		Not in a wildland-state responsibility area.	9
Fault		X		NOT IN an earthquake fault zone designated pursuant to the Alquist-Priolo Act.	10
Landslide			X	Map Not Available	10
Liquefaction			X	Map Not Available	10

County-level NHD Determinations	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Fault		X		NOT IN a County-designated fault zone	12
Liquefaction	X			IN an area of low or very low liquefaction susceptibility	12

Additional Statutory Disclosures	IN	NOT IN	Map N/A*	Property is:	NHD Report page:
Former Military Ordnance		X		NOT WITHIN one mile of a formerly used ordnance site.	14
Airport Influence Area		X		NOT IN an airport influence area.	15
Airport Noise Area for 65 Decibel		X		NOT IN a delineated 65 dB CNEL or greater aviation noise zone.	16

General Advisories	Description	NHD Report page:
Methamphetamine Contamination	Provides an advisory that a disclosure may be required pursuant to the "Methamphetamine Contaminated Property Cleanup Act of 2005".	17
Mold	Provides an advisory that all prospective purchasers of residential and commercial property should thoroughly inspect the subject property for mold and sources for additional information on the origins of and the damage caused by mold.	18
Radon	Provides an advisory on the risk associated with Radon gas concentrations.	19
Endangered Species	Provides an advisory on resources to educate the public on locales of endangered or threatened species.	19
Abandoned Mines	Provides an advisory on resources to educate the public on the hazards posed by, and some of the general locales of, abandoned mines.	20
Oil and Gas Wells	Provides an advisory on the potential existence of oil and gas wells and sources for additional general and/or specific information.	20
Electromagnetic Fields Advisory	Provides an advisory about electromagnetic fields in the local environment and their assessment.	21

Property Tax Determinations	IS	IS NOT	Property is:	Tax Report page:
Mello-Roos Districts		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	23
1915 Bond Act Districts		X	NOT SUBJECT TO a 1915 Bond Act District.	23
PACE Contract Assessment		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	23
Other Direct Assessments	X		SUBJECT TO one or more other direct assessments.	25
SRA Fire Prevention Fee		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	29

First American Natural Hazard Disclosures℠

FANHD Commercial Resale Property Disclosure Reports

The Natural Hazard Disclosure Report For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Environmental Screening Determinations	IS	IS NOT	Property is:	Environmental Report page:
Subject Property listed in a Disclosed Database?		X	NOT LISTED in any of the databases searched for this Report.	30
Federal National Priorities List or "Superfund" sites (NPL)		X	NOT WITHIN one mile of a NPL site.	36
Corrective Action Sites (RCRA COR)		X	NOT WITHIN one mile of a RCRA COR site.	36
Federal Sites investigated for possible inclusion in the NPL (SEMS)		X	NOT WITHIN one-half mile of a SEMS site.	36
SEMS Sites That Have Been Archived (SEMS-Archived)		X	NOT WITHIN one-half mile of a SEMS-Archived site.	36
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		X	NOT WITHIN one-half mile of a RCRA TSD site.	37
Tribal UST And/Or Tribal LUST		X	NOT WITHIN one-half mile of a Tribal UST or Tribal LUST site.	37
State EnviroStor Cleanup Sites Database (ENVIROSTOR)		X	NOT WITHIN one-half mile of a ENVIROSTOR site.	37
State List of Spills, Leaks, Investigation & Cleanup (SLIC)		X	NOT WITHIN one-half mile of a SLIC site.	37
State List of Solid Waste Landfill Facilities (SWIS)		X	NOT WITHIN one-half mile of a SWIS site.	38
State List of Leaking Underground Storage Tanks (LUST)		X	NOT WITHIN one-half mile of a LUST site.	38
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)		X	NOT WITHIN one-half mile of a CONTROLS site.	38
Potential Generator of hazardous materials Sites (RCRA GEN)		X	NOT WITHIN one-eighth mile of a RCRA GEN site.	38
Emergency Response Notification System (ERNS, National Response Center)		X	NOT WITHIN one-eighth mile of a ERNS site.	38
State List of Underground Storage Tanks (UST)		X	NOT WITHIN one-eighth mile of a UST site.	39
State List of Historical Underground Storage Tanks (Hist-UST)		X	NOT WITHIN one-eighth mile of a Hist-UST site.	39
State Hazardous Waste Information Summary (HWIS)		X	NOT WITHIN one-eighth mile of a HWIS site.	39
State List of Aboveground Storage Tanks (AST)		X	NOT WITHIN one-eighth mile of a AST site.	39

Determined by First American Professional Real Estate Services, Inc.

For more detailed information as to the foregoing determinations, please read this entire Report.

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Natural Hazard Disclosure Report

Part 1. State Defined Natural Hazard Zones

Statutory Natural Hazard Disclosures

Section 1103 of the California Civil Code mandates the disclosure of six (6) natural hazard zones if the Property is located within any such zone. Those six "statutory" hazard zones, disclosed on the **Natural Hazard Disclosure Statement** ("NHDS") on Page one of this Report, are explained below. Note that the NHDS does not provide for informing buyers if a property is only partially within any of the delineated zones or provide additional flood zone information which could be very important to the process. The following summary is intended to give buyers additional information they may need to help them in the decision-making process and to place the information in perspective.

SPECIAL FLOOD HAZARD AREA

DISCUSSION: Property in a Special Flood Hazard Area (any type of Zone "A" or "V" as designated by the Federal Emergency Management Agency ("FEMA") is subject to flooding in a "100-year rainstorm." Federally connected lenders require homeowners to maintain flood insurance for buildings in these zones. A 100-year flood occurs on average once every 100 years, but may not occur in 1,000 years or may occur in successive years. According to FEMA, a home located within a SFHA has a 26% chance of suffering flood damage during the term of a 30-year mortgage. Other types of flooding, such as dam failure, are not considered in developing these zones. Flood insurance for properties in Zones B, C, D, X, X500, and X500_Levee is available but is not required.

Zones A, AO, AE, AH, AR, A1-A30: Area of "100-year" flooding - a 1% or greater chance of annual flooding.
Zone A99: An “adequate progress” determination for flood control system construction projects that, once completed, may significantly limit the area of a community that will be included in the Special Flood Hazard Area (SFHA). Such projects reduce but do not eliminate, the risk of flooding to people and structures in “levee-impacted” areas, and allow mandatory flood insurance to be available at a lower cost.
Zones V, V1-V30: Area of "100-year" flooding in coastal (shore front) areas subject to wave action.
Zone B: Area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.
Zones C, D: NOT IN an area of "100-year" flooding. Area of minimal (Zone C) or undetermined (Zone D) flood hazard.
Zones X: An area of minimal flood risk. These are areas outside the "500" year flood-risk level.
Zone X500: An area of moderate flood risk. These are areas between the "100" and "500" year flood-risk levels.
Zone X500_LEVEE: An area of moderate flood risk that is protected from "100-year flood" by levee and that is subject to revision to high risk (Zone A) if levee is decertified by FEMA.
Zone N: Area Not Included, no flood zone designation has been assigned or not participating in the National Flood Insurance Program.

Notice: The Company is not always able to determine if the Property is subject to a FEMA Letter of Map Revision ("LOMR") or other FEMA letters of map change. If Seller is aware that the Property is subject to a LOMR or other letters of map change, the Seller shall disclose the map change and attach a copy of the FEMA letter(s) to the Report. Contact FEMA at http://msc.fema.gov for additional information.

For more information about flood zones, visit:
https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

PUBLIC RECORD: Official Flood Insurance Rate Maps ("FIRM") compiled and issued by the Federal Emergency Management Agency ("FEMA") pursuant to 42 United States Code §4001, et seq.

AREA OF POTENTIAL FLOODING (DAM FAILURE)

Since 1998 California law has required seller disclosure of areas of potential inundation due to sudden or total dam failure as delineated on inundation maps submitted by dam owners to the California Office of Emergency Services (“OES”) for review and approval; however, as of June 27, 2017, the date on which Senate Bill 92 (SB 92) became operative, the review and approval of inundation maps prepared by licensed civil engineers and submitted by dam owners became the statutory responsibility of the California Department of Water Resources (“DWR”) Division of Safety of Dams (“DSOD”) as required by California Water Code Section 6161. These inundation maps are a component of emergency action plans submitted by dam owners to comply with statutory requirements set forth under the California Water Code for extremely high, high, and significant hazard dams and their critical appurtenant structures. Inundation maps are not required by the California Water Code for low hazard dams. SB 92 further requires dam owners to update the emergency action plan, including an inundation map, no less frequently than every 10 years or sooner.

To date DWR has yet to review, approve, and make publicly available inundation maps and data for many facilities with inundation areas that are subject to disclosure requirements. Inundation maps will continue to be posted and updated maps will replace outdated maps as they are approved by DSOD. In the absence of DSOD-approved data, inundation maps previously approved by the OES will be used by the Company to facilitate compliance with specified statutory real estate transfer disclosure requirements. These include inundation maps for federally owned dams over which DSOD has no jurisdictional authority and for which inundation maps are not available from DSOD. These dams include, among others, Folsom Dam, Isabella Dam, Hansen Dam, Prado Dam, and Seven Oaks Reservoir (owned by the U.S. Army Corps of Engineers) as well as Monticello Dam, New Melones Dam, and Shasta Dam (owned by the U.S. Bureau of Reclamation). The Company may also use OES-approved maps should the mapped inundation area for a given facility be greater than that depicted on a DSOD-approved map.

PUBLIC RECORD: (1) Official dam inundation maps made publicly available prior to June 27, 2017 by the State of California Office of Emergency Services ("OES") pursuant to California Government Code §8589.5; (2) Official inundation boundary digital data made publicly available since June 28, 2017 by the State of California Department of Water Resources (DWR) pursuant to California Water Code §6161. DWR states that its inundation boundary data typically includes flooding depths greater than one foot but some information may be redacted for security purposes.

VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ)

DISCUSSION: VHFHSZs can be defined by the California Department of Forestry and Fire Protection ("Calfire") as well as by local fire authorities within "Local Responsibility Areas" where fire suppression is the responsibility of a local fire department. Properties located within VHFHS Zones may have a higher risk for fire damage and, therefore, may be subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices. Contact the local fire department for a complete list of requirements and exceptions.

PUBLIC RECORD: Maps issued by Calfire pursuant to California Government Code § 51178 recommending VHFHSZs to be adopted by the local jurisdiction within its Local Responsibility Area, or VHFHSZs adopted by the local jurisdiction within the statutory 120-day period defined in California Government Code § 51179.

WILDLAND FIRE AREA (STATE RESPONSIBILITY AREA)

DISCUSSION: The State Board of Forestry classifies all lands within the State of California based on various factors such as ground cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks. Fire prevention and suppression in all areas which are not within a Wildland - State Responsibility Area ("WSRA") is primarily the responsibility of the local or federal agencies, as applicable.

For property located within a WSRA, please note that (1) there may be substantial forest fire risks and hazards; (2) except for property located within a county which has assumed responsibility for prevention and suppression of all fires, it is NOT the state's responsibility to provide fire protection services to any building or structure located within a WSRA unless the Department has entered into a cooperative agreement with a local agency; and (3) the property owner may be is subject to (i) additional construction requirements such as a "Class A" roof for new construction or replacement of existing roofs; and (ii) additional maintenance responsibilities such as adequate vegetation clearance near the structure, spark screens on chimneys and stovepipes, leaf removal from roofs, and other basic fire-safety practices.

The existence of local agreements for fire service is not available in the Public Record and, therefore, is not included in this disclosure. For very isolated properties with no local fire services or only seasonal fire services there may be significant fire risk. If the Property is located within a WSRA, please contact the local fire department for more detailed information.

PUBLIC RECORD: Official maps issued by the California Department of Forestry and Fire Protection ("Calfire") pursuant to California Public Resources Code § 4125.

SRA Fire Prevention Benefit Fee Advisory

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area. The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of $152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

For more information, please refer to "Part 6. State Responsibility Area Fire Prevention Fee" in the FANHD Property Tax Report.

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EARTHQUAKE FAULT ZONE

DISCUSSION: Earthquake Fault Zones are delineated and adopted by California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972. Property in an Earthquake Fault Zone ("EF Zone") does not necessarily have a fault trace existing on the site. EF Zones are areas or bands delineated on both sides of known active earthquake faults. EF Zones vary in width but average one-quarter (1/4) mile in width with the "typical" zone boundaries set back approximately 660 feet on either side of the fault trace. The potential for "fault rupture" damage (ground cracking along the fault trace) is relatively high only if a structure is located directly on a fault trace. If a structure is not on a fault trace, shaking will be the primary effect of an earthquake. During a major earthquake, shaking will be strong in the vicinity of the fault and may be strong at some distance from the fault depending on soil and bedrock conditions. It is generally accepted that properly constructed wood-frame houses are resistant to shaking damage.

PUBLIC RECORD: Official earthquake fault zone or special study zone maps approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2622.

SEISMIC HAZARD MAPPING ACT ZONE

DISCUSSION: Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding. A property that lies partially or entirely within a designated SH Zone may be subject to requirements for site-specific geologic studies and mitigation before any new or additional construction may take place.

Earthquake-Induced Landslide Hazard Zones are areas where the potential for earthquake-induced landslides is relatively high. Areas most susceptible to these landslides are steep slopes in poorly cemented or highly fractured rocks, areas underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The CGS cautions these maps do not capture all potential earthquake-induced landslide hazards and that earthquake-induced ground failures are not addressed by these maps. Furthermore, no effort has been made to map potential run-out areas of triggered landslides. It is possible that such run-out areas may extend beyond the zone boundaries. An earthquake capable of causing liquefaction or triggering a landslide may not uniformly affect all areas within a SH Zone.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a soil phenomenon that can occur when loose, water saturated granular sediment within 40 feet of the ground surface, are shaken in a significant earthquake. The soil temporarily becomes liquid-like and structures may settle unevenly. The Public Record is intended to identify areas with a relatively high potential for liquefaction but not to predict the amount or direction of liquefaction-related ground displacement, nor the amount of damage caused by liquefaction. The many factors that control ground failure resulting from liquefaction must be evaluated on a site specific basis.

PUBLIC RECORD: Official seismic hazard maps or digital data thereof approved by the State Geologist and issued by the California Department of Conservation, California Geological Survey pursuant to California Public Resources Code §2696.

STATUTORY NATURAL HAZARD DISCLOSURE REPORTING STANDARD: "IN" shall be reported if any portion of the Property is located within any of the above zones as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within any of the above zones as delineated in the Public Record. Map Not Available shall be reported in areas not yet evaluated by the governing agency according to the Public Record. Please note that "MAP NOT AVAILABLE" will be applicable to most portions of the state. Official Seismic Hazard Zone ("SH Zone") maps delineate Areas of Potential Liquefaction and Areas of Earthquake-Induced Landsliding.

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Part 2. County and City Defined Natural Hazard Zones

HAZARD MAPS IN THE LOCAL GENERAL PLAN

General Plan regulates property development. There are currently over 530 incorporated cities and counties in California. The state Government Code (Sections 65000 et seq.) requires each of those jurisdictions to adopt a comprehensive, long-term "General Plan" for its physical development. That General Plan regulates land uses within the local jurisdiction in order to protect the public from hazards in the environment and conserve local natural resources. The General Plan is the official city or county policy regarding the location of housing, business, industry, roads, parks, and other land uses.

Municipal hazard zones can affect the cost of ownership. Each county and city adopts its own distinct General Plan according to that jurisdiction's unique vegetation, landscape, terrain, and other geographic and geologic conditions. The "Safety Element" (or Seismic Safety Element) of that General Plan identifies the constraints of earthquake fault, landslide, flood, fire and other natural hazards on local land use, and it delineates hazard zones within which private property improvements may be regulated through the building-permit approval process, which can affect the future cost of ownership. Those locally regulated hazard zones are in addition to the federal and state defined hazard zones associated with statutory disclosures in the preceding section.

City and/or County natural hazard zones explained below. Unless otherwise specified, only those officially adopted Safety Element or Seismic Safety Element maps (or digital data thereof) which are publicly available, are of a scale, resolution, and quality that readily enable parcel-specific hazard determinations, and are consistent in character with those statutory federal or state disclosures will be considered for eligible for use as the basis for county- or city-level disclosures set forth in this Report. Please also note:

- If an officially adopted Safety Element or Seismic Safety Element map relies on data which is redundant of that used for state-level disclosures, this Report will indicate so and advise Report recipients to refer to the state-level hazard discussion section for more information.
- If an officially adopted Safety Element or Seismic Safety Element cites underlying maps created by another agency, those maps may be regarded as incorporated by reference and may be used as the basis for parcel-specific determinations if those maps meet the criteria set forth in this section.
- Because county- and city-level maps are developed independently and do not necessarily define or delineate a given hazard the same way, the boundaries for the "same" hazard may be different.

If one or more maps contained in the Safety Element and/or Seismic Safety Element of an officially adopted General Plan are used as the basis for local disclosure, those maps will appear under the "Public Record(s) Searched" for that county or city.

REPORTING STANDARDS

A good faith effort has been made to disclose all hazard features on pertinent Safety Element and Seismic Safety Element maps with well-defined boundaries; however, those hazards with boundaries that are not delineated will be deemed not suitable for parcel-specific hazard determinations. Some map features, such as lines drawn to represent the location of a fault trace, may be buffered to create a zone to facilitate disclosure. Those map features which can not be readily distinguished from those representing hazards may be included to prevent an omission of a hazard feature. If the width of a hazard zone boundary is in question, "IN" will be reported if that boundary impacts any portion of a property. Further explanations concerning specific map features peculiar to a given county or city will appear under the "Reporting Standards" for that jurisdiction.

PUBLIC RECORDS VS. ON-SITE EVALUATIONS

Mapped hazard zones represent evaluations of generalized hazard information. Any specific site within a mapped zone could be at less or more relative risk than is indicated by the zone designation. A site-specific evaluation conducted by a geotechnical consultant or other qualified professional may provide more detailed and definitive information about the Property and any conditions which may or do affect it.

PROPERTY USE AND PERMITTING

No maps beyond those identified as "Public Record(s)" have been consulted for the purpose of these local disclosures. These disclosures are intended solely to make Report recipient(s) aware of the presence of mapped hazards. For this reason -- and because local authorities may use on these or additional maps or data differently to determine property-specific land use and permitting approvals -- Report recipients are advised to contact the appropriate local agency, usually Community Development, Planning, and/or Building, prior to the transaction to ascertain if these or any other conditions or related regulations may impact the Property use or improvement.

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RIVERSIDE COUNTY GEOLOGIC DISCUSSION

PUBLIC RECORD(S) SEARCHED: The following Public Records, contained in the Safety Element of the General Plan as adopted by the County Board of Supervisors in 2003 and updated in December 2015, are utilized for those county-level disclosures below: County-produced digital data of "Earthquake Fault Study Zones" and "Generalized Liquefaction".

FAULT

Because there are numerous active faults throughout Riverside County, the Safety Element states that "all proposed structures for human occupancy should be required to investigate the potential for and setback from ground rupture". While the County regulates most development projects (including all land divisions and most structures for human occupancy) within earthquake fault zones, the Safety Element notes that the following projects are exempt: Single family, wood-frame and steel-frame dwellings that are one or two stories, are not part of a development of four units or more, and are not located within 50 feet of a fault. The Safety Element also notes that a geologic investigation must show that proposed buildings will not be built across active faults before a project can be permitted within an A-P Earthquake Fault Zone, County Fault Zone, or within 150 feet of any other potentially active or active fault mapped in published United States Geological Survey or California Geological Survey reports. A licensed geologist must prepare a site-specific evaluation and written report. "If an active fault is found, a structure for human occupancy must be set back 50 feet from the fault, unless adequate evidence, as determined and accepted by the County Engineering Geologist, is presented to support a different setback.".

Reporting Standards: "IN" shall be reported if any portion of the Property is within a fault zone as delineated in the Public Record. "NOT IN" shall be reported if no portion of the Property is located within a fault zone as delineated in the Public Record. Both vector and .pdf versions of the Public Record identify "Alquist-Priolo Zones" and "Existing County Zones".

LIQUEFACTION SUSCEPTIBILITY

According to the Safety Element, liquefaction occurs primarily in saturated, loose, fine- to medium grained soils in areas where the groundwater table is within approximately 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks, and a water-soil slurry bubbles onto the ground surface. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site; however, a determination of general risk potential can be provided based on soil type and depth of groundwater. Please contact the County to determine if there is a site-specific requirement for a geological and geologic investigation.

Reporting Standards: "IN" shall be reported as will the more/most severe level of Generalized Liquefaction as designated in the Public Record (which, for the purposes of this Report, have been grouped as "Very High or High", "Moderate", and "Low or Very Low") affecting any portion of the Property. "NOT IN" shall be reported if no portion of the Property is located within an area of Generalized Liquefaction as designated in the Public Record.

OTHER HAZARDS

NOTE: Not all maps referenced in the Safety Element have been made publicly available in a format that enables reliable parcel-specific determinations. These include "Earthquake-Induced Slope Instability", "Regions Underlain by Steep Slopes", "Engineering Geologic Materials", "Documented Subsidence Areas", "Wind Erosion Susceptibility Areas", "Dam Failure Inundation Areas", and "Wildfire Susceptibility". These will be evaluated for inclusion into future reports should such data be made publicly available by Riverside County. For questions regarding geotechnical development regulations pertaining to these additional hazards, please contact the County of Riverside Planning Department.

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CITY-LEVEL GEOLOGIC AND SEISMIC ZONES DISCUSSION

This Report reviews the officially adopted geologic hazard maps in the Safety Element that each city in California is required to include in its General Plan. The city the subject Property is located in has either not officially adopted hazard zonation maps in its General Plan at an appropriate scale to delineate where hazards may exist on a single parcel basis or will not make such maps available outside city offices. However, all Parties should be California is "earthquake country." Faults that may exist in this city or in neighboring regions could cause earthquake shaking or other fault related-phenomena on the Property. Other geologic hazards such as, but not limited to liquefaction (a type of soil settling that can occur when loose, water-saturated sediments are shaken significantly in an earthquake) may occur in certain valley floor areas and landslides are a possibility in any hillside area. Such potential natural hazards may exist and be delineated on other sources used by the city in its Planning, Engineering, or Building Departments. Such potential sources are not reviewed in this Report.

END OF LOCAL AREA DISCLOSURES AND DISCUSSIONS SECTION

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Part 3. Additional Property Specific Disclosures

FORMER MILITARY ORDNANCE SITE DISCLOSURE

DISCUSSION: Former Military Ordnance (FUD) sites can include sites with common industrial waste (such as fuels), ordnance or other warfare materiel, unsafe structures to be demolished, or debris for removal. California Civil Code Section 1102 requires disclosure of those sites containing unexploded ordnance. "Military ordnance" is any kind of munitions, explosive device/material or chemical agent used in military weapons. Unexploded ordnance are munitions that did not detonate. NOTE: **MOST** FUD sites do not contain unexploded ordnance. Only those FUD sites that the U.S. Army Corps of Engineers (USACE) has identified to contain Military Ordnance or have mitigation projects planned for them are disclosed in this Report. Additional sites may be added as military installations are released under the Federal Base Realignment and Closure (BRAC) Act. Active military sites are NOT included on the FUD site list.

PUBLIC RECORD: Data contained in Inventory Project Reports, Archives Search Reports, and related materials produced for, and made publicly available in conjunction with, the Defense Environmental Restoration Program for Formerly Used Defense Sites by the U.S. Army Corps of Engineers. Sites for which no map has been made publicly available shall not be disclosed.

REPORTING STANDARD: If one or more facility identified in the Public Record is situated within a one (1) mile radius of the Property, "**WITHIN**" shall be reported. The name of that facility or facilities shall also be reported.

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AIRPORT INFLUENCE AREA DISCLOSURE

DISCUSSION:

Certain airports are not disclosed in this Report. FANHD has made a good faith effort to identify the airports covered under Section 1102.6a. Sources consulted include official land use maps and/or digital data made available by a governing Airport Land Use Commission (ALUC) or other designated government body. Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. Not disclosed in this Report are public use airports that are not in the "California Airports List", airports that are physically located outside California, heliports and seaplane bases that do not have regularly scheduled commercial service, and private airports or military air facilities unless specifically identified in the "California Airports List". **If the seller has actual knowledge of an airport in the vicinity of the subject property that is not disclosed in this Report, and that is material to the transaction, the seller should disclose this actual knowledge in writing to the buyer.**

Most facilities for which an Airport Influence Area has been designated are included on the "California Airports List" maintained by the California Department of Transportation's Division of Aeronautics. The inclusion of military and private airports varies by County, and heliports and seaplane bases are not included, therefore, airports in these categories may or may not be included in this disclosure.

NOTE: Proximity to an airport does not necessarily mean that the property is exposed to significant aviation noise levels. Alternatively, there may be properties exposed to aviation noise that are greater than two miles from an airport. Factors that affect the level of aviation noise include weather, aircraft type and size, frequency of aircraft operations, airport layout, flight patterns or nighttime operations. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes.

PUBLIC RECORD: Based on officially adopted land use maps and/or digital data made publicly available by the governing ALUC or other designated government body. If the ALUC or other designated government body has not made publicly available a current officially adopted airport influence area map, then California law states that "a written disclosure of an airport within two (2) statute miles shall be deemed to satisfy any city or county requirements for the disclosure of airports in connection with transfers of real property."

REPORTING STANDARD: "**IN**" shall be reported along with the facility name(s) and the "Notice of Airport in Vicinity" if any portion of the Property is situated within either (a) an Airport Influence Area as designated on officially adopted maps or digital data or (b) a two (2) mile radius of a qualifying facility for which an official Airport Influence Area map or digital data has not been made publicly available by the ALUC or other designated governing body. "**NOT IN**" shall be reported if no portion of the Property is within either area.

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AIRPORT NOISE DISCLOSURE

DISCUSSION: California Civil Code §1102.17 requires the seller(s) of residential real property who has/have actual knowledge that the property in the transaction is affected by airport use must give written notice of that knowledge, as soon as practicable, before transfer of title.

Under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*, certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps have been produced for some airports. Not all airports have produced noise exposure maps. A property may be near or at some distance from an airport and not be within a delineated noise exposure area, but still experience aviation noise. Unless 65dB CNEL contour maps are published, helipads and military sites are not included in this section of the Report.

The *Airport Noise Compatibility Planning Program* is voluntary and not all airports have elected to participate. Furthermore, not all property in the vicinity of an airport is exposed to 65dB CNEL or greater average aviation noise levels. Conversely a property may be at some distance from an airport and still experience aviation noise. Buyer should be aware that aviation noise levels can vary seasonally or change if airport usage changes after a map is published or after the Report Date. FANHD uses the most seasonally conservative noise exposures provided.

Federal funding may be available to help airports implement noise reduction programs. Such programs vary and may include purchasing properties, rezoning, and insulating homes for sound within 65dB areas delineated on CNEL maps. Airport owners have also cooperated by imposing airport use restrictions that include curfews, modifying flight paths, and aircraft limitations.

PUBLIC RECORD: Certain 65 decibel (dB) Community Noise Equivalent Level (CNEL) contour maps produced under the Federal Aviation Administration's *Airport Noise Compatibility Planning Program Part 150*.

REPORTING STANDARD: "**IN**" shall be reported if any portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record. "**NOT IN**" shall be reported if no portion of the Property is situated within a 65 decibel Community Noise Equivalent Level contour identified in the Public Record.

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Part 4. General Advisories

METHAMPHETAMINE CONTAMINATED PROPERTY DISCLOSURE ADVISORY

DISCUSSION: According to the "Methamphetamine Contaminated Property Cleanup Act of 2005" a property owner must disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by meth lab activity. The owner must also give a copy of the pending order to the buyer to acknowledge receipt in writing. Failure to comply with these requirements may subject an owner to, among other things, a civil penalty up to $5,000. Aside from disclosure requirements, this new law also sets forth procedures for local authorities to deal with meth-contaminated properties, including the filing of a lien against a property until the owner cleans up the contamination or pays for the cleanup costs.

The Natural Hazard Disclosure Report For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

MOLD ADVISORY

DISCUSSION: The Buyer is hereby advised that naturally occurring molds may exist both inside and outside of any home and may not be visible to casual inspection. Persons exposed to extensive mold levels can become sensitized and develop allergies to the mold or other health problems. Extensive mold growth can damage a structure and its contents. All prospective purchasers of residential and commercial property are advised to thoroughly inspect the Property for mold. Be sure to inspect the Property inside and out for sources of excess moisture, current water leaks and evidence of past water damage.

As part of a buyer's physical inspection of the condition of a property, the buyer should consider engaging an appropriate and qualified professional to inspect and test for the presence of harmful molds and to advise the buyer of any potential risk and options available. This advisory is not a disclosure of whether harmful mold conditions exist at a property or not. No testing or inspections of any kind have been performed by The Company. Any use of this form is acknowledgement and acceptance that The Company does not disclose, warrant or indemnify mold conditions at a property in any way and is not responsible in any way for mold conditions that may exist. Information is available from the California Department of Health Services Indoor Air Quality Section fact sheet entitled, "Mold in My Home: What Do I Do?" The fact sheet is available at https://archive.cdph.ca.gov/programs/IAQ/Pages/IndoorMold.aspx or by calling (510) 620-3620.

The Toxic Mold Protection Act of 2001 requires that information be developed regarding the potential issues surrounding naturally occurring molds within a home. Information was written by environmental authorities for inclusion in the *Residential Environmental Hazards: A Guide for Homeowners, Buyers, Landlords and Tenants* booklet developed by the California Environmental Protection Agency and the Department of Health Services. It is found in Chapter VII of that booklet, and includes references to sources for additional information.

For local assistance, contact your county or city Department of Health, Housing, or Environmental Health.

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RADON ADVISORY

DISCUSSION: For its Radon Advisory, FANHD uses the updated assessment of radon exposure published in 1999 by the Lawrence Berkeley National Laboratory (LBNL) and Columbia University, under support from the U.S. Environmental Protection Agency (EPA), the National Science Foundation, and the US Department of Energy (published online at http://www2.lbl.gov/Science-Articles/Archive/radon-risk-website.html). Based on this recent assessment, FANHD radon advisory is as follows:

All of California's 58 counties have a predicted median annual-average living-area concentration of radon below 2.0 pCi/L (picocuries per liter of indoor air) -- which is well below the EPA's guideline level of 4 pCi/L and equivalent to the lowest hazard zone (Zone 3) on the 1993 EPA Map of Radon Zones.

The "median concentration" means that half of the homes in a county are expected to be below this value and half to be above it. All houses contain some radon, and a few houses will contain much more than the median concentration. **The only way to accurately assess long-term exposure to radon in a specific house is through long-term testing (sampling the indoor air for a year or more). The EPA recommends that all homes be tested for radon.** Columbia University's "Radon Project" website offers help to homeowners in assessing the cost vs. benefit of testing a specific house for radon or modifying it for radon reduction (see http://www.stat.columbia.edu/~radon/).

NOTE: FANHD does not use the EPA's 1993 map for advisory purposes because that map shows "short-term" radon exposure averaged by county. It was based on "screening measurements" that were intentionally designed to sample the worst-case conditions for indoor air in US homes--using spot checks (sampling for just a few days), in the poorest air quality (with sealed doors and windows), at the worst time of the year (winter), in the worst part of the house (the basement, if one was available). These short-term, winter, basement measurements are both biased and variable compared to long-term radon concentrations (averaged over a year) in the living area of a house. Long-term concentrations are a more accurate way to judge the long-term health risk from radon. For the above reasons, the EPA expressly disclaims the use of its 1993 map for determining whether any house should be tested for radon, and authorizes no other use of its map for property-specific purposes. For additional information about EPA guidelines and radon testing, see "Chapter VII--Radon", in the California Department of Real Estate's *Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants*.

ENDANGERED SPECIES ACT ADVISORY

DISCUSSION: The Federal Endangered Species Act of 1973 ("ESA"), as amended, requires that plant and animal species identified and classified ("listed") by the Federal government as "threatened" or "endangered" be protected under U.S. law. Areas of habitat considered essential to the conservation of a listed species may be designated as "critical habitat" and may require special management considerations or protection. All threatened and endangered species -- even if critical habitat is not designated for them -- are equally afforded the full range of protections available under the ESA.

In California alone, over 300 species of plants and animals have been designated under the ESA as threatened or endangered, and over 80 species have critical habitats designated for them. Most California counties are host to a dozen or more protected species and, in many cases, 10 or more species have designated critical habitats within a county.

ADVISORY: An awareness of threatened and endangered species and/or critical habitats is not reasonably expected to be within the actual knowledge of a seller.

No federal or state law or regulation requires a seller or seller's agent to disclose threatened or endangered species or critical habitats, or to otherwise investigate their possible existence on real property. Therefore, Buyer is advised that, prior to purchasing a vacant land parcel or other real property, Buyer should consider investigating the existence of threatened or endangered species, or designated critical habitats, on or in the vicinity of the Property which could affect the use of the Property or the success of any proposed (re)development.

FOR MORE INFORMATION: Complete and current information about the threatened and endangered species in California that are Federally listed in each county -- including all critical habitats designated there -- is available on the website of the U.S. Fish & Wildlife Service, the Federal authority which has enforcement responsibility for the ESA.

U.S. Fish & Wildlife Service Endangered Species Database (TESS)
http://ecos.fws.gov/tess_public/

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ABANDONED MINES ADVISORY

DISCUSSION: According to the California Department of Conservation, Office of Mine Reclamation, since the Gold Rush of 1849, tens of thousands of mines have been dug in California. Many were abandoned when they became unproductive or unprofitable. The result is that California's landscape contains many thousands of abandoned mines, which can pose health, safety, or environmental hazards on and around the mine property. Mines can present serious physical safety hazards, such as open shafts or adits (mine tunnel), and they may create the potential to contaminate surface water, groundwater, or air quality. Some abandoned mines are such massive problems as to earn a spot on the Federal Superfund environmental hazard list.

No California law requires the disclosure of abandoned mines in a real estate transaction, unless the existence of an abandoned mine is within the actual knowledge of the Seller and is deemed to be a fact material to the transaction.

The Office of Mine Reclamation (OMR) and the U.S. Geological Survey maintain a database of abandoned mines -- however, it is known to be incomplete and based on maps that are often decades out of date. Many mines are not mapped because they are on private land. The OMR warns that, ***"Many old and abandoned mines are not recorded in electronic databases, and when they are, the information may not be detailed enough to accurately define, differentiate or locate the mine feature, such as a potentially hazardous vertical shaft or horizontal adit or mine waste." (See reference below.)***

Accordingly, this Report does not contain an abandoned mines disclosure from any government database or map or any other source, in order to protect the seller from liability for non-disclosure of unrecorded abandoned mines.

Parties concerned about the possible existence or impact of abandoned mines in the vicinity of the Property are advised to retain a State-licensed geotechnical consultant to study the site and issue a report. Other sources of information include, but are not limited to, the State Office of Mine Reclamation at (916) 323-9198 (website: http://www.conservation.ca.gov/OMR), and the Engineering, Planning or Building Departments in the subject City and County.

FOR MORE INFORMATION: For more information visit the State Office of Mine Reclamation's website at:
http://www.conservation.ca.gov/omr/abandoned_mine_lands/Pages/index.aspx

OIL & GAS WELL ADVISORY

California is currently ranked fourth in the nation among oil producing states. Surface oil production is concentrated mainly in the Los Angeles Basin and Kern County, and in districts elsewhere in the state. In recent decades, real estate development has rapidly encroached into areas where oil production has occurred. Because the state's oil production has been in decline since the 1980's, thousands of oil and gas wells have been shut down or abandoned, and many of those wells are in areas where residential neighborhoods now exist.

According to the California Department of Conservation ("DOC"), to date, about 230,000 oil and gas wells have been drilled in California and around 105,000 are still in use. The majority of remaining wells have been sealed ("capped") under the supervision of the DOC's Geologic Energy Management Division (CalGEM). A smaller number have been abandoned and have no known responsible operator -- these are called "orphan" wells. The state has a special fund that pays the cost of safely capping orphan wells, however, that program is limited in its scope and progress.

Buyer should be aware that, while the DOC database is the most comprehensive source available for California oil and gas well information, the DOC makes no warranties that the database is absolutely complete, or that reported well locations are known with absolute accuracy.

For More Information
For a search of the state's databases of oil and gas wells and sites of known environmental contamination on or near the Property, please obtain the FANHD Residential Environmental Report. For general information, visit the California Department of Conservation, Geologic Energy Management Division (CalGEM) at https://www.conservation.ca.gov/CalGEM/.

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ELECTROMAGNETIC FIELD ("EMF") ADVISORY

According to the National Cancer Institute ("NCI") a 1979 study pointed to a possible association between living near electric power lines and childhood leukemia. More recent studies have not found an association or have found one only for those children who lived in homes with very high levels of magnetic fields present in few residences. The NCI also notes that a majority of epidemiological studies have also shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs ("ELF-EMF"s) in the home, although a few individual studies have suggested an association; only one reported results that were statistically significant. Sources of extremely low frequency ELF-EMF include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets. For more information please visit the NCI Electromagnetic Fields and Cancer portal at https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet

Weighing in on the same matter The World Health Organization ("WHO") states, "Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields. However, some gaps in knowledge about biological effects exist and need further research." WHO also asserts, "Despite many studies, the evidence for any effect remains highly controversial. However, it is clear that if electromagnetic fields do have an effect on cancer, then any increase in risk will be extremely small. The results to date contain many inconsistencies, but no large increases in risk have been found for any cancer in children or adults." For more information please visit WHO's EMF Q&A website at https://www.who.int/news-room/q-a-detail/electromagnetic-fields

The National Institute of Environmental Health Science ("NIEHS") Electric & Magnetic Fields web page at https://www.niehs.nih.gov/health/topics/agents/emf/index.cfm states, "If you are concerned about EMFs emitted by a power line or substation in your area, you can contact your local power company to schedule an on-site reading. You can also measure EMFs yourself with the use of a gaussmeter, which is available for purchase online through a number of retailers."

For further information and additional reading please visit:

- United States Environmental Protection Agency ("U.S. EPA")
  https://www.epa.gov/radtown/electric-and-magnetic-fields-power-lines
- The National Institute of Environmental Health Sciences ("NIEHS") & National Institutes of Health ("NIH")
  https://www.niehs.nih.gov/health/materials/electric_and_magnetic_fields_associated_with_the_use_of_electric_power_questions_and_answers_english_508.pdf

END OF NATURAL HAZARD DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.

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California Property Tax Disclosure Report

The parties for whom this Report was prepared are the owner or transferor ("Seller") of the Commercial Property ("Property") on the Report Date, the buyer or transferee ("Buyer") of the Commercial Property from Seller as of the Report Date, and their respective licensed real estate agents ("Agents"). Seller, Buyer and the Agents are sometimes referred to herein as "Party" or "Parties."

Part 1. Introduction and Summary

This Tax Report section discusses the results of an electronic search of specified government lists ("Databases") containing real property tax information concerning the Commercial Property. This tax information is based on the County's Fiscal Year 2020-2021 Secured Property Tax Roll and other sources identified in the Report. To understand the information provided, please read this entire Report.

Summary of Property Tax Determinations

The Commercial Property:	IS	IS NOT		
A.		X	NOT SUBJECT TO a Mello-Roos Community Facilities District.	23
B.		X	NOT SUBJECT TO a 1915 Bond Act District.	23
C.		X	NOT SUBJECT TO a Property Assessed Clean Energy (PACE) Contract.	23
D.	X		SUBJECT TO one or more other direct assessments.	25
E.		X	NOT SUBJECT TO the State Responsibility Area Fire Prevention Fee (SRA Fee is suspended until 2031 by Assembly Bill 398 of 2017).	29

Determined by First American Professional Real Estate Services, Inc.

THIS IS A DATABASE REPORT ONLY: The tax information in this Report only provides data derived from the County Tax Assessor's and Treasure's Databases ("Databases") identified in this Report unless specified otherwise in the Report. While FANHD has made good faith efforts to report from the Databases as accurately as possible, the quality, accuracy, and currency ("Database Date") of the information contained in these Databases can vary greatly. For more information regarding a specific Database, please read Part 2 of this Report. By use of this Report, Buyer agrees this is a Report product and not an insurance policy and is subject to the Terms and Conditions attached hereto and incorporated herein.

California Property Tax Disclosure Report For RIVERSIDE County

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Part 2. NOTICE OF SPECIAL TAX/ASSESSMENT

Special assessments, also referred to as direct or fixed assessments, are charges that are not based on the value of the property. These charges are levied to provide funding for services or improvements that directly benefit the property. Mello-Roos Community Facility Districts and 1915 Bond Districts are also classified as special assessments. PACE contract agreements are typically created pursuant to the Mello-Roos Act or the 1915 Bond Act. Certain special assessments may be subject to accelerated foreclosure if allowed to go delinquent.

TO THE PROSPECTIVE PURCHASER OF THE COMMERCIAL PROPERTY AT THE ADDRESS REFERENCED ABOVE: THIS IS A NOTIFICATION TO BUYER PRIOR TO PURCHASING THE COMMERCIAL PROPERTY.

A. Mello-Roos Community Facilities Districts

This Commercial Property is NOT SUBJECT to Mello-Roos Community Facilities Districts.

Database: Secured Property Tax Roll **Database Date: FY 2020-2021**

B. 1915 Bond Act Assessment Districts

This Commercial Property is NOT SUBJECT to 1915 Bond Assessment Districts.

Database: Secured Property Tax Roll **Database Date: FY 2020-2021**

C. Notice of Property Assessed Clean Energy (PACE) Program

Property assessed clean energy (PACE) programs allow property owners to finance energy efficiency, water efficiency and renewable energy projects, and qualifying seismic and wildfire safety improvements, on residential and commercial structures through a voluntary special tax assessment on the property. PACE programs are offered by many city, county and regional planning agencies, and have repayment periods ranging from 5 to 20 years however some may be longer. **PACE liens are authorized pursuant to Section 53328 of the California Government Code, (the "Mello-Roos Community Facilities Act of 1982") or California Streets & Highways Code Section 8500 (the "1915 Act") and are disclosed pursuant to Section 1102.6b of the California Civil Code.**

WHAT THIS MEANS: If a property owner voluntarily enters into a PACE program, a contractual assessment lien is placed on the property. The lien is repaid through installments collected on the property owner's secured county property tax bill. In certain situations the program administrator may bill the property owner directly. If the property is sold and the contractual assessment is not repaid in full, the new owner may be responsible for future assessments contributing towards repayment of the PACE contract.

DISCLOSURES AT RESALE: A PACE lien runs with the land. This means that the responsibility to repay the PACE lien may fall to the new owner upon transfer of the property unless the lien is paid off before closing. This fact may be material to a buyer's decision to purchase or price offered for the property. In addition, the buyer's lender may require the lien to be paid in full before closing (for certain federally backed mortgages, for example). Therefore, the property seller and his or her real estate agent may have a duty to disclose the existence of a PACE lien on the sale property.

The Property IS NOT SUBJECT to a PACE Program Contract documented in the county's Fiscal Year 2020-2021 Secured Property Tax Roll. To discover a PACE lien on the Property executed more recently, the Buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

D. Accelerated Foreclosure Information

Certain assessment or bond issues may contain accelerated foreclosure liens which have priority over other real property taxes and are a legal right included as part of the security for the obligation. The issuers of such bonds are often contractually required to monitor and collect delinquent assessments quickly. Accordingly, these assessments are not subject to the five (5) year waiting period applicable to ad valorem real property taxes. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis. **Therefore, it is extremely important that the real property tax bill be paid on time to prevent the accelerated foreclosure.**

E. Approved Districts Which Have Been Formed and Authorized But Are Not Yet Funded

Certain Mello-Roos Communities Facilities Districts or 1915 Bond Act Assessment Districts may have been formed and authorized but have not yet been funded. These Districts may not appear in this Report. However, the information regarding such

districts may appear on your preliminary report issued by a title company. If the district is subsequently funded, the special taxes or assessments may then appear on future property tax bills for the Property.

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Part 3. Current Property Tax Bill Summary

A. Summary of 2020-2021 Property Tax Bill

The following is a summary of Database information obtained from the RIVERSIDE COUNTY Secured Property Tax Roll (Database) for Tax Year 2020-2021 ("Database Date"). This summary is provided for informational purposes only. The summary includes Ad Valorem taxes which are based on the property's Assessed Value as well as other Non- Ad Valorem Direct or Special Assessments. Upon transfer of ownership, the Assessed Value may be reset to the Current Market Value or Sale Price which may result in a substantial change in the Ad Valorem taxes assessed. Please see Parts 4 and 5 of this Report for more information regarding Ad Valorem taxes and Supplemental taxes.

Total Assessed Value:	$7,215,569.00
1st Installment Due 11/01/2020	$58,884.05
2nd Installment Due 02/01/2021	$58,884.05
Total Annual Tax Liability	$117,768.10

General Ad Valorem Taxes

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
RIVERSIDE COUNTY TREASURER	BASE 1% TAX	$72,155.67	(951) 955-3820
COACHELLA VALLEY UNIFIED SCHOOL B & I	SCHOOL BONDS	$10,497.93	(760) 399-5137 X 414
DESERT COMMUNITY COLLEGE	COMM COLL BONDS	$2,847.99	(760) 773-2513
COACHELLA VALLEY WATER	UTILITY/WATER DISTRICT	$7,215.57	(760) 398-2661 X 2304
	TOTAL AD VALOREM TAXES	**$92,717.16**	

Direct and/or Special Assessments

AGENCY	DESCRIPTION	AMOUNT	CONTACT PHONE
CITRUS PEST CONTROL 2	CITRUS PEST CONTROL 2	$24,750.00	(800) 676-7516
SO COACHELLA VALLEY CSD	SO COACHELLA VALLEY CSD	$292.14	(760) 329-2813
COACHELLA VALLEY MOSQUITO AND VECTOR CONTROL DISTR	COACHELLA VALLEY MOSQUITO & RIFA	$8.80	(866) 807-6864
	TOTAL DIRECT ASSESSMENTS	**$25,050.94**	

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Part 4. Estimating Property Taxes After the Sale

Instantly and securely calculate estimated property taxes and supplemental taxes on our website (or manually calculate them below):
https://orderform.fanhd.com/Order/TaxCalcForm?token=NwOk9KjxrK%2ftFe30pscWhH96vWFB%2bMfZGP2mDhmvqYS6xJTqylHYuflEN3C8h5%2fUOHYzjoqOL%2bLWhxj%2fAKTrBOjVh9mrqWBnuQNirAI%2ftUU%3d

A. Calculating Property Taxes After Sale (ESTIMATE ONLY)

PROPERTY TAX ESTIMATOR

The following calculation method is provided to assist Buyer in estimating the approximate amount of property tax charges that the Commercial Property may be subject to for the upcoming tax year based on the assessed valuation being equal to the sales price. The amount derived is only an estimate and is not a substitute for a tax bill from the County, nor does it anticipate new property tax charges, fees or other changes in the property tax rates for future tax years.

1	Estimated Sales Price	• 1	$	
2	Estimated Ad Valorem Tax Rate	• 2		**0.0128500**
3	Multiply line 1 by line 2. This is your Estimated Ad Valorem Tax	• 3	$	
4	Direct Assessments including Mello Roos Special Taxes, 1915 Bond Act Assessments or PACE Assessments applicable	• 4	$	**25,050.94**
5	Add lines 3 and 4. Total Estimated Annual Tax Amount After Sale	• 5	$	

The information in this subparagraph A is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for property taxes which will be applicable after the Sale Date. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property. Please note that potential exemptions and exclusions are not reflected in this estimate. **Additionally, undeveloped or recently developed properties may be subject to additional Direct Assessments not included in this estimate. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Property Tax Estimator.**

B. Exemptions & Exclusions to Ad Valorem Taxes

California law provides certain exemptions or exclusions from reassessments. In order to determine if Buyer may qualify for any exemptions or exclusions or to obtain a comprehensive list of available exemptions and exclusions, please contact the County Tax Assessors Office 951-955-6200 or visit the County website at https://www.asrclkrec.com/. Additional information is also available on the website for the California Board of Equalization at www.boe.ca.gov

Reassessment Due to Decline in Value

Real estate markets are cyclical. In a less competitive market there are more sellers than buyers, and real estate prices can drop, sometimes precipitously. When a property is sold, in most cases its assessed value for tax purposes is set equal to the sale price. A drop in market value can mean the original assessment, and your property tax bill, is too high.

The County Tax Assessors Office is required to lower the assessment of any real property if it is higher than the current market value as of January 1 of each year. Each case is reviewed individually upon request by the property owner for the current year or the upcoming year. The annual deadline for filing an appeal – the "assessment appeal filing date" is November 30 in most California counties. For more information or to obtain a property tax reassessment request form, contact the Tax Assessors Office or visit the RIVERSIDE County website.

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Part 5. Supplemental Property Tax Information

A. General Information Regarding Supplemental Taxes

California law mandates the county assessor to reappraise real property upon a change in ownership or completion of new construction. The assessor's office issues a supplemental assessment which reflects the difference between the prior assessed value and the new assessment. This value is prorated based on the number of months remaining in the fiscal tax year which ends June 30.

Notices of the supplemental assessment are mailed out to the property owners prior to the issuance of the supplemental tax bill or refund if the value is reduced. The taxes or refund based on the supplemental assessment are in addition to the regular annual tax bill.

The supplemental tax will be due from the current owner in addition to the regular tax assessment. Accordingly for the first year of ownership, Buyer should plan for this additional payment.

B. Supplemental Property Tax Disclosure

The following notice is mandated by California Civil Code Section 1102.6c:

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector.

If you have any question concerning this matter, please call your local Tax Assessor or Collector's Office."

RIVERSIDE County Assessor
Phone: 951-955-6200
Website: https://www.asrclkrec.com/

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C. Calculating Supplemental Taxes After Sale (ESTIMATE ONLY)

Instantly and securely calculate estimated property taxes and supplemental taxes on our website (or manually calculate them below):
https://orderform.fanhd.com/Order/TaxCalcForm?token=NwOk9KjxrK%2ftFe30pscWhH96vWFB%2bMfZGP2mDhmvqYS6xJTqylHYuflEN3C8h5%2fUOHYzjoqOL%2bLWhxj%2fAKTrBOjVh9mrqWBnuQNirAI%2ftUU%3d .

SUPPLEMENTAL TAX ESTIMATOR

The following schedule is provided to estimate the potential amount of the supplemental taxes on a given property and does NOT include the amount of the regular annual ad valorem property tax. The following calculation provides an estimate of the supplemental property taxes that can be expected during the first year of ownership, and should be used for planning purposes only.

1	Estimated Sales Price	• 1	$	
2	Estimated Current Assessed Value	• 2	$	7,215,569.00
3	Subtract line 2 from line 1. Estimated Supplemental Assessed Value	• 3	$	
4	Multiply line 3 by 0.0128500 (the Estimated Ad Valorem Tax Rate for the Commercial Property). Estimated Full-Year **Supplemental** Tax Obligation	• 4	$	

If the Sale Date for the Commercial Property falls during the months of January through May, Buyer will receive TWO supplemental tax bills: (a) one for the current partial tax year; and (b) one for the next full tax year. The supplemental taxes can be estimated by completing lines 5 through 8 below:

5	Enter the Month-of-Sale Factor from **TABLE 1** below	• 5		
6	Multiply line 4 by line 5. Estimated Supplemental Tax Bill # 1	• 6	$	
7	Enter the amount on line 4. Estimated Supplemental Tax Bill # 2	• 7	$	
8	Add lines 6 and 7. Total estimated Supplemental Tax Bill	• 8	$	

If the Sale Date for the Commercial Property falls during the months of June through December, Buyer will receive ONE supplemental tax bill. The supplemental tax can be estimated by completing lines 9 and 10 below:

9	Enter the Month-of-Sale Factor from **TABLE 2** below	• 9		
10	Multiply line 4 by line 9. Total estimated Supplemental Tax Bill	• 10	$	

TABLE 1. Month-of-Sale Factor

Jan	0.4167
Feb	0.3333
Mar	0.2500
Apr	0.1667
May	0.0833

TABLE 2. Month-of-Sale Factor

Jun	1.0000
Jul	0.9167
Aug	0.8333
Sept	0.7500
Oct	0.6667
Nov	0.5833
Dec	0.5000

The information in this subparagraph C is an estimate only. The purpose of this "ESTIMATOR" is to assist Buyer in planning for the supplemental taxes. The estimated supplemental tax is not a substitute for the supplemental bill and may not be relied upon as such. This "ESTIMATOR" requires the Buyer's projection of the purchase price of the Commercial Property as well as month in which the transaction will be consummated. Please note that potential exemptions and exclusions are not reflected in these estimations. FANHD is not responsible or liable for any losses, liabilities or damages resulting from use of this Supplemental Tax Estimator.

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Report Number: 2853972

Part 6. State Responsibility Area Fire Prevention Fee

In 2011, the California Legislature and Governor enacted a "Fire Prevention Fee" on habitable structures in the State's wildland fire responsibility area ("SRA"). The yearly fee, levied on property owners, paid for various activities to prevent and suppress wildfires in the SRA, and was most recently at the rate of $152.33 per habitable structure on the property.

Effective July 1, 2017, as authorized by Assembly Bill 398 and signed by the Governor, that fire prevention fee is suspended until 2031.

The fire prevention activities supported by the fee will continue, but instead will be funded through a different State program – one aimed at curbing industrial emissions of carbon dioxide (also known as California's "cap-and-trade" program). For more information, please refer to the text of the Assembly bill at the following link:
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398

Part 7. DOCUMENTARY TRANSFER TAX ADVISORY: Governmental Assessments Paid at the Close of Escrow

Documentary Transfer Tax Defined. Under California Revenue and Taxation Code Sections 11911-11929, counties and cities are authorized to impose a tax on the transfer of real property located within their jurisdiction. The tax is commonly known by various names, including the Documentary Transfer Tax, or Real Property Transfer Tax, or Real Estate Transfer Tax (hereinafter, the "Transfer Tax").

How Much? The "one-time" payment is made at the close of escrow and routinely documented on the HUD-1 Settlement Statement. The amount of the Transfer Tax is typically based on the value or sales price of the real estate that is transferred. The county rate is one dollar and ten cents ($1.10) for each one thousand dollars ($1,000) of value. The rate for non-charter ("general law") cities is one-half of the county rate and is credited against the county tax due. Charter cities may impose a Transfer Tax at a rate higher than the county rate.

For any city or county in California, the Transfer Tax rate ("Tax Rate Table") is available at no charge from many sources, most conveniently on the website of the **California Local Government Finance Almanac** (sponsored by the California League of Cities).
http://www.californiacityfinance.com/PropTransfTaxRates.pdf

To estimate the Transfer Taxes for the Property, multiply the Property's estimated sales price (in thousands of dollars) by the amount shown in the Tax Rate Table for the city and county in which the Property is located.

Who Pays? The law states that, "the Transfer Tax must be paid by the person who makes, signs or issues any document subject to the tax, or for whose use or benefit the document is made, signed or issued." In practice, this means that the payment of the Transfer Tax is customarily made by the Seller or the Buyer, or shared by both, depending on the jurisdiction in which the transferred Property is located.

END OF TAX DISCLOSURE REPORT SECTION
See Terms and Conditions at end of this Report.

Environmental Screening Report
For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Environmental Screening Report

Is Property Listed in a Disclosed Database?

YES ☐
NO ☒

The determination here indicates whether the exact property address as listed above was found in any of the databases searched for this Report. Please note that there may be errors or omissions in the addresses contained in the Local, State and Federal databases that prevent an exact match in this search. Refer to the lists beginning in the section titled "Sites Missing Key Location Information" for site addresses that may be similar to the subject property address or that do not include sufficient address information to precisely locate the site on a map

Summary of Environmental Site Search

DATABASE SEARCHED (See "Description of Databases Searched" below)	Are Any Contaminated Sites in Database?	0 to 1/8 mile	1/8 to 1/2 mile	1/2 to 1 mile
Federal National Priorities List or "Superfund" sites (NPL)	YES	0	0	0
Corrective Action Sites (RCRA COR)	YES	0	0	0
Federal Sites investigated for possible inclusion in the NPL (SEMS)	MAYBE	0	0	N/A
SEMS Sites That Have Been Archived (SEMS-Archived)		0	0	N/A
Treatment, Storage & Disposal Sites for Hazardous Materials (RCRA TSD)		0	0	N/A
Tribal UST And/Or Tribal LUST	MAYBE	0	0	N/A
State EnviroStor Cleanup Sites Database (ENVIROSTOR)	MAYBE	0	0	N/A
State List of Spills, Leaks, Investigation & Cleanup (SLIC)	YES	0	0	N/A
State List of Solid Waste Landfill Facilities (SWIS)	MAYBE	0	0	N/A
State List of Leaking Underground Storage Tanks (LUST)	YES	0	0	N/A
EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)	MAYBE	0	0	N/A
Potential Generator of hazardous materials Sites (RCRA GEN)		0	N/A	N/A
Emergency Response Notification System (ERNS, National Response Center)	MAYBE	0	N/A	N/A
State List of Underground Storage Tanks (UST)		0	N/A	N/A
State List of Historical Underground Storage Tanks (Hist-UST)		0	N/A	N/A
State Hazardous Waste Information Summary (HWIS)	YES	0	N/A	N/A
State List of Aboveground Storage Tanks (AST)		0	N/A	N/A

AAI TOTALS	0	0	0
CONTAMINATED SITE TOTALS	0	0	0
TOTAL OF SITES FOUND	0		

N/A = Not Applicable Under Required AAI Search Standard.
MAYBE = Contamination is possible; for example, the database searched includes a mix of contaminated and non-contaminated sites that are not distinguished, or landfill sites where contamination is common although not certainly identified, or sites currently being investigated for contamination by the responsible agency.

Determined by Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. **Date** 5/07/2021 Rept. No. **2853972**

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Sites Found on the Databases Searched

UST sites are selected from the list maintained by the State Water Resources Control Board. Information regarding the contents of the tank, and any inspections or testing can be found on the web page http://geotracker.waterboards.ca.gov/. AST site information can be obtained from the responsible county or local government agency identified in the Unified Program directory available at http://osfm.fire.ca.gov/cupa/apsa. Sites that have been identified as having a leak may also appear on one or more of the other lists reported above. Sites listed on LUST or RCRACOR may not appear on the UST or AST lists if the tank has been removed and the case has been closed. Sites listed on the SWIS list may contain hazardous materials. Information is available at www.ciwmb.ca.gov/swis. NPL sites are listed by the U.S. EPA as contaminated sites that have received Federal funding to assist in cleanup. Information is available from the State at www.dtsc.ca.gov or from www.epa.gov and by calling (916) 323-3399. The SEMS (formerly CERCLIS) list includes sites the Federal EPA is investigating for possible inclusion on the NPL.

For information on the lists searched for this Report see the "Description of Databases Searched" Section that follows.

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.
Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.
Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.
Deed = Site listed as completed or closed with a deed restriction.
N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.
N/P = Not Provided - site status not supplied on agency list used.

Sites Missing Key Location Information

Open = Site listed as undergoing clean-up, investigation, or referral to another agency; or as non-active, abandoned or absorbed but not closed or completed.
Closed = Site listed as clean-up completed, release secured, no further remedial action planned, case closed, or delisted.
Active (or Inactive) = Site facility listed as actively (or not actively) engaged in a type of activity regulated under RCRA.
Deed = Site listed as completed or closed with a deed restriction.
N/A = Not Applicable - site listed as uncontaminated, or as using or storing hazardous substances.
N/P = Not Provided - site status not supplied on agency list used.

Many environmental sites in the databases searched have incomplete address information and cannot be precisely located. They are, therefore, considered “unlocatable” with the geocoding methods used in this Report, and could potentially be anywhere in the Property city, county, or state. The table below includes unlocatable sites whose address contains a zip code that matches the Property zip code or matches a neighboring zip code whose boundary is within the radius distance searched. The sites listed are not necessarily within one mile of the Property, and they are not included on the site map in this Report. The databases searched include a large number of unlocatable addresses, and the list below is limited to a maximum of 30 sites per database searched. If you wish to view a **full list** of ALL unlocatable sites in California, please download the full list from our website at the following address:
http://www.firstamprs.com/sites/default/files/Current_List_of_Unlocatable_Sites_in_California.xls

Site Name	Address	Case No.	Status	Database
LORENZO'S GAS STATION	12 MONTEREY DRIVE, DESERT SHORES, CA 92274	N/P	N/P	CA_HIST_UST
STAGECOACH INN	43851 S. HIGHWAY 79, AGUANGA, CA 92536	N/P	N/P	CA_HIST_UST
A-MART GAS	56245 HIGHWAY 371, ANZA, CA 92539	N/P	N/P	CA_HIST_UST
CIRCLE K #736	56621 HIGHWAY 371, ANZA, CA 92539	N/P	N/P	CA_HIST_UST
VALLEY AUTO	58581 HIGHWAY 371, ANZA, CA 92539	N/P	N/P	CA_HIST_UST
BANNING MUNICIPAL AIRPORT	200 HATHAWAY STREET, BANNING, CA 92220	N/P	N/P	CA_HIST_UST
BEAUMONT HIGH SCHOOL	3171 CHERRY AVE., BANNING, CA 92220	N/P	N/P	CA_HIST_UST
EXXONMOBIL OIL CORPORATION	2192 RAMSEY STREET, BANNING, CA 92220	N/P	N/P	CA_HIST_UST
ROBERTSON'S READY MIX	452 5TH PL, BEAUMONT, CA 92223	N/P	N/P	CA_HIST_UST
ALPINE MCINTYRE, L.L.C.	8750 E. 26TH AVENUE, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
CHUCKAWALLA VALLEY STATE PRISON	19025 WILEY'S WELL ROAD, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
HARVEST FUELS	10955 W. SEELEY AVENUE, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
IRONWOOD STATE PRISON	19005 WILEY'S WELL ROAD, BLYTHE, CA 92225	N/P	N/P	CA_HIST_UST
ROUND-UP JR. MART #1	24370 RAILROAD CANYON ROAD, CANYON LAKE, CA 92387	N/P	N/P	CA_HIST_UST

Environmental Screening Report
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Site Name	Address	Case No.	Status	Database
ALLIANCE	69010 HIGHWAY 111, CATHEDRAL CITY, CA 92234	N/P	N/P	CA_HIST_UST
ULTRAMAR #768	67890 HIGHWAY 111, CATHEDRAL CITY, CA 92234	N/P	N/P	CA_HIST_UST
JOSHUA TREE COTTONWOOD	COTTONWOOD RANGER STN, CHIRIACO SUMMIT, CA 92201	N/P	N/P	CA_HIST_UST
COACHELLA ULTRAMAR	50980 HIGHWAY 86, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
CVWD	85820 COACHELLA HEIGHTS, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
INFANTE'S	51298 HIGHWAY 86, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
VERIZON/COACHELLA CO	923 VINE STREET, COACHELLA, CA 92236	N/P	N/P	CA_HIST_UST
AMERICAN TOWER	SANTIAGO PEAK #6, CORONA, CA 91719	N/P	N/P	CA_HIST_UST
ARCO #5536/PRESTIGE STATIONS INC., #5240	3830 MCKINLEY STREET, CORONA, CA 91719	N/P	N/P	CA_HIST_UST
CERVANTES RESIDENT	897 E CHASE RD, CORONA, CA 92881	N/P	N/P	CA_HIST_UST
CHEVRON SS#1433/91582	2270 W. FRONTAGE ROAD, CORONA, CA 91720	N/P	N/P	CA_HIST_UST
ALAMO DISCOUNT STORE	81050 HIGHWAY 86, OASIS, CA 92274	N/P	N/P	CA_HIST_UST
CHAPALA MARKET	66351 HIGHWAY 86, OASIS, CA 92274	N/P	N/P	CA_HIST_UST
OASIS STATION	80705 HIGHWAY 86, OASIS, CA 92274	N/P	N/P	CA_HIST_UST
APPLE MARKET #2	65959 HIGHWAY 86, THERMAL, CA 92274	N/P	N/P	CA_HIST_UST
GOLDEN ACRE FARMS	87 770 AVE 62, THERMAL, CA 92274	N/P	N/P	CA_HIST_UST
WAL-MART SUPERCENTER #5156	1540 E 2ND STREET, BEAUMONT, CA 92223	N/P	N\p	CA_AST
MODERN GINNING CO.	10601 SEELY AVE., BLYTHE, CA 92226	N/P	N\p	CA_AST
PRATT APIARIES	13510 RIVERSIDE AVE., BLYTHE, CA	N/P	N\p	CA_AST
U.S. BORDER PATROL	16870 W. HOBSON WAY, BLYTHE, CA 92225	N/P	N\p	CA_AST
JESSUP AUTO PLAZA	66-111 HIGHWAY 111, CATHEDRAL CITY, CA 92234	N/P	N\p	CA_AST
PALM SPRINGS MOTORS	69-200 HWY 111, CATHEDRAL CITY, CA 92234	N/P	N\p	CA_AST
KCLB TRANSMITTER BUILDING	250 50TH AVE, COACHELLA, CA 92236	N/P	N\p	CA_AST
BULK PLANT #104	50-021 HWY. 86, COACHELLA, CA 92236	N/P	N\p	CA_AST
MESA CONTRACTING CORPORATION	263825 EARTHMOVER CIRCLE, CORONA, CA 92883	N/P	N\p	CA_AST
WAL-MART STORE #1912	479 MCKINLEY STREET, CORONA, CA 92879	N/P	N\p	CA_AST
SKY VALLEY	19-003 BENNET RD, DESERT HOT SPRINGS, CA 92241	N/P	N\p	CA_AST
BAUTISTA CC	33015 BAUTISTA RD, HEMET, CA 92554	N/P	N\p	CA_AST
RYAN FIELD AAB	36850 STETSON AVE, HEMET, CA 92343	N/P	N\p	CA_AST
VISTA GRANDE STATION	STAR RTE. 1, (BOX 810), IDYLLWILD, CA 92349	N/P	N\p	CA_AST
ELSINORE READY MIX	28251 ROBB RD, LAKE ELSINORE, CA 92530	N/P	N\p	CA_AST
KENWORTHY STATION	MORRIS RANCH RD., MOUNTAIN CENTER, CA 92361	N/P	N\p	CA_AST
NORCO	WESTERN & PINE, NORCO, CA 91760	N/P	N\p	CA_AST
DEVERS SUBSTATION	62030 16TH AVENUE, NORTH PALM SPRINGS, CA 92258	N/P	N\p	CA_AST
PALM SPRINGS	5006 CALLE SAN RAPAEL, PALM SPRINGS, CA 92264	N/P	N\p	CA_AST
CERES FARM WEST	3202 GOETZ RD., PERRIS, CA 92570	N/P	N\p	CA_AST
PERRIS VALLEY REGIONAL WATER	1301 CASE RD, PERRIS, CA 92380	N/P	N\p	CA_AST
OPERATIONS & MAINTENANCE	2270 TRUMBLE RD, PERRIS, CA 92572	N/P	N\p	CA_AST
DEPARTMENT OF DEFENSE , MEDIA CENTER AFRTS-BC	23755 Z STREET, RIVERSIDE, CA 92518-2017	N/P	N\p	CA_AST
RIVERSIDE POINT OF PRESENCE	1550 MARLBOUGH AVE, RIVERSIDE, CA 92507	N/P	N\p	CA_AST
WAL-MART STORE #2028	5048 VAN BUREN ROAD, RIVERSIDE, CA 92503	N/P	N\p	CA_AST
VALLEY SUBSTATION	26125 MENISEE RD., ROMOLAND, CA 92585	N/P	N\p	CA_AST
SAN JACINTO FFS	123 SOUTH SAN JACINTO RD, SAN JACINTO, CA	N/P	N\p	CA_AST
CALTRANS HEMET MAINTENANCE	24241 JUANITA, SAN JACINTO, CA 92583	N/P	N\p	CA_AST
SUN CITY REGIONAL WATER RECL	29285 VALLEY BLVD, SUN CITY, CA 92381	N/P	N\p	CA_AST
WAL-MART STORE #2708	32225 HIGHWAY 79 SOUTH, TEMECULA, CA 92590	N/P	N\p	CA_AST
EXXONMOBIL OIL CORPORATION 19137	33165 HIGHWAY 79 SOUTH, TEMECULA, CA 92590	CAR000165670	Active	FED_RCRA_GEN
QUEST DIAGNOSTICS BANNING RRL	6109 W RAMSEY ST, BANNING, CA 92220	CAR000158725	Active	FED_RCRA_GEN
INTERNATIONAL E Z UP INC	1699 IOWA ST, RIVERSIDE, CA 92507	CAR000156588	Active	FED_RCRA_GEN

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Site Name	Address	Case No.	Status	Database
RANCHO CALIFORNIA WATER DISTRICT	37805 RANCHO CALIFORNIA RD, TEMECULA, CA 92591	CAR000154948	Active	FED_RCRA_GEN
B B K PERFORMANCE PROD	1871 DELILAH, CORONA, CA 92879	CAR000069138	Active	FED_RCRA_GEN
RICO FERTILIZER	14221 CHANDLER, NORCO, CA 91760	CAR000094037	Active	FED_RCRA_GEN
TEXACO SERVICE STATION	401 E ALLESANDRO, RIVERSIDE, CA 92508	CAR000115741	Active	FED_RCRA_GEN
SHELL SERVICE STATION	14005 E WHITTIER, CORONA, CA 90605	CAR000120899	Active	FED_RCRA_GEN
SHEPWELLS CORPORATION	7 MI N OF BLYTHE, BLYTHE, CA 92225	CAR000120956	Active	FED_RCRA_GEN
AAMCO TRANSMISSION	83533 HWY 111, INDIO, CA 92201	CAR000107821	Active	FED_RCRA_GEN
ARCO FACILITY NO 09718	22990 ALLESANDRO BLVD, MORENO VALLEY, CA 92553	CAR000102798	Active	FED_RCRA_GEN
DELLAR RANCHES	85 625 AVE UNIT 68, THERMAL, CA 92274	CAD983653536	Active	FED_RCRA_GEN
DESERT COTTONSEED PRODUCTS CO INC	AVE 54, COACHELLA, CA 92236	CAD126792191	Active	FED_RCRA_GEN
CIRCLE K STORE #903	68 - 258 RAMON RD, PALM SPRINGS, CA 92262	CAD981679962	Active	FED_RCRA_GEN
PLAZA MOTORS	290 W INDIAN, PALM SPRINGS, CA 92262	CAD982002909	Active	FED_RCRA_GEN
HI TONE CLEANERS	334 D ST, PERRIS, CA 92570	CAD981989205	Active	FED_RCRA_GEN
SUNRISE CHEVROLET	83-333 HWY 111, INDIO, CA 92201	CAD981970270	Active	FED_RCRA_GEN
WORLD OIL CO	68869 BROADWAY, CATHEDRAL CITY, CA 92234	CAD981160906	Active	FED_RCRA_GEN
ENVIROMENTAL ENHANCEMENT SYSTEMS	62 AVE &60TH AVE ON ST HWY 111, RIVERSIDE, CA 92508	CAD981578289	Active	FED_RCRA_GEN
KINDER CORP	12600 BOX SPRING RD, RIVERSIDE, CA 92507	CAD981578693	Active	FED_RCRA_GEN
LE MYERS CO THE	21840 N 19TH AVE SUITE B, CORONA, CA 91718	CAD981993066	Active	FED_RCRA_GEN
GENERAL TELPHONE OF CA	91708160 W HAYS ST, BANNING, CA 92220	CAD980889661	Active	FED_RCRA_GEN
HEMET TRUCK	20550 SANDERSON, HEMET, CA 92545	CAD981970320	Active	FED_RCRA_GEN
DC LOGISTICS	11865 CANTU GALLEANO RANCH ROAD, JURUPA VALLEY, CA 91752	CAR000192682	Active	FED_RCRA_GEN
PERRIS GARAGE	25261 E 4TH ST, PERRIS, CA 92570	CA0000552208	Active	FED_RCRA_GEN
HOME DEPOT USA INC 8988	13282 COLLIER AVE, LAKE ELSINORE, CA 92530	CAR000170894	Active	FED_RCRA_GEN
TORRES MARTINEZ INDIAN HEALTH CLINIC	66 735 MARTINEZ RD, THERMAL, CA 92274	CAR000171173	Active	FED_RCRA_GEN
TORRES MARTINEZ TRAVEL CENTER	3089 NORM NIVER RD, THERMAL, CA 92274	CAR000259465	Active	FED_RCRA_GEN
COACHELLA VLY SCH DIST	55557 CAMPUS RD, THERMAL, CA 92274-0847	CAR000080994	Active	FED_RCRA_GEN
DESERT MOBILE HOME PARK INC	68 800 HWY 195, THERMAL, CA 92274	CAR000176958	Active	FED_RCRA_GEN
RITE AID #5681	72 875 HIGHWAY 111, PALM DESERT, CA 92260	CA0000228486	N/P	CA_HWIS
MARCH AIR RESERVE BASE	VARIOUS LOCATIONS ON BASE, MARCH ARB, CA 92518	CA4570024527	N/P	CA_HWIS
REACH 4 DISSIPATOR	636 E MINTHORN ST, LAKE ELSINORE, CA 92532	CAC002821018	N/P	CA_HWIS
FREEDOM CONTAINER, LLC	2255 VIA CERRO, JURUPA VALLEY, CA 92509	CAC002823366	N/P	CA_HWIS
RENTRAC	10490 DAWSON CANYON RD, CORONA, CA 92883	CAC002854217	N/P	CA_HWIS
CITY OF JURUPA VALLEY	LAT/LONG_USED, JURUPA VALLEY, CA 92509	CAC002869001	N/P	CA_HWIS
MIRA LOMA ASSOCIATES, LLC	10250 COUNTRY CLUB DR, JURUPA VALLEY, CA 91752	CAC002871258	N/P	CA_HWIS
SOUTHERN CALIFORNIA EDISON ELSINORE SUBSTATION	N/W C/O SPRING ST. AND POTTERY ST., LAKE ELSINORE, CA 92530	CAC002881820	N/P	CA_HWIS
TEMECULA VALLEY CHARTER SCHOOL	35755 ABELIA S, WINCHESTER, CA 92596	CAC002883585	N/P	CA_HWIS
LIVE OAK PROPERTIES, INC.	525, 533, 555 E. EVELYN AVE, MOUNTAIN VIEW, CA 94041	CAC002883716	N/P	CA_HWIS
RIVERSIDE HOSPITAL	4445 MAGNOLIA AVE, RIVERSIDE, CA 92501	CAC002889155	N/P	CA_HWIS
AFFINITY FLAVORS	THE CORNER OF TEMESCAL CANYON RD, CORONA, CA 92881	CAC002891846	N/P	CA_HWIS
DAWNE MALONE	4223 MT VERNE AVE, RIVERSIDE, CA 92507	CAC002892161	N/P	CA_HWIS
SHELLY WEAVER	3291, RIVERSIDE, CA 92506	CAC002893103	N/P	CA_HWIS
TOM MOLLOY CORP. DBA TRENCH SHORING COMPANY	91 FWY W/B AT POST MILE 2.99, CORONA, CA 92882	CAC002893265	N/P	CA_HWIS
SOUTHERN CALIFORNIA EDISON GLEN AVON SUBSTATION	N/E C/O GALENA STREET AND TYROLITE, GLEN AVON, CA 92509	CAC002893752	N/P	CA_HWIS
BUREAU OF LAND MANAGEMENT	LAT/LONG_USED, DESERT HOT SPRINGS, CA 92240	CAC002893915	N/P	CA_HWIS
FUEL CELL ENERGY, INC.	LIFE STORAGE-24781 CLINTON KEITH RD, WILDOMAR, CA 92595	CAC002895349	N/P	CA_HWIS

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UNIVERSITY OF CALIFORNIA RIVERSIDE-AG OPS	1060 MARTIN LUTHER KING, RIVERSIDE, CA 92506	CAC002895442	N/P	CA_HWIS
MESA GENERAL ENGINEERING INC	LAT/LONG_USED, CORONA, CA 92883	CAC002895451	N/P	CA_HWIS
SUKUT EQUIPMENT, INC.	LAT/LONG_USED, MURRIETA, CA 92563	CAC002895618	N/P	CA_HWIS
SYSTEM TRANSPORT	3066 HWY 86, THERMAL, CA 92274	CAC002896337	N/P	CA_HWIS
AMERICAN TRUCK LOGISTICS, INC.	LAT/LONG_USED, THERMAL, CA 92274	CAC002942049	N/P	CA_HWIS
TORRENCE'S FARM IMPLEMENTS	54050 HIGHWAY 86, THERMAL, CA 92274	CAL000026547	N/P	CA_HWIS
AGGREGATE PRODUCTS INC	100 W BRAWLEY, SALTON CITY, CA 92274	CAL000244527	N/P	CA_HWIS
CALIFORNIA HIGHWAY PATROL #617 BORDER AIR OPS	56-855 LIBERATOR LN, THERMAL, CA 92274	CAL000378310	N/P	CA_HWIS
REACH 11	86400 LIGHTNING ST # D, THERMAL, CA 92274	CAL000401633	N/P	CA_HWIS
COACHELLA VALLEY UNIFIED SCHOOL DISTRICT	55-557 CAMPUS RD, THERMAL, CA 92274	CAR000080994	N/P	CA_HWIS
RIVERSIDE COUNTY DEPARTMENT OF WASTE RESOURCES	84 505 84TH AVE, OASIS, CA 92274	CAR000186338	N/P	CA_HWIS
TORRES MARTINEZ TRAVEL CENTER	3089 NORM NIVER RD, THERMAL, CA 92274	CAR000259465	N/P	CA_HWIS
	47950 DUNE PALMS ROAD, LA QUINTA, CA 0	1245596	Open	FED_ERNS
	5258 EL RIVINO ROAD, RIVERSIDE, CA 92509	1265528	Open	FED_ERNS
ITR AMERICAN COMPANY PARKING LOT	740 PALMYRITA AVE, RIVERSIDE, CA 0	1267437	Open	FED_ERNS
	MILEPOST 9.47, RIVERSIDE, CA 0	1235556	Open	FED_ERNS
	20TH/RANNELLS BLVD, BLTYHE, CA 0	1237276	N/P	FED_ERNS
2 MILES WEST OF I-10 ON OAK VALLEY PKWY	NEAR NICKLAUS PARK, BEAUMONT, CA 0	1238890	Closed	FED_ERNS
2 MILES WEST OF I-10 ON OAK VALLEY PKWY; NEAR NICKLAUS PARK	, BEAUMONT, CA 0	1238915	Closed	FED_ERNS
MULTIPLE LOCATIONS	, RIVERSIDE, CA 0	1239305	N/P	FED_ERNS
	MP: 565.1, BANNING, CA 0	1242066	N/P	FED_ERNS
	2360 COTTONWOOD AVENUE, RIVERSIDE, CA 92508	1244213	Closed	FED_ERNS
	MILE POST 613, COACHELLA, CA 0	1246756	N/P	FED_ERNS
INTERSECTION OF BAIN STREET AND UNION STREET	, JURUPA VALLEY, CA 0	1247471	Closed	FED_ERNS
	4199 BAIN STREET, JURUPA VALLEY, CA 0	1247597	Closed	FED_ERNS
	MILEPOST: 19.6, RIVERSIDE, CA 0	1247694	N/P	FED_ERNS
AT END OF AIRORT BLVD NEAR BUCHANAN ST	AIRPORT BLVD, THERMAL, CA 0	1248092	N/P	FED_ERNS
NEAR LINCOLN AVE	60TH AVE, THERMAL, CA 0	1248094	N/P	FED_ERNS
	MP: 10.3, RIVERSIDE, CA 0	1248468	N/P	FED_ERNS
MCKINLEY STREET RAIL ROAD CROSSING	, CORONA, CA 0	1248885	N/P	FED_ERNS
NORTH SIDE OF THE PROPERTY	8500 HELLMAN AVE, EASTVALE, CA 92880	1257229	N/P	FED_ERNS
PALMYRITA AVE RAILROAD CROSSING	, HIGH GROVE, CA 0	1257537	N/P	FED_ERNS
	MP: 556.52, BEAUMONT, CA 0	1260354	Closed	FED_ERNS
	LOCH LOMOND DRIVE AND, CANYON LAKE, CA 0	1262209	N/P	FED_ERNS
	31700 TEMECULA PARKWAY, TEMECULA, CA 0	1262353	N/P	FED_ERNS
MAIN LINE	, CORONA, CA 0	1263093	N/P	FED_ERNS
RIVERSIDE PLAZA / TRADER JOES PARKING LOT	, RIVERSIDE, CA 0	1263867	N/P	FED_ERNS
ROAD WAY	DE LUZ ROAD AND CARANCHO ROAD, DE LUZ, CA 0	1265062	Closed	FED_ERNS
	MILE POST 21.19, CORONA, CA 0	1268634	N/P	FED_ERNS
BLYTHE ENERGY FACILITY	385 NORTH BUCK ROAD, BLYTHE, CA 92225	1269577	Closed	FED_ERNS
	385 NORTH BUCK BLVD, BLYTHE, CA 92225	1269808	Closed	FED_ERNS
	3051 MALLOW CT, PERRIS, CA 92571	1271535	N/P	FED_ERNS
Frontier California, Inc.; Rancho Mirage CO	35625 DaVall Road, Rancho Mirage, CA 92270	FA0046726	N/P	CA_GEO_UST
CDCR - CALIFORNIA REHABLITATION CENTER	5TH ST AND WESTERN, NORCO, CA 92860	FA0014908	N/P	CA_GEO_UST
G&M Oil Co #184	6600 N Indian Canyon Dr, Palm Springs, CA 92262		N/P	CA_GEO_UST

Environmental Screening Report
For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Site Name	Address	Case No.	Status	Database
Frontier California, Inc.; Bermuda Dunes CO	42540 Washington Street, Bermuda Dunes, CA 92211	FA0046706	N/P	CA_GEO_UST
ASHVER INC	20000 N Indian Canyon Ave, Desert Hot Springs, CA 92240	FA0032837	N/P	CA_GEO_UST
New Lakeview Farms LLC	32748 Reservoir Ave, Lakeview, CA 92567		N/P	CA_GEO_UST
San Gorgonio Memorial Hospital	600 N Highland Sprgs Ave, Banning, CA 92220	FA0016360	N/P	CA_GEO_UST
County Of Riverside Fleet Services	30755 V-Auld Rd, Murrieta, CA 92563-2506		N/P	CA_GEO_UST
United 5699	19995 Indian Ave, North Palm Springs, CA 92258	FA0044629	N/P	CA_GEO_UST
Eddie's Place Inc.	65770 Hammond Rd, Mecca, CA 92254	FA0017239	N/P	CA_GEO_UST
Hemet Unified School District/Transportation	435 Lyon Ave, Hemet, CA 92545		N/P	CA_GEO_UST
Idyllwild Shell	26128 Hwy 243, Idyllwild, CA 92549-3120	FA0045105	N/P	CA_GEO_UST
Waste Water Lift Station	67900 Avenue 34, Palm Springs, CA 92264	FA0021795	N/P	CA_GEO_UST
National Car Rental	2988 Civic Dr, Palm Springs, CA 92262	FA0033309	N/P	CA_GEO_UST
Valley Auto	58581 Hwy 371 (Cahuilla Rd), Anza, CA 92539		N/P	CA_GEO_UST
Idyllwild Chevron	25015 Hwy 243 #B, Idyllwild, CA 92549		N/P	CA_GEO_UST
Anza Petroleum	56245 Hwy 371, Anza, CA 92539	FA0044053	N/P	CA_GEO_UST
Hertz Rent-A-Car (1118-12)	2992 E Civic Dr, Palm Springs, CA 92262	FA0017101	N/P	CA_GEO_UST
Winchester Ranch Market	28340 Hwy 79, Winchester, CA 92596	FA0016545	N/P	CA_GEO_UST
Pilot Travel Center #307	6605 N Indian Canyon Dr, North Palm Springs, CA 92258	FA0017992	N/P	CA_GEO_UST
G&M Oil Co. #154	290 S. Highland Springs Rd, Banning, CA 92223		N/P	CA_GEO_UST
Frontier California, Inc.; Valle Vista CO	25705 Fairview Avenue, Valle Vista, CA 92544	FA0046735	N/P	CA_GEO_UST
7-ELEVEN INC #33552	40210 Murrieta Hot Spring, Murrieta, CA 92563		N/P	CA_GEO_UST
7-ELEVEN INC #33595	32060 Clinton Keith Rd, Wildomar, CA 92595		N/P	CA_GEO_UST
7-ELEVEN INC #33560	7014 ARCHIBALD AVE., Corona, CA 91720	FA0024885	N/P	CA_GEO_UST
AVIS Rent a Car System, LLC	2910 Civic Dr, Palm Springs, CA 92262	FA0016642	N/P	CA_GEO_UST
7-ELEVEN INC #33062	41260 MURRIETA HOT SPRGS, Murrieta, CA 92562		N/P	CA_GEO_UST
Flyers #403	5840 Joshua Palmer Way, Banning, CA 92220	FA0043780	N/P	CA_GEO_UST
MWD- Perris Power Plant (unmanned)	27500 Ramona Expy, Perris, CA 92571	FA001446	N/P	CA_GEO_UST
Costco Wholesale #1317 (Gas Station)	4970 Hamner Ave, Eastvale, CA 91752	FA0050363	N/P	CA_GEO_UST
PACIFIC AIRMOTIVE	RIVERSIDE MUNICIPAL AIRPORT, RIVERSIDE, CA 92504	33420001	Open	CA_ENVIROSTOR_CLEANUP
IDYLLWILD LANDFILL	SANDERS MEADOW ROAD, IDYLLWILD, CA 92349	33490054	Open	CA_ENVIROSTOR_CLEANUP
INTERSECTION OF IOWA AND COLUMBIA	INTERSECTION OF IOWA AND COLUMBIA, RIVERSIDE, CA 92507	33000007	Open	CA_ENVIROSTOR_CLEANUP
WU PROPERTY, FIELDSTONE COMMUNTIES	SE CONER OF MONTOYA DR. AND TAYLOR AVE., CORONA, CA 92882	33000008	Open	CA_ENVIROSTOR_CLEANUP
March USAR	3,545 Acres; E. of Riverside, Riverside, CA 92518	71000040	Closed	CA_ENVIROSTOR_CLEANUP
STATE LANDS COMMISSION - NORCO	TRACT 23507, SEC. 11,12,13,14 IN T3S R7W, NORCO, CA 91760	33890002	Closed	CA_DTSC_RESPONSE
COTTONWOOD CANYON MILL DUMP	CANYON ROAD, END (MAIL: DYER, NV 89010), OASIS, CA 92274	26490006	Open	CA_ENVIROSTOR_CLEANUP
WOTEN AVIATION SERVICE	25980 NEIGHBORS BLVD; RIPLEY AIRPORT, RIPLEY, CA 92272	33730099	Open	CA_ENVIROSTOR_CLEANUP
Shadow Rock	North of 30th Street and East of Sierra Avenue, Jarupa Valley, CA 92509	60003008	Open	CA_ENVIROSTOR_CLEANUP
Alessandro Properties	14044 Old 215 Frontage Road and 21839 & 21921 Alessandro Boulevard, Moreno Valley, CA 92553	60002840	Open	CA_ENVIROSTOR_CLEANUP
Washington Elementary School	1220 West Parkridge Avenue, Norco, CA 92860	60002999	Closed	CA_ENVIROSTOR_CLEANUP
BANAIRE RADIUM TRAILERS	4972 MAIN STREET, CABAZON,, CA 92230	CAN000909546	Open	FED_SEMS_ACTIVE
CRAFTON REDLANDS AREA	NEAR RIVERSIDE, RIVERSIDE, CA 92516	CAD981997638	Open	FED_SEMS_ACTIVE
MIRA LOMA B17 RADIUM DIALS	5635 Bain Street, JURUPA VALLEY, CA 91752	CAN000903320	Open	FED_SEMS_ACTIVE
SOBOBA DRUG LAB SITE	23719 AND 43610 CASTILE CANYON ROAD, SAN JACINTO, CA 92583	CA0001411974	Open	FED_SEMS_ACTIVE
TORRES MARTINEZ PESTICIDE SITE	EAST OF OF HWY 195 AND 68TH STREET, THERMAL, CA 92274	CAN000909367	Open	FED_SEMS_ACTIVE

Environmental Screening Report
For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Description of Databases Searched

The FANHD Commercial Environmental Screening Report is based on an electronic search of certain federal, tribal and state level environmental-hazard record systems, or databases. These databases are searched for hazard sites within certain radius distances around the subject property. The databases searched, and the radius distances searched from the subject property, comply with the U.S. Environmental Protection Agency (EPA) "All Appropriate Inquiry" (AAI) standard for government records search (40 CFR Part 312.26) under the U.S. Small Business Liability Relief and Revitalization Act ("the Brownfields Law").

The government databases searched for this Report are identified below, along with the abbreviation used in this Report, and a brief explanation about the nature of the hazard sites included in those databases.

DISCLAIMER: An EPA-compliant government records search is only one part of the "All Appropriate Inquiry" standard defined under the Brownfields Law. Compliance with all parts of the Brownfields Law is required for an "innocent landowner defense" against the future discovery of contamination on the property. This Report, by itself, does NOT provide that liability protection. Please see the Terms and Conditions Section for additional information on the preparation and limitations of this Report.

Federal National Priorities List, or "Superfund" sites (SEMS NPL):
This is a list compiled by the Federal Environmental Protection Agency (EPA) of contaminated sites with the highest priority of cleanup. The federal EPA is required to force clean up of these sites under the authority of a law called the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which is commonly called "Superfund". The status of National Priority List (“NPL”) and non-NPL sites governed by the statute is now contained in the U.S. EPA Superfund Enterprise Management System (“SEMS”) which replaced the Comprehensive Environmental Response, Compensation, and Liability Information System (“CERCLIS”)
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 1.0 mile
Database last checked by FANHD: 27 Oct 2020
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Corrective Action Sites, sites with Known Contamination (RCRA COR):
This subset of the RCRA database (also known as the RCRA CORRACTS List), maintained by US EPA, identifies sites "subject to corrective action" at which contamination has been discovered and where some level of corrective clean-up activity has been or may be undertaken. For example, a site may have been on the RCRA TSD or a RCRA GEN site list (see above), and was placed on the CORRACTS list once contamination was discovered and remediation was underway.
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 1.0 mile
Database last checked by FANHD: 08 Jan 2020
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Federal Sites Investigated for Possible Inclusion in the NPL (SEMS):
The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. Replacing The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS), SEMS provides updated data on the inventory of active and archived hazardous waste sites evaluated by the Superfund program. 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. After investigation is complete, the sites on this list will either be closed because no contamination was found, added to the NPL to be cleaned up, or sent to a local state overseeing agency for clean-up.
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 27 Oct 2020
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

SEMS Sites That Have Been Archived (SEMS-Archived):
Most sites in this database have been assigned the status “NFRAP” (which means "No Further Response Action Planned"). These sites, once listed in the active SEMS database, which has replaced CERCLIS, have been removed from that database into

an archive list because they have been assessed by the EPA and determined not to require further remedial action under the Superfund Program.
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 29 Oct 2020
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Treatment, Storage and Disposal Sites for Hazardous Materials (RCRA TSD):
TSD stands for Treatment, Storage and Disposal. This list of facilities is maintained by the Federal EPA, and includes sites that are licensed to treat, store, or dispose of hazardous substances. They are not necessarily contaminated.
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 28 Oct 2020
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Tribal UST And/Or Tribal LUST:
Federally recognized Native American tribes are sovereign entities subject to federal laws. Underground storage tanks (including leaking tanks, UST/LUST) located on tribal lands generally are not subject to state laws. As a result, unless a state acts as a tribe's agent pursuant to a formal agreement with a tribe, EPA and the tribe are responsible for implementing and enforcing the UST program on tribal lands. There are approximately 6,000 UST/LUST's on Native American lands in the U.S. The EPA works with tribal entities to identify and assess hazards to public health and the environment on tribal lands from UST's and LUST's, to bring all tanks on tribal lands into compliance so as to prevent future leaks and to cleanup existing leaks. Other tribal databases are not included in this search. The EPA notes that tribal government records need only be searched for in those instances where the subject property is located on or near tribal-owned lands. While tribal hazardous waste sites are included in the California Department of Toxic Substances Control (DTSC) “Envirostor” database, only some are listed and they are not identified in order to maintain the privacy of the tribe(s) and their lands, according to DTSC. See Envirostor database (described below) for more information, or visit: https://www.envirostor.dtsc.ca.gov/public/
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 01 Jun 2018
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

State EnviroStor Database (ENVIROSTOR, formerly SMBRPD):
The EnviroStor database, maintained by the California Department of Toxic Substances Control (DTSC), replaces the former Site Mitigation and Brownfields Reuse Program (SMBRP) database (CalSites). EnviroStor identifies sites that have known contamination or sites for which there may be reasons to investigate further as well as hazardous waste treatment, storage, disposal or transfer facilities (TSDTF). The EnviroStor data disclosed in this Report includes those sites identified in the EnviroStor Cleanup Sites database as well as those listed in the EnviroStor Permitted and Corrective Action Facilities database download. Among the site types included in EnviroStor database are State Response Sites, generally high-priority and high potential risk confirmed release sites where DTSC is involved in remediation; Voluntary Cleanup Sites with either confirmed or unconfirmed releases where DTSC has been asked to oversee evaluation, investigation, and/or cleanup activities; and Evaluation sites with suspected but unconfirmed contamination. DTSC cautions that the EnviroStor database does not include ALL contaminated sites, permitted transportable treatment units, hazardous waste generators/transporters, or former methamphetamine (meth) labs. This database also does not include information on sites where DTSC has made a "No Action Required" determination, as these sites had assessments that revealed no evidence of recognized environmental conditions in connection with the property.
Source Agency: California Department of Toxic Substances Control.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 08 Oct 2020
WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

State List of Spills, Leaks, Investigation & Cleanup (SLIC):
The Spills, Leaks, Investigations & Cleanup (SLIC) Program, administered by the California Water Resources Control Board, is designed to protect and restore water quality from spills, leaks, and similar discharges. Sites identified by the SLIC program are now listed in the GeoTracker database as “Cleanup Program Sites”. The program oversees soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc) and all environments (including surface water, groundwater, sediment, and soil).

The outcome of the SLIC program process may range from a No Further Action (NFA) letter indicating cleanup is complete with no land-use restrictions, to the design and implementation of a remedial system. Sites in the SLIC program are generally small to medium-sized industrial sites with non-fuel contamination. Many of these sites are regulated under Site Cleanup Requirements, which are issued by the Regional Board. Site Cleanup Requirements generally mandate a time schedule for specific tasks that must be performed by the responsible party(ies) to investigate and cleanup the site. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures.
Source Agency: California Water Resources Control Board.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 14 Jan 2021
WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

Solid Waste Landfill Facilities (SWIS):
The Solid Waste Information System is maintained by California's Integrated Waste Management Board. This system tracks known landfills. Sites on this list are often reported as "unlocatable" because the site address information on the state list is frequently insufficient for precise location (landfills are typically distant from population centers, in undeveloped or rural areas where there are no street names or address numbers).
Source Agency: California Integrated Waste Management Board.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 13 Feb 2020
WANT MORE INFORMATION? Contact the CA State Integrated Waste Management Board, (916)341-6320.

State List of Leaking Underground Storage Tanks (LUST):
California's Water Resources Control Board, under its Underground Storage Tank Program, maintains a list of all underground storage tanks which have been reported as having released contaminants. Formerly identified as a standalone database called the Leaking Underground Storage Tank Information System (LUSTIS), these sites are now identified as “LUST Cleanup Sites” in the GeoTracker database.
Source Agency: California Water Resources Control Board.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 14 Jan 2021
WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808.

EnviroStor Site With Deed Restriction Or Other Controls (CONTROLS)
California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all local governments of any recorded land use restriction ("Deed Restriction"). The DTSC maintains a database called "EnviroStor" that lists all deed restrictions, including street addresses or the equivalent description of location. According to DTSC, this database may not include all deed restrictions and other land use controls that exist at the current time.
Source Agency: California Department of Toxic Substances Control.
Search Distance Used: 0.5 mile
Database last checked by FANHD: 28 Oct 2020
WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites of Potential Generators of Hazardous Materials (RCRA GEN):
Small scale and large scale generators (GEN) are included in this list, as required under the Resource Conservation and Recovery Act (RCRA). This list is maintained by the Federal EPA of facilities that generate hazardous substances. Depending on the quantity, they will be listed as small or large. Sites on this list are not necessarily contaminated, but they are tracked because they deal with hazardous substances on the site. RCRA is a federal law that governs how hazardous substances are produced, transported, stored, and disposed of.
Source Agency: U.S. Environmental Protection Agency.
Search Distance Used: 0.125 mile
Database last checked by FANHD: 08 Jan 2020
WANT MORE INFORMATION? Contact the Environmental Information Center for US EPA Region 9 at (866) 372-9378 or via e-mail at r9.info@epa.gov.

Emergency Response Notification System (ERNS, National Response Center):
The National Response Center (NRC) is the sole federal point of contact for reporting environmental hazard spills. The NRC operates 24 hours a day, 7 days a week, 365 days a year. The National Response System (NRS) is the government's mechanism for emergency response to discharges of oil and the release of chemicals into the navigable waters or environment of the United

States and its territories. Initially, this system focused on oil spills and selected hazardous polluting substances discharged into the environment. It has since been expanded by other legislation to include hazardous substances and wastes released to all types of media. The ERNS database includes information about location, type, and severity of spills reported to the NRC.
Source Agency: U.S. Coast Guard.
Search Distance Used: 0.125 mile
Database last checked by FANHD:
WANT MORE INFORMATION? Contact the National Response Center, (800) 424-8802.

State List of Underground Storage Tanks (UST):
Part of the larger GeoTracker database, this list identifies permitted tanks storing hazardous substances which are substantially or totally beneath the surface of the ground. The list is maintained by California's Water Resources Control Board. When a tank on this list is discovered to be leaking, it may also appear on the LUST or RCRA COR list (see above). Sites on the LUST or RCRA COR lists may not appear on the UST list if the tank has been removed and the case has been closed.
Source Agency: California Water Resources Control Board.
Search Distance Used: 0.125 mile
Database last checked by FANHD: 06 Mar 2020
WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State List of Historical Underground Storage Tanks (Hist-UST):
The California State Water Resources Control Board keeps the Hazardous Substances Storage Container Information on file. This is a database of historical underground storage tanks that was kept until the late 1980's, but has been discontinued and is no longer updated.
Source Agency: California Water Resources Control Board.
Search Distance Used: 0.125 mile
Database last checked by FANHD: 01 Jun 2018
WANT MORE INFORMATION? Contact the CA State Water Resources Control Board, Underground Storage Tank Program, (916)341-5808

State Hazardous Waste Information Summary (HWIS):
The Hazardous Waste Information Summary (also called the Hazardous Waste Summary Report, and formerly the Tanner Report), is a database that summarizes the chemical data contained in manifests submitted to the California Department of Toxic Substances Control (DTSC) by hazardous waste generators and facilities around the state. The volume of manifests submitted to the DTSC is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.
Source Agency: California Department of Toxic Substances Control.
Search Distance Used: 0.125 mile
Database last checked by FANHD: 28 Feb 2020
WANT MORE INFORMATION? Contact the CA Environmental Protection Agency, Department of Toxic Substances Control, (916)323-3400.

Sites Reported but Not Required for AAI Compliance

As a courtesy to FANHD clients, the Commercial Environmental Screening Report also includes storage tank sites listed by state agencies that are not required by the AAI standard to be included in a government records search. These sites are listed in the following database:

State List of Aboveground Storage Tanks (AST):
This historic list tracks aboveground petroleum storage tanks of 10,000 gallons or more, with exceptions for certain uses (e.g., agricultural). It was maintained by the state's Water Resources Control Board. When an aboveground tank is discovered to be leaking, it may also appear on the RCRA COR list (see above). Sites on the RCRA COR list may not appear on the AST list if the tank has been removed and the case has been closed. NOTE: Effective January 1, 2008 the Certified Unified Program Agencies (CUPAs) at the local level are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA) which regulates ASTs.
Source Agency: California Water Resources Control Board.
Search Distance Used: 0.125 mile
Database last checked by FANHD: 01 Jun 2018
WANT MORE INFORMATION? Contact the local responsible agency from the online directory at http://osfm.fire.ca.gov/cupa/apsa.

END OF ENVIRONMENTAL SCREENING REPORT SECTION

Environmental Screening Report
For RIVERSIDE County

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

See Terms and Conditions at end of this Report.

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
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APN: See Addendum
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TERMS and CONDITIONS

ACCEPTANCE OR USE OF THIS REPORT CONSTITUTES APPROVAL AND ACCEPTANCE OF THE TERMS, CONDITIONS, AND LIMITATIONS STATED HEREIN.

The Report ("Report") is subject to each of the following Terms and Conditions. Each Recipient (defined below) of the Report agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are incorporated by this reference into the Report. **This Report is not an insurance policy.**

This Report is made for the real property specifically described in the Report (the “Property”) and solely for the transaction for which it was originally purchased ("Transaction"). The Property shall not include any property beyond the boundaries of the real property described in the Report. The Property shall not include any structures (whether located on the Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

IMPORTANT NOTICE: Transferor(s) and transferee(s) shall read the complete Report in its entirety before the close of escrow. A "Signature Page" or "Summary Pages" document may be included in the electronic delivery of this Report. Those documents do not replace the complete Report or remove the need to read the complete Report, and do not remove the requirement to disclose. The Signature Page and Summary Pages documents are subject to the Terms and Conditions of the complete Report.

A. **No Third Party Reliance on This Report.** Only the transferor(s) and transferee(s), and their agents/brokers, if any, involved in the Transaction (collectively, the "Recipients") may use and rely on this Report and only after they have paid in full for the Report. While disclosures made on the Natural Hazard Disclosure Statement in the Report may indicate certain risks to the Property, the disclosures are only "…between the transferor, the transferor's agents, and the transferee, and shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." Cal. Civil Code section 1103.2, subdivision (g).

B. **Seller and Seller’s Agent’s Responsibility of Full Disclosure.** Recipients are obligated to make disclosures, and always disclose material facts, that are within their actual knowledge.

C. **Scope of Report.** This Report is limited to determining whether the Property is in those specified natural hazard zones and property tax districts, and in proximity to those specified environmental sites (depending on the report product ordered), as defined in the Report. The Report is not a geologic report or a land survey and no site inspection has been made in producing the Report. FANHD makes no determination, expresses no opinion or view, and assumes no responsibility in this Report concerning the right, entitlement, or ability to develop or improve the Property. FANHD has no information concerning whether the Property can be developed or improved. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Property, including, without limitation, habitability of structures or the Property, suitability of the Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. The Recipient(s) is advised to consult the local Planning Department to determine whether factors beyond the scope of this Report may limit the transferee(s) ability to use or improve the Property.

   The Report is not a title report, and no determination is made and no opinion is expressed, or intended, by this Report as to title to the Property or liens against the Property, recorded or otherwise, or whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances. The Report is not a property inspection report, and no determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters, or the marketability or value of the Property. FANHD has not conducted any testing or physical or visual examination or inspection of the Property, nor is this Report a substitute for any such testing, physical or visual examination, or inspection.

D. **Tax and Environmental Disclosures (if included in Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, or the existence of hazardous or toxic materials or substances, or any other defects, on, under, or in proximity to the Property, unless specifically described in the Report. FANHD's total liability for any error or omission in its disclosures relating to taxes and/or environmental matters shall be limited to actual proven damages not to exceed the price paid for this Report.

E. **FANHD Database Updates.** Each database used in this Report is updated by the responsible agency at various intervals. Updates for a database are determined by the responsible agency and may be made at any time and without notice. FANHD maintains an update schedule and makes reasonable efforts to use updated information. For these reasons, FANHD reports information as of the date when the database was last updated by FANHD. That date is specified as the "Database Date" for each database. The Tax Report discloses Mello Roos Community Facilities Districts, 1915 Bond Act Assessments and PACE assessments documented in the county’s Fiscal Year 2020-2021 annual secured property tax roll. The Report may disclose PACE contracts where PACE taxes were first assessed or liens were recorded after the Fiscal Year 2020-2021 secured property tax roll, where recordation data is available to FANHD. To discover a PACE lien on the Property executed more recently, the buyer should read the preliminary title report and obtain and read all exceptions listed therein. Note that, in the title report, lien exceptions are named as recorded with the county; therefore, a PACE lien may be listed under a name that is not obvious.

F. **Statutory and Additional Disclosures, Advisories, and Local Addenda (if included in Report).** No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Property. In preparing the Report, FANHD accurately reported on information contained in Government Records. FANHD reviewed and relied upon those Government Records specifically identified and described in the Report. FANHD has not reviewed or relied upon any Government Records that are not specifically identified in the Report. FANHD also has not reviewed any plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by FANHD. Local Addenda, where applicable, are included "AS IS" as an accommodation to the local real estate board that provided the content; FANHD assumes no responsibility for the accuracy of any information included in the Local Addenda.

G. **FEMA Flood Determination Certificate (if accompanying the Report).** No determination is made and no opinion is expressed, or intended, by the Report concerning the requirement for or cost of flood insurance on the Property. Recipient(s) understands that a lender may require flood insurance to secure its loan collateral independent of whether FEMA may require flood insurance under the National Flood Insurance Program on a federally backed mortgage. The FEMA Flood Determination Certificate ("Flood Certificate"), which may accompany the Report, is produced by a third-party expert certified by FEMA to provide Flood Certificates. FANHD assumes no liability for errors in that third-party flood determination.

H. **Changes to Government Record after Report Date.** This Report is issued as of the Report Date identified in the Report. FANHD shall have no obligation to advise any Recipient of any information learned or obtained after the Report Date even if such information would modify or otherwise affect the Report.

Property Address: NEC LEMON BLOSSOM LN & 60TH AVE
THERMAL, RIVERSIDE COUNTY, CA 92274
("Property")

APN: See Addendum
Report Date: 05/07/2021
Report Number: 2853972

Subsequent to FANHD acquisition of Government Records, changes may be made to said Government Records and FANHD is not responsible for advising the Recipients of any changes. FANHD will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, FANHD is not liable for any impact on the Property that any change to the Government Records may have.

I. **Government Record Sources.**FANHD relies upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. FANHD assumes no responsibility for the accuracy of the Government Records identified in the Report. FANHD makes no warranty or representation of any kind, express or implied, with respect to the Report. FANHD expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose. The FANHD Report is "AS IS".

J. **Limitation of FANHD's Liability**

1. FANHD is not responsible for:
   - Any inaccuracies or incompleteness of the information in the Public Records.
   - Inaccurate address information provided for the Property.
   - Any other information not contained in the Public Records as of the Report Date.
   - Any information which would be disclosed by a physical inspection of the Property.
   - Any information known by one of the Parties.
   - The health or risk to humans or animals that may be associated with any of the disclosed hazards.
   - The costs of investigating or remediating any of the disclosed hazards.

2. FANHD's total liability and responsibility to all Recipients collectively for any and all liabilities, causes of action, claim or claims, including but not limited to claims for breach of contract or negligence, shall be limited to the price paid for the Report. FANHD expressly disclaims any liability for Recipients indirect, incidental and/or consequential damages, including without limitation lost profits even if such damages are foreseeable. In the event of any error, omission or inaccuracy in the FANHD Report for which FANHD is liable, FANHD shall have no duty to defend or pay any attorneys' fees, costs or expenses incurred by the Recipients, or any of them. The Recipients, and each of them, expressly waive the benefits of California Civil Code Section 2778. FANHD has not conducted an independent investigation of the accuracy of the information provided by the Recipient. FANHD assumes no responsibility for the accuracy of information provided by the Recipient. FANHD shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

K. **Reporting of Risk Elements for Condominium Projects, Planned Unit Developments, and Other Properties with Common or Undivided Interests ("Common Interests")** Unless otherwise noted, this report is based solely on the real Property referenced by the Property's Assessor's Parcel Number ("APN"). An APN whose boundary does not include all Common Interests associated with the parcel will generate a report which does not identify the natural hazards relating to the Common Interests that extend beyond the APN parcel boundary. Accordingly, it is imperative that you consult with the property's homeowners association(s) to determine those risks.

L. **Governing Law.** The Report shall be governed by, and construed in accordance with, the laws of the State of California.

M. **Small Claims or Arbitration.** This provision constitutes an agreement to arbitrate disputes on an individual basis. Any party may bring an individual action in small claims court instead of pursuing arbitration, so long as the action remains in that court. All disputes and claims arising out of or relating to the Website, Customer Service, or any Report, must be resolved by binding arbitration. This agreement to arbitrate includes, but is not limited to, all disputes and claims between Company, transferor(s) and transferee(s) and claims that arose prior to purchase of the Report. This agreement to arbitrate applies to transferor(s) and transferee(s) successors in interest, assigns, heirs, spouses, and children. As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.

Any arbitration must take place on an individual basis. Company, transferor(s) and transferee(s) agree that they are waiving any right to a jury trial and to bring or participate in a class, representative, or private attorney general action, and further agree that the arbitrator lacks the power to grant relief affecting anyone other than the individual claimant. If a court decides that any of the provisions of this paragraph are invalid or unenforceable as to a particular claim or request for a particular remedy (such as a request for public injunctive relief), then that claim or request for that remedy must be brought in court and all other claims and requests for remedies must be arbitrated in accordance with this agreement

The arbitration is governed by the Consumer Arbitration Rules (the "AAA Rules") of the American Arbitration Association ("AAA"), as modified by this Agreement, and will be administered by the AAA. Company will pay all AAA filing, administration and arbitrator fees for any arbitration it initiates and for any arbitration initiated by another party for which the value of the claims is $75,000 or less, unless an arbitrator determines that the claims have been brought in bad faith or for an improper purpose, in which case the payment of AAA fees will be governed by the AAA Rules #A COPY OF THESE RULES IS AVAILABLE FROM THE AAA'S WEB SITE AT WWW.ADR.ORG OR ON REQUEST FROM THE COMPANY. THE ARBITRATION AWARD MAY INCLUDE ATTORNEY'S FEES IF ALLOWED BY FEDERAL, STATE, OR OTHER APPLICABLE LAW AND MAY BE ENTERED AS A JUDGMENT IN ANY COURT OF PROPER JURISDICTION.

The arbitration will take place in the same county in which the property covered by the Report is located. The Federal Arbitration Act will govern the interpretation, applicability and enforcement of this arbitration agreement. This arbitration agreement will survive the termination of the Report.

N. **Severability.** If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions.

O. **Other Agreements.** This Report constitutes the entire, integrated agreement between FANHD and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

END OF REPORT

McKEEVER WATER WORKS
82550 Ave 60
Thermal, Ca. 92274
760-399-4237 OR 760-775-2006

HMS Management

On July 14,2020 ,a test was performed on your Turbine Pump. The following information was obtained.

EQUIPMENT

Plant Number	Julie North
Pump	I.R.
Serial Number	73955
Motor	US
Serial Number	W12001312006
H. P.	300
Volts	480
Ampers	340
Electric Meter	5DY3B201448

	#1
DISCHARGE PRESSURE	22.5
STATIC WATER LEVEL	216.2
DRAWDOWN	10.5
DISCHARGE HEAD FEET	51.975
PUMPING LEVEL	226.7
TOTAL DYNAMIC HEAD	278.675
GPM	2986
YIELD	284.4
ACRE FEET PER 24 HOURS	13.194
KW INPUT TO MOTOR	259.200
HP INPUT TO MOTOR	347.587
MOTOR LOAD IN %	1.083
PUMP RPM	1785
CUSTOMER WATER METER GPM	2639
CUSTOMER WATER METER NUMBER	200646
CORRECTION FACTOR	1.131
ELEVATION TO C/L OF DISCHARGE PIPE	N/A
KWH PER ACRE FOOT	472
OVER-ALL PLANT EFFICIENCY IN %	60.45%

If you have any questions, please contact me.

Thank you,

Jesse McKeever

Remarks -

82550 Ave 60
Thermal, Ca. 92274
760-399-4237 OR 760-775-2006

HMS Management

On July 14, 2020 ,a test was performed on your Turbine Pump. The following information was obtained.

EQUIPMENT

Plant Number	Julie South
Pump	Goulds
Serial Number	N/A
Motor	US
Serial Number	52564
H. P.	300
Volts	480
Ampers	330
Electric Meter	5DY38203139

	#1
DISCHARGE PRESSURE	4.0
STATIC WATER LEVEL	249.2
DRAWDOWN	10.4
DISCHARGE HEAD FEET	9.240
PUMPING LEVEL	259.6
TOTAL DYNAMIC HEAD	268.840
GPM	2149
YIELD	206.6
ACRE FEET PER 24 HOURS	9.496
KW INPUT TO MOTOR	182.535
HP INPUT TO MOTOR	244.780
MOTOR LOAD IN %	0.751
PUMP RPM	1775
CUSTOMER WATER METER GPM	2612
CUSTOMER WATER METER NUMBER	200647-12
CORRECTION FACTOR	0.823
ELEVATION TO C/L OF DISCHARGE PIPE	N/A
KWH PER ACRE FOOT	461
OVER-ALL PLANT EFFICIENCY IN %	59.60%

If you have any questions, please contact me.

Thank you,

Jesse McKeever

Remarks - **Top bearing worn excessively, previously reported, Please call**

SURABIAN AG LABORATORY
(760) 200-4498

SOIL ANALYSIS
for Anthony Vineyards

Juele 1 Ranch
Block 4, Flame

inv.& lab #	Sample Date	pH	EC mmhos	mg/Kg NO_3N	mg/Kg PO_4P	mg/Kg K	meq/L Ca	meq/L Mg	meq/L Na	meq/L Cl	ESP	mg/Kg Zn	mg/Kg Mn	mg/Kg B
2583	**2/15/2017**	7.2	0.95	17	6	33	3.9	0.9	5.0		3.4	1.4	1.7	0.1
2627	**2/23/2018**	7.5	1.20	9	11	54	4.8	1.0	7.6		5.0	7.9	4.3	0.2

SURABIAN AG LABORATORY
(760) 200-4498

SOIL ANALYSIS
for Anthony Vineyards

Juele 1 Ranch
Block 2, Summer Royal

inv.& lab #	Sample Date	pH	EC mmhos	mg/Kg NO_3N	mg/Kg PO_4P	mg/Kg K	meq/L Ca	meq/L Mg	meq/L Na	meq/L Cl	ESP	mg/Kg Zn	mg/Kg Mn	mg/Kg B
2528	**2/20/2016**	7.2	1.04	5	38	53	3.1	0.7	6.3		5.3	5.9	1.8	<0.1
2581	**2/13/2017**	8.7	1.20	<1	33	52	3.7	0.8	8.9		6.9	2.9	2.7	0.1
2627	**2/23/2018**	7.5	1.40	8	12	87	5.2	1.1	9.0		5.8	6.3	3.3	0.2

DELLAVALLE Laboratory, Inc.
Chemists and Consultants

Bacteriological Water Analysis

Lab No.: 21D1771
Sampled By: JNS
Requested By: Jim Surabian
Submitted Date: 04/22/21
Reported Date: 04/23/21
Project: Anthony Vineyards - Resevoirs &Wells
Crop ID:

Surabian Ag Lab & Cons Inc
105 Tesori Drive
Palm Desert **CA** **92211**
10789 **54**
E-mail: surabianag@verizon.net
Copy To:
FAX: (760) 200-4498

		Date Sampled	Time Sampled	Residual Chlorine mg/L	Rec'd Temp °C	Date Started	Time Started	Total MPN Coliform per 100 mL	MPN E-Coli per 100 mL	Meter Reading Field
01	Anthony Vineyards - Coachella Cold Storage	04/21/21	09:00	*	16.4	04/22/21	14:30	<1.0	<1.0	
02	Las Vegas Ranch - Resevoir	04/21/21	09:15	*	15.9	04/22/21	14:30	<1.0	<1.0	
03	Crocker Ranch - Reservoir	04/21/21	09:30	*	15.6	04/22/21	14:30	<1.0	<1.0	
04	Mayfield Ranch - Resevoir	04/21/21	09:45	*	15.3	04/22/21	14:30	<1.0	<1.0	
05	Hillside Acres Mecca E. - Resevoir	04/21/21	10:05	*	15.4	04/22/21	14:30	<1.0	<1.0	
06	Hillside Acres Mecca W. - Resevoir	04/21/21	10:15	*	15.9	04/22/21	14:30	<1.0	<1.0	
07	Hayes & 68th Ranch - Resevoir	04/21/21	10:35	*	15.9	04/22/21	14:30	<1.0	<1.0	
08	Stowells I Ranch - Resevoir	04/21/21	10:55	*	15.4	04/22/21	14:30	<1.0	<1.0	
09	Stowells Jr. Ranch - Reservoir	04/21/21	11:10	*	14.8	04/22/21	14:30	<1.0	<1.0	
10	Anthony III Ranch - Reservoir	04/21/21	11:30	*	14.7	04/22/21	14:30	<1.0	<1.0	
11	Anthony By the Sea- Resevoir #1	04/21/21	11:45	*	14.3	04/22/21	14:30	<1.0	<1.0	
12	Anthony By the Sea- Resevoir #2	04/21/21	11:55	*	14.4	04/22/21	14:30	<1.0	<1.0	
13	Anthony By the Sea- Resevoir #3	04/21/21	12:05	*	14.4	04/22/21	14:30	<1.0	<1.0	
14	Lucky Ranch- Resevoir #1E	04/21/21	12:30	*	14.6	04/22/21	14:30	<1.0	<1.0	
15	Lucky Too Ranch - Reservior #2W	04/21/21	12:35	*	14.3	04/22/21	14:30	<1.0	<1.0	
16	Pronto Ranch - Well #1	04/21/21	12:45	*	14.0	04/22/21	14:30	<1.0	<1.0	
17	Pronto Ranch - Well #2	04/21/21	12:55	*	14.3	04/22/21	14:30	<1.0	<1.0	
18	Hillside Acres Oasis - Ranch 7 res.	04/21/21	13:10	*	13.9	04/22/21	14:30	<1.0	<1.0	
19	Hillside Acres Oasis - Ranch 6 Well	04/21/21	13:20	*	13.6	04/22/21	14:30	<1.0	<1.0	
20	Jeule Ranch - Reservoir	04/21/21	13:35	*	13.9	04/22/21	14:30	<1.0	<1.0	
21	University Ranch - Resevoir	04/21/21	13:50	*	14.1	04/22/21	14:30	<1.0	<1.0	
22	Travertine East - Big Foot res.	04/21/21	14:10	*	13.6	04/22/21	14:30	<1.0	<1.0	
23	Travertine Rock - Big Foot res.	04/21/21	14:15	*	13.6	04/22/21	14:30	<1.0	<1.0	
24	Flame King Ranch - Well #1	04/21/21	14:30	*	14.0	04/22/21	14:30	<1.0	<1.0	

McKEEVER WATER WORKS
82550 Ave 60
Thermal, Ca. 92274
760-399-4237 OR 760-775-2006

Anthony Vineyards

On 10/24/13 ,a test was performed on your Turbine Pump. The following information was obtained.

EQUIPMENT

Plant Number	Julie South
Pump	Goulds
Serial Number	N/A
Motor	US
Serial Number	'C068564
H. P.	300
Volts	460
Ampers	330
Electric Meter	AU5Y37DKS

	#1
DISCHARGE PRESSURE	1.5
STATIC WATER LEVEL	270.0
DRAWDOWN	9.5
DISCHARGE HEAD FEET	3.465
PUMPING LEVEL	279.5
TOTAL DYNAMIC HEAD	282.965
GPM	2092
YIELD	220.2
ACRE FEET PER 24 HOURS	9.246
KW INPUT TO MOTOR	181.682
HP INPUT TO MOTOR	243.636
MOTOR LOAD IN %	0.747
PUMP RPM	1775
CUSTOMER WATER METER GPM	2052
CUSTOMER WATER METER NUMBER	200647
CORRECTION FACTOR	1.020
ELEVATION TO C/L OF DISCHARGE PIPE	N/A
KWH PER ACRE FOOT	472
OVER-ALL PLANT EFFICIENCY IN %	61.36%

If you have any questions, please contact me.

Thank you,

Jesse McKeever

Remarks -

McKEEVER WATER WORKS
82550 Ave 60
Thermal, Ca. 92274
760-399-4237 OR 760-775-2006

HMS

On 5/21/12 ,a test was performed on your Turbine Pump. The following information was obtained.

EQUIPMENT

Plant Number	Julie North
Pump	IR
Serial Number	79995
Motor	US
Serial Number	D076564
H. P.	300
Volts	460
Ampers	330
Electric Meter	5Y3DKS100032

	#1
DISCHARGE PRESSURE	18.0
STATIC WATER LEVEL	240.6
DRAWDOWN	7.9
DISCHARGE HEAD FEET	41.580
PUMPING LEVEL	248.5
TOTAL DYNAMIC HEAD	290.080
GPM	2613
YIELD	330.7
ACRE FEET PER 24 HOURS	11.545
KW INPUT TO MOTOR	210.162
HP INPUT TO MOTOR	281.827
MOTOR LOAD IN %	0.864
PUMP RPM	1775
CUSTOMER WATER METER GPM	2600
CUSTOMER WATER METER NUMBER	200646
CORRECTION FACTOR	1.005
ELEVATION TO C/L OF DISCHARGE PIPE	N/A
KWH PER ACRE FOOT	437
OVER-ALL PLANT EFFICIENCY IN %	67.91%

If you have any questions, please contact me.

Thank you,

Jesse McKeever

Remarks -

APPENDIX C

Lemon Blossom
Lemon Blossom Lane/70th Avenue
Thermal, CA 92274

Inquiry Number: 6517280.2s
June 01, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

LEMON BLOSSOM LANE/70TH AVENUE
THERMAL, CA 92274

COORDINATES

Latitude (North):	33.5435430 - 33° 32' 36.75''
Longitude (West):	116.1942770 - 116° 11' 39.39''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	574805.0
UTM Y (Meters):	3711644.5
Elevation:	141 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641220 VALERIE, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140521
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
LEMON BLOSSOM LANE/70TH AVENUE
THERMAL, CA 92274

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	DESERT EMPIRE	68990 HARRISON ST	RCRA-VSQG	Lower	615, 0.116, ENE
A2	YOUNG'S NURSERY	68461 HARRISON ST	RCRA NonGen / NLR	Lower	986, 0.187, ENE
A3	YOUNGS NURSERY LLC	68461 HARRISON ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Lower	986, 0.187, ENE
A4	YOUNG'S NURSERY	68461 HARRISON ST	AST	Lower	986, 0.187, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR ---------- EnviroStor Database

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

LUST ---------- Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ---------- Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
UST ---------- Active UST Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing
VCP ---------- Voluntary Cleanup Program Properties

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
SWRCY ---------- Recycler Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register

HIST Cal-Sites ---- Historical Calsites Database
SCH ---- School Property Evaluation Program
CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
US CDL ---- National Clandestine Laboratory Register
PFAS ---- PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST ---- SWEEPS UST Listing
HIST UST ---- Hazardous Substance Storage Container Database
CA FID UST ---- Facility Inventory Database
CERS TANKS ---- California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees

INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
FINDS Facility Index System/Facility Registry System
UXO Unexploded Ordnance Sites
ECHO Enforcement & Compliance History Information
DOCKET HWC Hazardous Waste Compliance Docket Listing
FUELS PROGRAM EPA Fuels Program Registered Listing
CA BOND EXP. PLAN Bond Expenditure Plan
Cortese "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings CUPA Resources List
DRYCLEANERS Cleaner Facilities
EMI Emissions Inventory Data
ENF Enforcement Action Listing
Financial Assurance Financial Assurance Information Listing
HAZNET Facility and Manifest Data
ICE ICE
HIST CORTESE Hazardous Waste & Substance Site List
HWP EnviroStor Permitted Facilities Listing
HWT Registered Hazardous Waste Transporter Database
MINES Mines Site Location Listing
MWMP Medical Waste Management Program Listing
NPDES NPDES Permits Listing
PEST LIC Pesticide Regulation Licenses Listing
PROC Certified Processors Database
Notify 65 Proposition 65 Records
UIC UIC Listing
UIC GEO UIC GEO (GEOTRACKER)
WASTEWATER PITS Oil Wastewater Pits Listing
WDS Waste Discharge System
WIP Well Investigation Program Case List
MILITARY PRIV SITES MILITARY PRIV SITES (GEOTRACKER)
PROJECT PROJECT (GEOTRACKER)
WDR Waste Discharge Requirements Listing
CIWQS California Integrated Water Quality System
CERS CERS
NON-CASE INFO NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ Well Stimulation Project (GEOTRACKER)
MINES MRDS Mineral Resources Data System
HWTS Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations

EXECUTIVE SUMMARY

EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF..... Recovered Government Archive Solid Waste Facilities List
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DESERT EMPIRE	68990 HARRISON ST	ENE 0 - 1/8 (0.116 mi.)	1	9

State and tribal registered storage tank lists

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
YOUNG'S NURSERY	68461 HARRISON ST	ENE 1/8 - 1/4 (0.187 mi.)	A4	22
Database: AST, Date of Government Version: 07/06/2016				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/20/2021 has revealed that there is 1 CERS HAZ WASTE site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
YOUNGS NURSERY LLC	***68461 HARRISON ST***	***ENE 1/8 - 1/4 (0.187 mi.)***	***A3***	***14***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

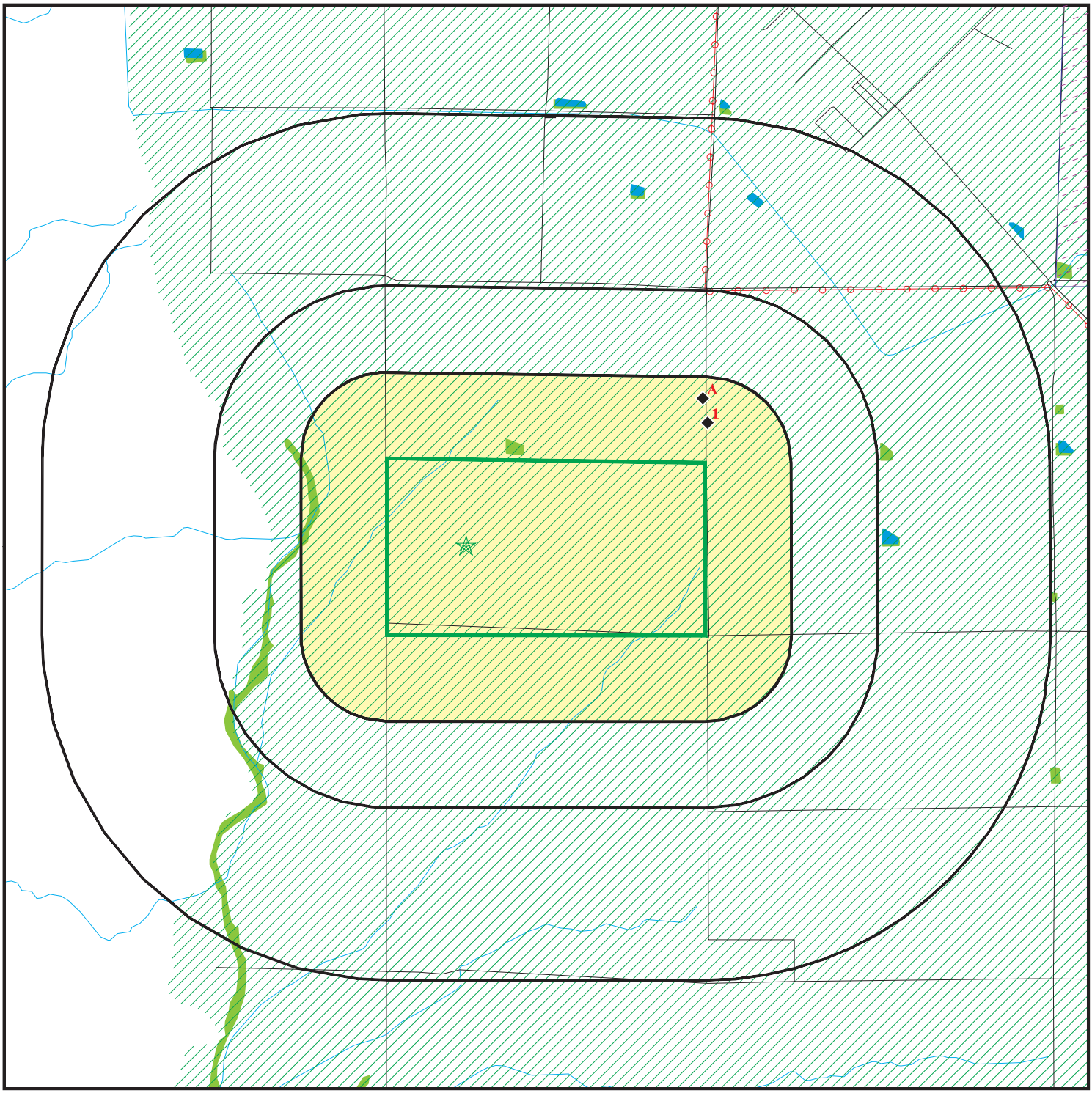
A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 03/22/2021 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
YOUNG'S NURSERY EPA ID:: CAL000407598	68461 HARRISON ST	ENE 1/8 - 1/4 (0.187 mi.)	A2	11

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6517280.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

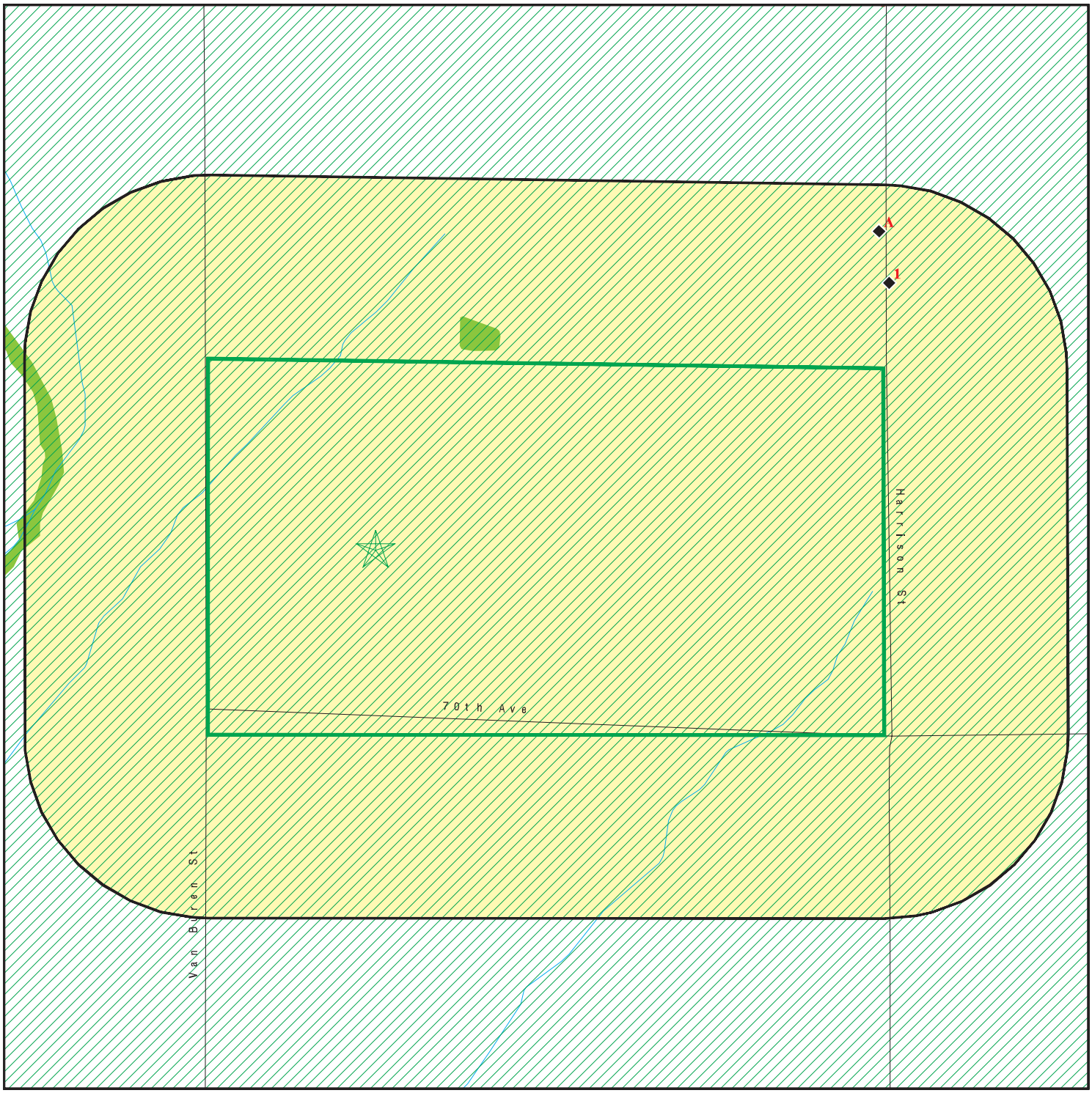
State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Lemon Blossom	CLIENT:	GeoSyntec Consultants
ADDRESS:	Lemon Blossom Lane/70th Avenue Thermal CA 92274	CONTACT:	Rosemary Propst
LAT/LONG:	33.543543 / 116.194277	INQUIRY #:	6517280.2s
		DATE:	June 01, 2021 4:02 pm

DETAIL MAP - 6517280.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/8 1/4 1/2 Miles

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Lemon Blossom	CLIENT:	GeoSyntec Consultants
ADDRESS:	Lemon Blossom Lane/70th Avenue Thermal CA 92274	CONTACT:	Rosemary Propst
LAT/LONG:	33.543543 / 116.194277	INQUIRY #:	6517280.2s
		DATE:	June 01, 2021 4:04 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		1	0	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	1	NR	NR	NR	1
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	1	3	0	0	0	4

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
ENE
< 1/8
0.116 mi.
615 ft.

DESERT EMPIRE
68990 HARRISON ST
THERMAL, CA 92274

RCRA-VSQG **1026724013**
CAR000318931

Relative:
Lower

Actual:
42 ft.

RCRA-VSQG:

Date Form Received by Agency:		2021-02-03 00:00:00.0
Handler Name:	DESERT EMPIRE	
Handler Address:		68990 HARRISON ST
Handler City,State,Zip:		THERMAL, CA 92274
EPA ID:		CAR000318931
Contact Name:		MATTHEW D MELKESIAN
Contact Address:		HARRISON ST
Contact City,State,Zip:		THERMAL, CA 92274
Contact Telephone:		760-485-0233
Contact Fax:		Not reported
Contact Email:		MATT@DESERTEMPIRES.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		County
Federal Waste Generator Description:		Conditionally Exempt Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		HARRISON ST
Mailing City,State,Zip:		THERMAL, CA 92274
Owner Name:		MATTHEW MELKESIAN
Owner Type:		County
Operator Name:		MATTHEW MELKESIAN
Operator Type:		County
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

DESERT EMPIRE (Continued) **1026724013**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2021-02-09 12:55:11.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	MATTHEW MELKESIAN
Legal Status:	County
Date Became Current:	1993-06-07 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	68990 HARRISON ST
Owner/Operator City,State,Zip:	THERMAL, CA 92274
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	MATTHEW MELKESIAN
Legal Status:	County
Date Became Current:	1993-06-07 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	68990 HARRISON ST
Owner/Operator City,State,Zip:	THERMAL, CA 92274

DESERT EMPIRE (Continued) **1026724013**

Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2021-02-03 00:00:00.0
Handler Name: DESERT EMPIRE
Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 23611
NAICS Description: RESIDENTIAL BUILDING CONSTRUCTION

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

A2 **YOUNG'S NURSERY** **RCRA NonGen / NLR** **1024850227**
ENE **68461 HARRISON ST** **CAL000407598**
1/8-1/4 **THERMAL, CA 92274**
0.187 mi.
986 ft. **Site 1 of 3 in cluster A**

Relative: RCRA NonGen / NLR:
Lower
Actual: Date Form Received by Agency: 2015-06-08 00:00:00.0
34 ft. Handler Name: YOUNG'S NURSERY
Handler Address: 68461 HARRISON ST
Handler City,State,Zip: THERMAL, CA 92274-9308
EPA ID: CAL000407598
Contact Name: JOHN GLESS
Contact Address: 18451 VAN BUREN BLVD
Contact City,State,Zip: RIVERSIDE, CA 92508-0000
Contact Telephone: 951-780-8458
Contact Fax: 000-000-0000
Contact Email: JGLESS@MAC.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities

YOUNG'S NURSERY (Continued) **1024850227**

State District Owner:	Not reported
State District:	Not reported
Mailing Address:	18451 VAN BUREN BLVD
Mailing City,State,Zip:	RIVERSIDE, CA 92508-0000
Owner Name:	JOHN GLESS
Owner Type:	Other
Operator Name:	JOHN GLESS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:06:15.0
Recognized Trader-Importer:	No

YOUNG'S NURSERY (Continued) **1024850227**

Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	JOHN GLESS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	18451 VAN BUREN BLVD
Owner/Operator City,State,Zip:	RIVERSIDE, CA 92508-0000
Owner/Operator Telephone:	951-780-8458
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	JOHN GLESS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1441 RAVENSWOOD LN
Owner/Operator City,State,Zip:	RIVERSIDE, CA 92506-0000
Owner/Operator Telephone:	951-780-8458
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2015-06-08 00:00:00.0
Handler Name: YOUNG'S NURSERY	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	111339
NAICS Description:	OTHER NONCITRUS FRUIT FARMING

Facility Has Received Notices of Violations:

Violations:	No Violations Found

YOUNG'S NURSERY (Continued) **1024850227**

Evaluation Action Summary:
Evaluations: No Evaluations Found

A3 YOUNGS NURSERY LLC **CERS HAZ WASTE** **S113798761**
ENE 68461 HARRISON ST **HAZNET** **N/A**
1/8-1/4 THERMAL, CA 92274 **CERS**
0.187 mi. **HWTS**
986 ft. **Site 2 of 3 in cluster A**

Relative: Lower

Actual: 34 ft.

CERS HAZ WASTE:
Name: YOUNG'S NURSERY
Address: 68461 HARRISON ST
City,State,Zip: THERMAL, CA 92274
Site ID: 408043
CERS ID: 10319530
CERS Description: Hazardous Waste Generator

HAZNET:
Name: YOUNGS NURSERY LLC
Address: 68461 HARRISON ST
Address 2: Not reported
City,State,Zip: THERMAL, CA 922749308
Contact: BRIAN SPECHT
Telephone: 7603974104
Mailing Name: Not reported
Mailing Address: 68461 HARRISON ST

Year: 2012
Gepaid: CAL000354724
TSD EPA ID: CAD097030993
CA Waste Code: 491 - Unspecified sludge waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.055

Year: 2012
Gepaid: CAL000354724
TSD EPA ID: CAT080013352
CA Waste Code: 223 - Unspecified oil-containing waste
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 1.0425

Year: 2012
Gepaid: CAL000354724
TSD EPA ID: CAD044429835
CA Waste Code: 343 - Unspecified organic liquid mixture
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.187

Additional Info:
Year: 2012
Gen EPA ID: CAL000354724

YOUNGS NURSERY LLC (Continued) **S113798761**

Shipment Date:	20121001
Creation Date:	1/5/2013 22:15:31
Receipt Date:	20121010
Manifest ID:	010163936JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD044429835
Trans Name:	CLEAN HARBORS-WILMINGTON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	U051
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.187
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20121001
Creation Date:	12/20/2012 22:15:24
Receipt Date:	20121010
Manifest ID:	010163938JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	DEMENNO / KERDOON
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	Not reported
Meth Code:	H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons:	1.0425
Waste Quantity:	250
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20121001
Creation Date:	12/20/2012 22:15:18
Receipt Date:	20121011
Manifest ID:	010163937JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported

YOUNGS NURSERY LLC (Continued) **S113798761**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS INDUSTRY INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	491 - Unspecified sludge waste
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.055
Waste Quantity:	110
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	YOUNG'S NURSERY
Address:	68461 HARRISON ST
City,State,Zip:	THERMAL, CA 92274
Site ID:	408043
CERS ID:	10319530
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	19 CCR 6.95 25508(a)(1) - California Code of Regulations, Title 19, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple

YOUNGS NURSERY LLC (Continued) **S113798761**

Violation Description:	Business Plan Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 10/19/2015. [LOCAL ORDINANCE VIOLATION 105D] Hazardous materials containers have been labeled properly.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.67 25270.6(a)(2) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(a)(2)
Violation Description:	Failure to submit a Tank Facility Statement or Business Plan.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	APSA
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 10/19/2015. [LOCAL ORDINANCE VIOLATION 104A] NFPA 704 sign(s) have been posted appropriately.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043

YOUNGS NURSERY LLC (Continued) **S113798761**

Site Name:	Young's Nursery
Violation Date:	12-10-2019
Citation:	HSC 6.95 25507.1(a)(2) - California Health and Safety Code, Chapter 6.95, Section(s) 25507.1(a)(2)
Violation Description:	Failure of agricultural handler to post warning signs on buildings where pesticides, petroleum, or fertilizers are stored, that are visible from any direction of probable approach, contain all required information, and are in appropriate language.
Violation Notes:	Returned to compliance on 12/19/2019. OBSERVATION: Owner/Operator failed to post warning signs on buildings where pesticides, petroleum, or fertilizers are stored are posted with warning signs. Specifically, pesticide storage sign in English and Spanish has fallen off of building. CORRECTIVE ACTION: Post warning signs on buildings where pesticides, petroleum, or fertilizers are stored. Submit documentation to the CUPA.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	11-28-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 07/19/2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Violation Date:	08-25-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 09/08/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

YOUNGS NURSERY LLC (Continued) **S113798761**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-25-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Routine Inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-25-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Routine Inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	APSA
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-25-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Routine Inspection
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	11-28-2017
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	12-10-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	A routine inspection was conducted on today’s date.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Enforcement Action:

Site ID:	408043
Site Name:	Young’s Nursery
Site Address:	68461 HARRISON ST
Site City:	THERMAL
Site Zip:	92274
Enf Action Date:	08-25-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported

YOUNGS NURSERY LLC (Continued) **S113798761**

Enf Action Division:	Riverside County Department of Env Health
Enf Action Program:	APSA
Enf Action Source:	CERS
Site ID:	408043
Site Name:	Young's Nursery
Site Address:	68461 HARRISON ST
Site City:	THERMAL
Site Zip:	92274
Enf Action Date:	08-25-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Riverside County Department of Env Health
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Coordinates:

Site ID:	408043
Facility Name:	Young's Nursery
Env Int Type Code:	HMBP
Program ID:	10319530
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	33.549030
Longitude:	-116.182270

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	68461Harrison St
Affiliation City:	Thermal
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92274
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Document Preparer
Entity Name:	Denise Morehead
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

YOUNGS NURSERY LLC (Continued) **S113798761**

Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Young's Nursery
Entity Title:	Not reported
Affiliation Address:	68461 Hwy 86
Affiliation City:	Thermal
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92274
Affiliation Phone:	(760) 397-4104
Affiliation Type Desc:	Identification Signer
Entity Name:	JOHN GLESS
Entity Title:	SUPERVISOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	JOHN GLESS
Entity Title:	Not reported
Affiliation Address:	18541 Van Buren Blvd
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92508
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	JOHN GLESS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 780-8458
Affiliation Type Desc:	Parent Corporation
Entity Name:	GLESS RANCH
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

HWTS:

Name:	YOUNGS NURSERY LLC
Address:	68461 HARRISON ST
Address 2:	Not reported

YOUNGS NURSERY LLC (Continued) **S113798761**

City,State,Zip:	THERMAL, CA 922749308
EPA ID:	CAL000354724
Inactive Date:	06/30/2015
Create Date:	07/15/2010
Last Act Date:	01/27/2016
Mailing Name:	Not reported
Mailing Address:	68461 HARRISON ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	THERMAL, CA 922749308
Owner Name:	YOUNGS NURSERY LLC
Owner Address:	68461 HARRISON ST
Owner Address 2:	Not reported
Owner City,State,Zip:	THERMAL, CA 922749308
Contact Name:	BRIAN SPECHT
Contact Address:	68461 HARRISON ST
Contact Address 2:	Not reported
City,State,Zip:	THERMAL, CA 922749308

NAICS:

EPA ID:	CAL000354724
Create Date:	2010-07-15 13:51:17.887
NAICS Code:	111422
NAICS Description:	Floriculture Production
Issued EPA ID Date:	2010-07-15 13:51:17.88700
Inactive Date:	2015-06-30 00:00:00
Facility Name:	YOUNGS NURSERY LLC
Facility Address:	68461 HARRISON ST
Facility Address 2:	Not reported
Facility City:	THERMAL
Facility County:	Not reported
Facility State:	CA
Facility Zip:	922749308

A4 **YOUNG'S NURSERY** **AST** **A100426326**
ENE **68461 HARRISON ST** **N/A**
1/8-1/4 **THERMAL, CA 92274**
0.187 mi.
986 ft. **Site 3 of 3 in cluster A**

Relative: **Lower**
Actual: **34 ft.**

AST:

Name:	YOUNG'S NURSERY
Address:	68461 HARRISON ST
City/Zip:	THERMAL,92274
Certified Unified Program Agencies:	Not reported
Owner:	Gless Ranch Inc./ John Gless
Total Gallons:	Not reported
CERSID:	10319530
Facility ID:	Not reported
Business Name:	Young's Nursery, LLC
Phone:	7603974104
Fax:	7603974514
Mailing Address:	18541 Van Buren Blvd
Mailing Address City:	Riverside
Mailing Address State:	CA
Mailing Address Zip Code:	92508
Operator Name:	John Gless
Operator Phone:	9517808458

YOUNG'S NURSERY (Continued) **A100426326**

Owner Phone:	9517808458
Owner Mail Address:	18541 Van Buren Blvd
Owner State:	CA
Owner Zip Code:	92508
Owner Country:	United States
Property Owner Name:	Not reported
Property Owner Phone:	Not reported
Property Owner Mailing Address:	Not reported
Property Owner City:	Not reported
Property Owner Stat :	Not reported
Property Owner Zip Code:	Not reported
Property Owner Country:	Not reported
EPAID:	CAL000407598

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/30/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 39

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 02/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/08/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 83

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/05/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 04/01/2021
Number of Days to Update: 23

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/22/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/09/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/11/2020
Date Data Arrived at EDR: 12/11/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/16/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/22/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/22/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/02/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 77

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 05/28/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/16/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 47

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/17/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 60

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/22/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 05/26/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/11/2020
Date Data Arrived at EDR: 12/11/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 81

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/10/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 33

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/02/2021
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/09/2021
Number of Days to Update: 82

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/04/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 77

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 02/23/2021
Date Data Arrived at EDR: 02/25/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 83

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 02/26/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/09/2021
Number of Days to Update: 79

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/08/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 82

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/07/2021
Number of Days to Update: 79

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/05/2021
Date Data Arrived at EDR: 01/05/2021
Date Made Active in Reports: 03/18/2021
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 05/28/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/08/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 05/04/2021
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/02/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 78

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 05/28/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/19/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 11

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 03/17/2021
Date Data Arrived at EDR: 03/18/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 7

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/17/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/15/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 12/24/2020
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 80

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/14/2021
Date Data Arrived at EDR: 01/15/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 80

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/17/2021
Date Data Arrived at EDR: 05/18/2021
Date Made Active in Reports: 05/20/2021
Number of Days to Update: 2

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/10/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/29/2020
Date Data Arrived at EDR: 10/30/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 77

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 01/28/2021
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/10/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 03/11/2021
Number of Days to Update: 27

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/11/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 72

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/11/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/26/2021
Number of Days to Update: 73

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/26/2021
Number of Days to Update: 73

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 09/11/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/21/2020
Date Data Arrived at EDR: 12/21/2020
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 79

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 9

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/08/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 72

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 9
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 77
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 1
Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64
Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 55
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/15/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 55
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/15/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 4
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/16/2020
Date Data Arrived at EDR: 11/18/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 78
Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/02/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 05/21/2021
Number of Days to Update: 79

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/28/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 3

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/06/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/08/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/26/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 82

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 12/03/2020
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 77

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/24/2021
Next Scheduled EDR Contact: 09/12/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 12/15/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 7

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/05/2021
Date Data Arrived at EDR: 01/06/2021
Date Made Active in Reports: 03/18/2021
Number of Days to Update: 71

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/28/2020
Date Data Arrived at EDR: 01/29/2021
Date Made Active in Reports: 04/22/2021
Number of Days to Update: 83
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 04/21/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 2
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/21/2020
Date Data Arrived at EDR: 12/23/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 12
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 20

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/24/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 10/05/2020
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/08/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LEMON BLOSSOM
LEMON BLOSSOM LANE/70TH AVENUE
THERMAL, CA 92274

TARGET PROPERTY COORDINATES

Latitude (North):	33.543543 - 33° 32' 36.75''
Longitude (West):	116.194277 - 116° 11' 39.40''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	574805.0
UTM Y (Meters):	3711644.5
Elevation:	141 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5641220 VALERIE, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

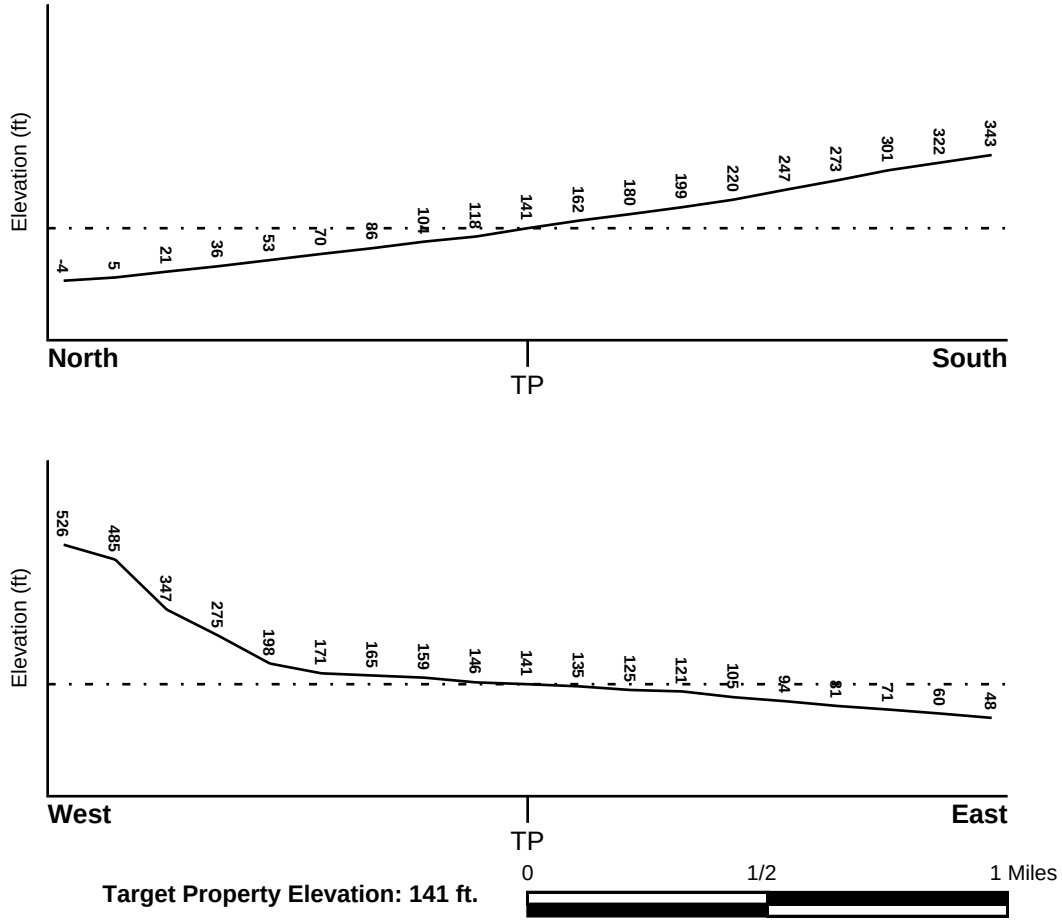
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06065C2925G	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
Not Reported	

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
VALERIE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

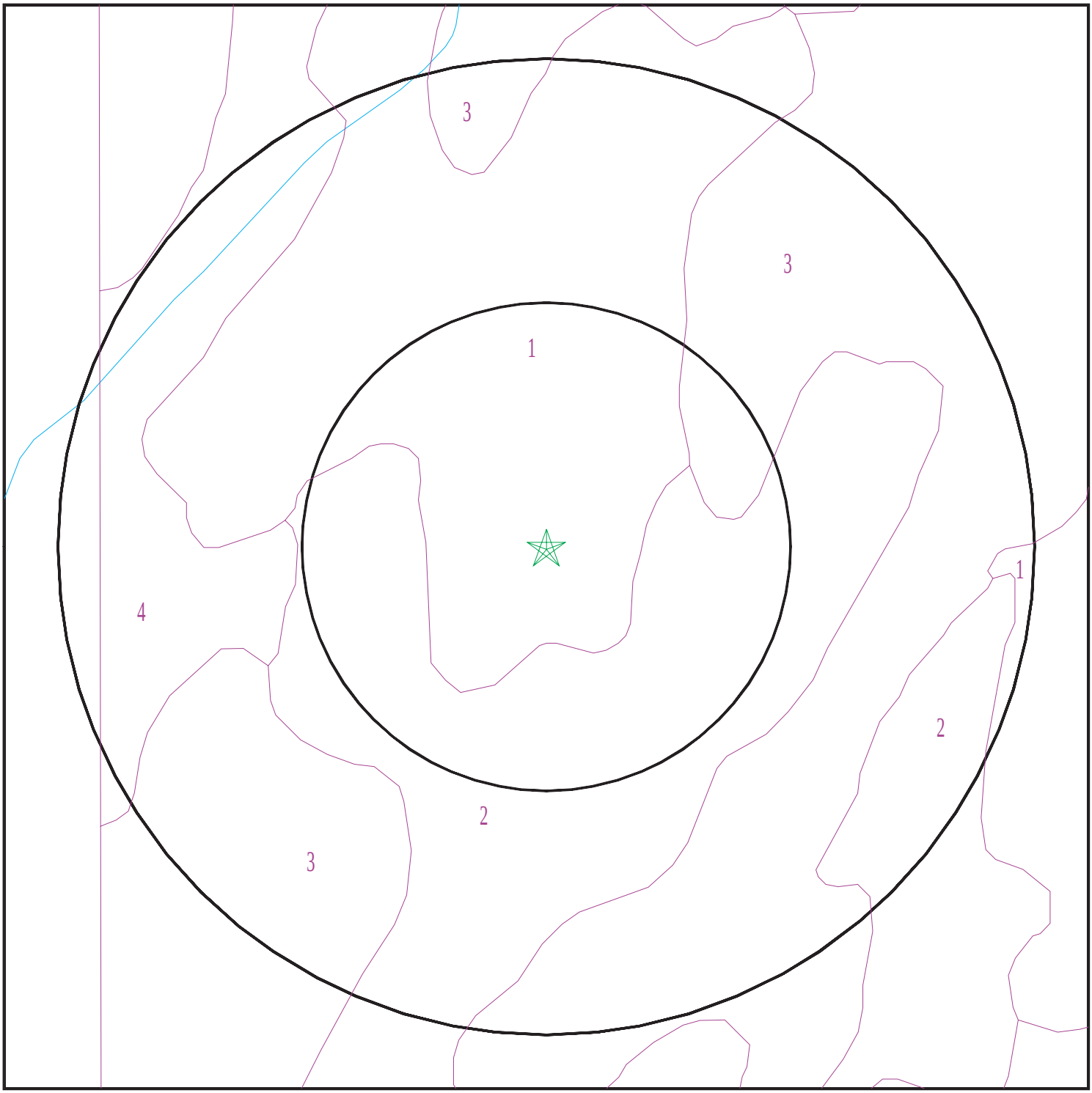
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6517280.2s



SITE NAME:	Lemon Blossom	CLIENT:	GeoSyntec Consultants
ADDRESS:	Lemon Blossom Lane/70th Avenue Thermal CA 92274	CONTACT:	Rosemary Propst
LAT/LONG:	33.543543 / 116.194277	INQUIRY #:	6517280.2s
		DATE:	June 01, 2021 4:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Carsitas

Soil Surface Texture: gravelly sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.9
2	9 inches	59 inches	gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.9

Soil Map ID: 2

Soil Component Name: Carsitas

Soil Surface Texture: cobbly sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	cobbly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.9
2	9 inches	59 inches	gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 42	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: Myoma

Soil Surface Texture: fine sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 9 Min: 7.9
2	18 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 9 Min: 7.9

Soil Map ID: 4

Soil Component Name: Carrizo

Soil Surface Texture: stony sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	stony sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.9
2	9 inches	38 inches	very gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.9
3	38 inches	59 inches	very stony coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

No PWS System Found

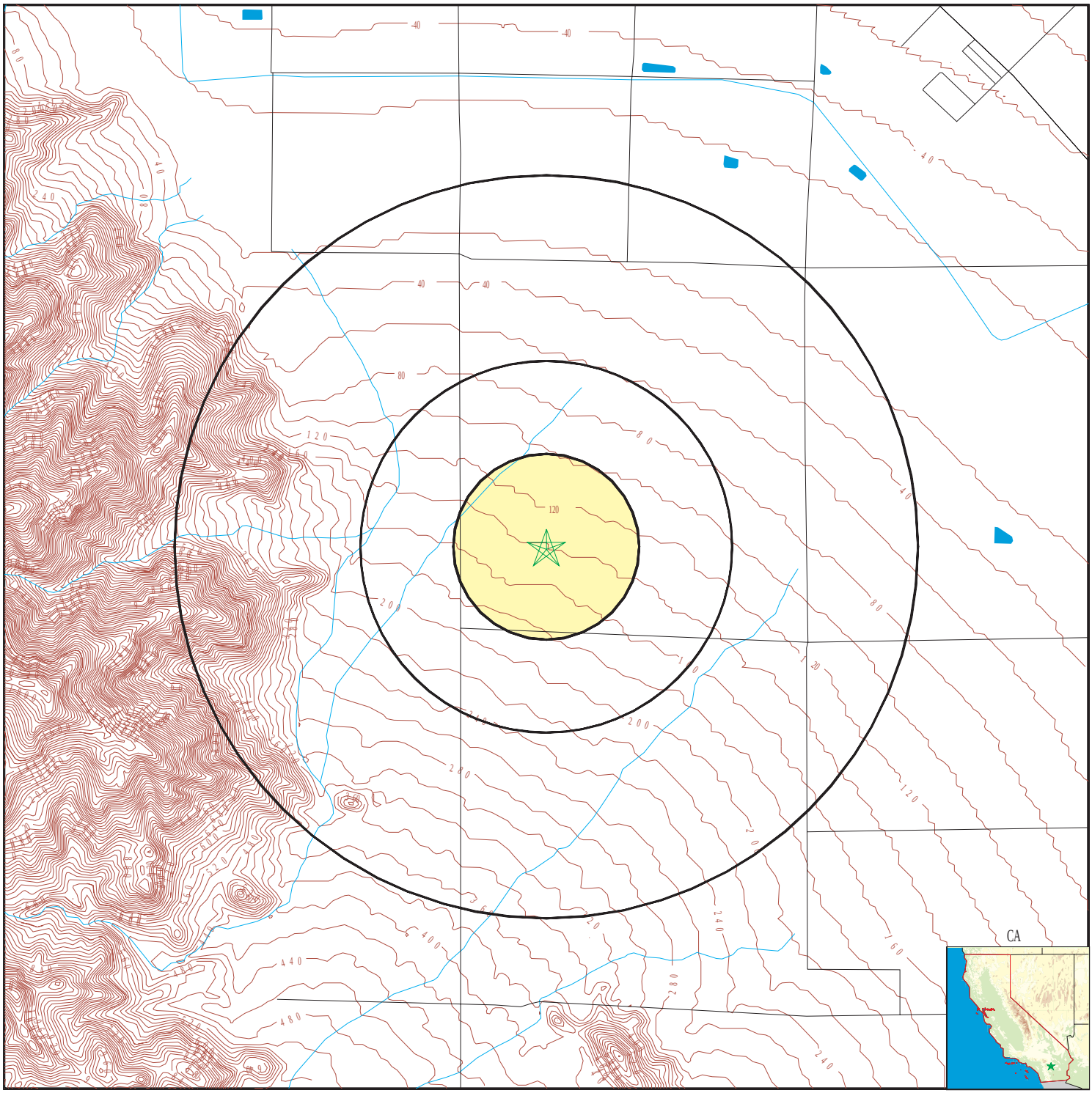
Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

No Wells Found

PHYSICAL SETTING SOURCE MAP - 6517280.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Lemon Blossom	CLIENT:	GeoSyntec Consultants
ADDRESS:	Lemon Blossom Lane/70th Avenue Thermal CA 92274	CONTACT:	Rosemary Propst
LAT/LONG:	33.543543 / 116.194277	INQUIRY #:	6517280.2s
		DATE:	June 01, 2021 4:05 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92274	1	0

Federal EPA Radon Zone for RIVERSIDE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for RIVERSIDE COUNTY, CA

Number of sites tested: 12

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

Lemon Blossom

Lemon Blossom Lane/70th Avenue

Thermal, CA 92274

Inquiry Number: 6517280.8

June 02, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

06/02/21

Site Name:

Lemon Blossom
Lemon Blossom Lane/70th Ave
Thermal, CA 92274
EDR Inquiry # 6517280.8

Client Name:

GeoSyntec Consultants
16644 West Bernardo Drive SUITE 301
SAN DIEGO, CA 92127
Contact: Rosemary Propst

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=750'	Flight Year: 2016	USDA/NAIP
2012	1"=750'	Flight Year: 2012	USDA/NAIP
2009	1"=750'	Flight Year: 2009	USDA/NAIP
2006	1"=750'	Flight Year: 2006	USDA/NAIP
1996	1"=750'	Flight Date: September 26, 1996	USGS
1984	1"=750'	Flight Date: August 24, 1984	USDA
1972	1"=750'	Flight Date: August 17, 1972	USDA
1965	1"=750'	Flight Date: August 31, 1965	USGS
1959	1"=750'	Flight Date: September 06, 1959	USDA
1953	1"=750'	Flight Date: October 20, 1953	USDA
1949	1"=750'	Flight Date: February 15, 1949	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

INQUIRY #: 6517280.8

YEAR: 2016

= 750'

N

EDR

INQUIRY #: 6517280.8

YEAR: 2012

= 750'

N

EDR

INQUIRY #: 6517280.8

YEAR: 2009

= 750'

N

EDR

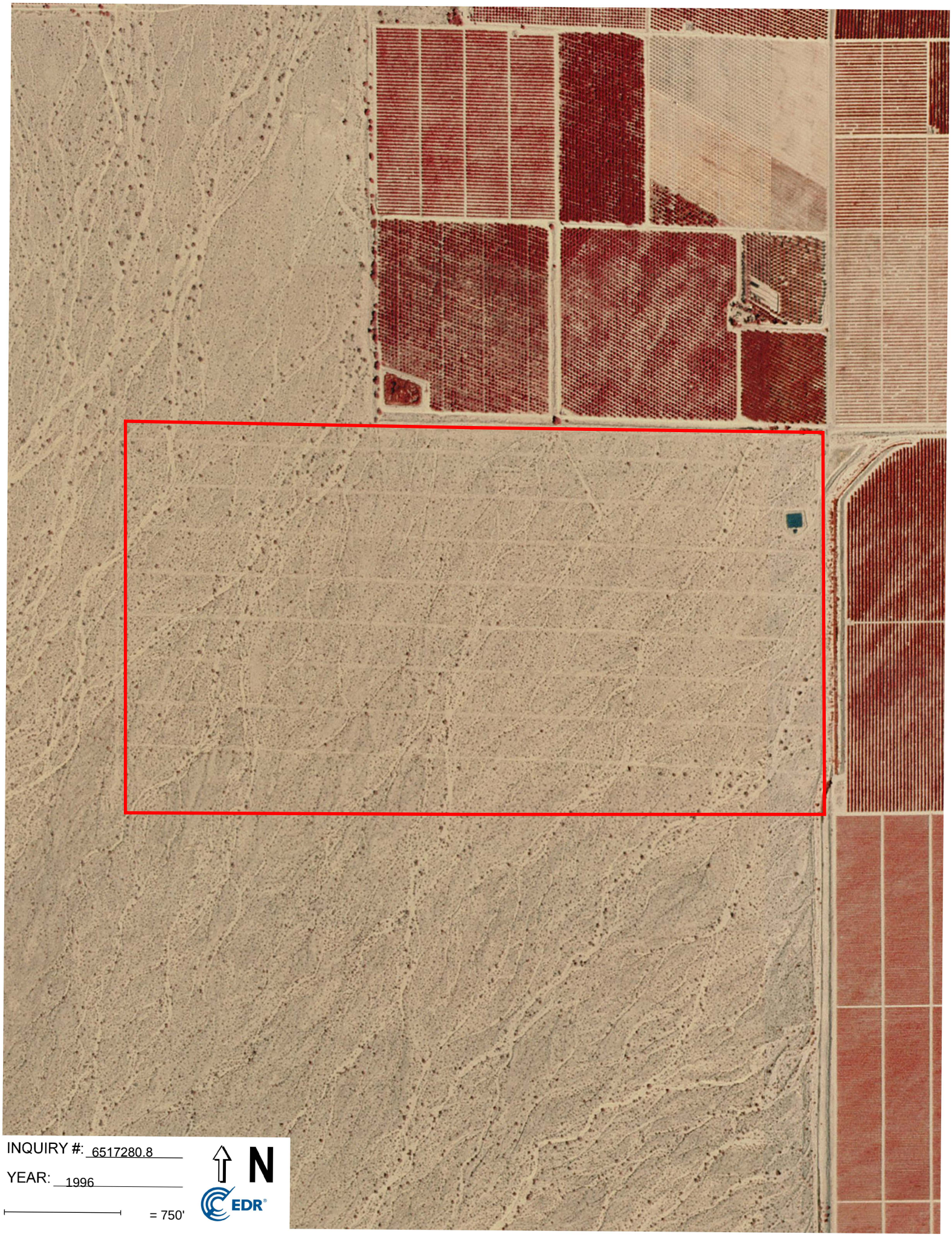
INQUIRY #: 6517280.8

YEAR: 2006

= 750'

N

EDR



INQUIRY #: 6517280.8

YEAR: 1996

= 750'

N

EDR

INQUIRY #: 6517280.8

YEAR: 1984

= 750'

N

EDR

INQUIRY #: 6517280.8

YEAR: 1972

= 750'

N

EDR

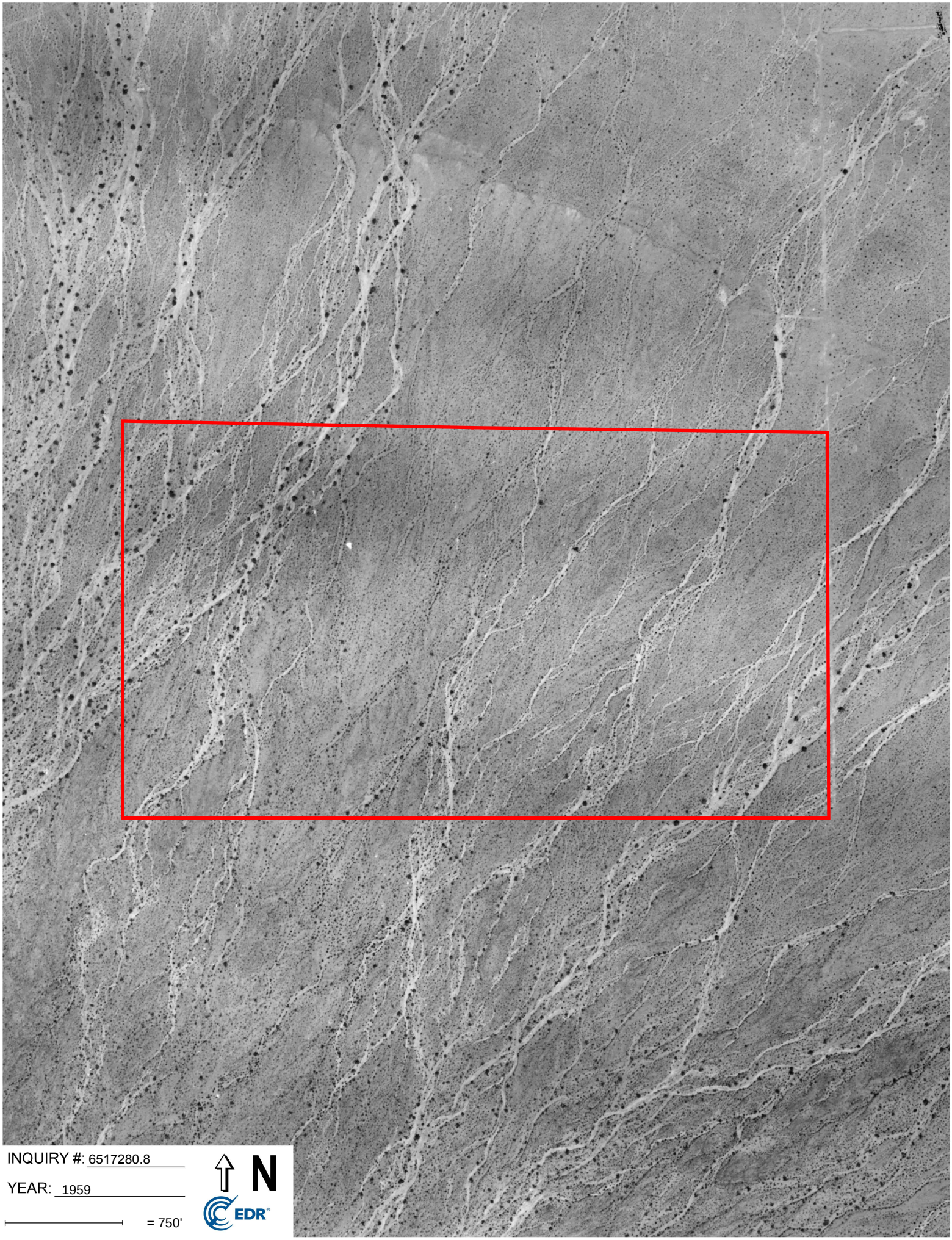
INQUIRY #: 6517280.8

YEAR: 1965

= 750'

N

EDR



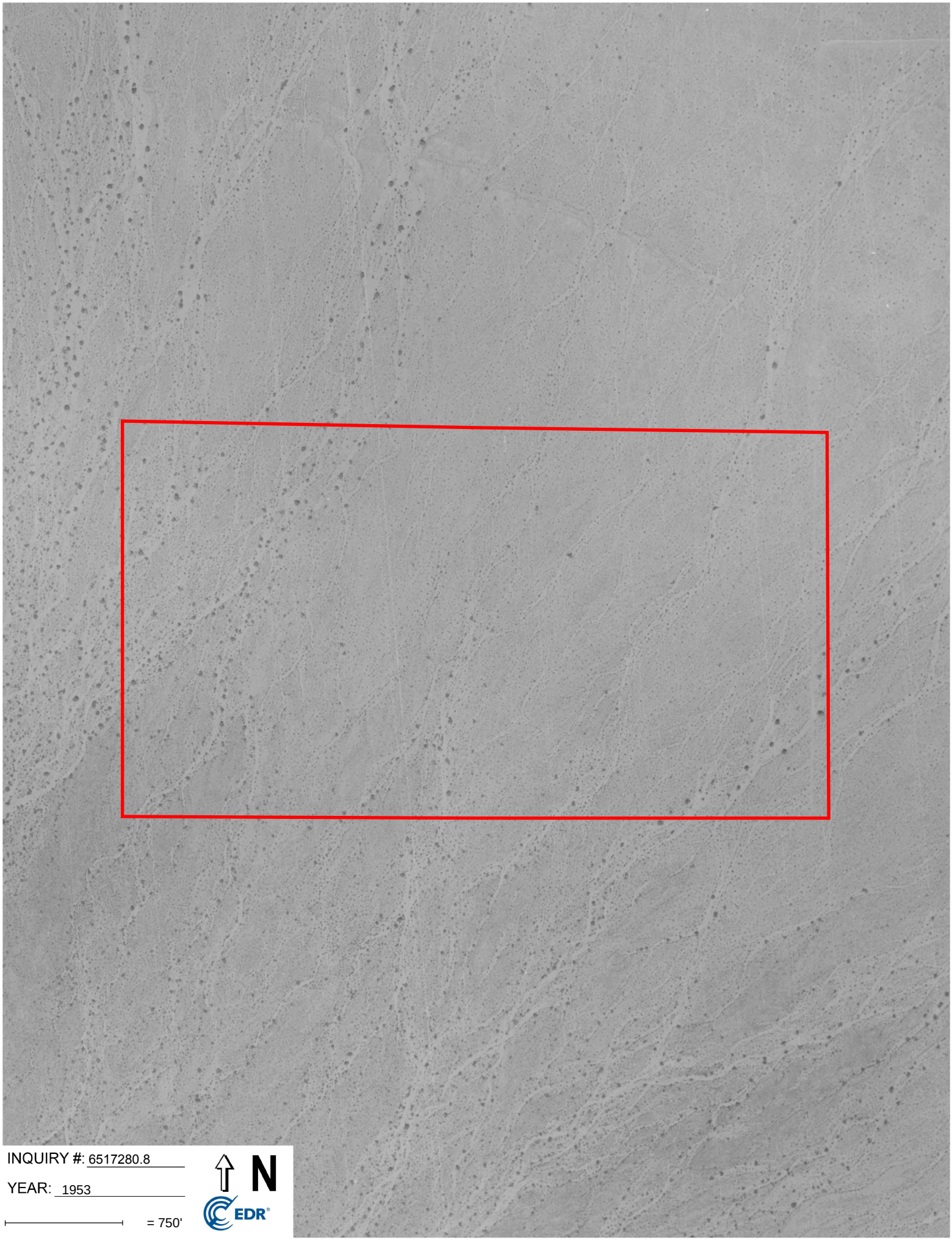
INQUIRY #: 6517280.8

YEAR: 1959

= 750'

N

EDR



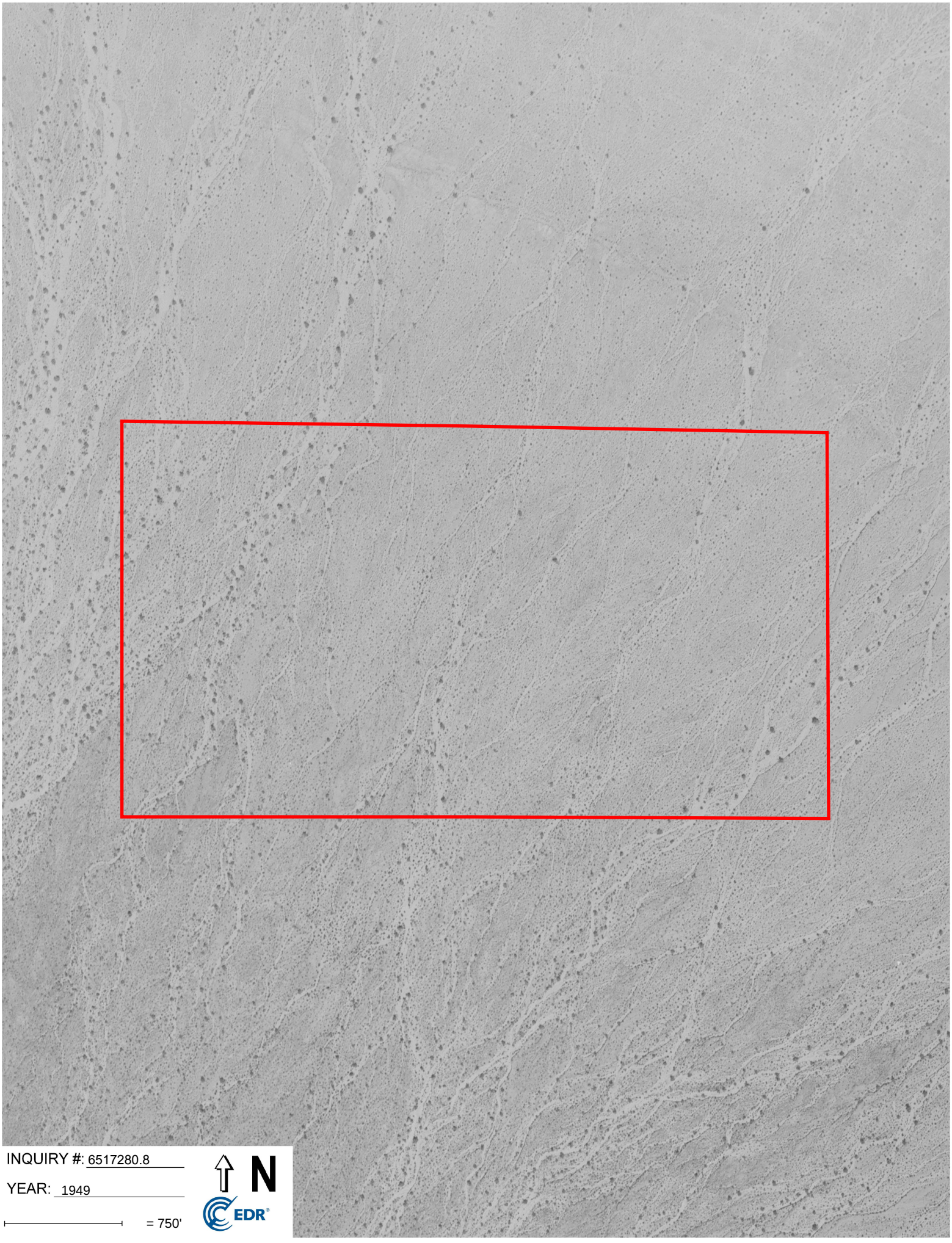
INQUIRY #: 6517280.8

YEAR: 1953

= 750'

N

EDR



INQUIRY #: 6517280.8

YEAR: 1949

= 750'

N

EDR

Lemon Blossom
Lemon Blossom Lane & 70th Avenue
Thermal, CA 92274

Inquiry Number: 6517280.5
June 08, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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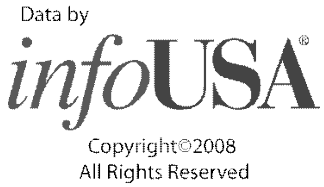


RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1985	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1976	☑	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Lemon Blossom Lane & 70th Avenue
Thermal, CA 92274

Year	*CD Image*	*Source*	
70TH AVE			
2017	pg A2	EDR Digital Archive	
2014	pg A4	EDR Digital Archive	
2010	pg A6	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	pg A11	EDR Digital Archive	
1995	pg A13	EDR Digital Archive	
1992	pg A14	EDR Digital Archive	
1985	pg A15	Haines Criss-Cross Directory	
1980	pg A16	Haines Criss-Cross Directory	
1976	pg A17	Haines Criss-Cross Directory	
1971	-	Haines Criss-Cross Directory	Street not listed in Source
LEMON BLOSSOM LN			
2017	-	EDR Digital Archive	Target and Adjoining not listed in Source
2014	-	EDR Digital Archive	Target and Adjoining not listed in Source
2010	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	-	EDR Digital Archive	Target and Adjoining not listed in Source
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2017

87521	MUSASHI, STANLEY J
87711	MUSASHI, AMY
88700	ACOSTA, ROSARIO
	BARBOZA, FRANCISCO J
	CARDENAS, MARTIN Q
	CERANO, SALVADOR
	DELGADO, ABELARDO
	DELOPEZ, IRMA S
	GARCIA, DANIEL M
	GONZALEZ, JONATHAN A
	GONZALEZ, JULIA M
	GONZALEZ, PEDRO
	HERNANDEZ, JESUS
	LOPEZ, DEISY
	LOPEZ, SOFIA
	MARTINEZ, AMARAI
	MARTINEZ, MARTHA L
	MENDEZ, CELIA D
	MEZA, ALFONSO
	MORENO, SANTOS M
	NICASIO, YESENIA
	OASIS MOBILE HOME PARK
	OLIVA, DANIEL
	PALMA, BLANCA
	SALAZAR, ARACELI
	SALAZAR, OSCAR
	SANCHEZ, DEMETRIO C
	SERRATO, PATRICIA V
	VALENZUELA, ROMONA G
	VASQUEZ, MANUEL
	VILLICANA, MARTINA
88701	LOPEZ, MARTHA D
	PEREZ, FRANCISCO
	PEREZ, GAUDENCIO
	VILLICANA, JANET
88731	DUARTE, MAURA
88740	LA CHICANITA MARKET
88755	RUIZ, SERGIO V
88855	AGUAYO, DELIA
	CEJA, JUAN C
	CRUZ, HERIBERTO Y
	FERRO, FRANCISCO
	FERRO, MANUEL C
	GALINDO, LUIS
	GONZALES, MIGUEL A
	GULIRBO, JUAN
	MARTINEZ, JUAN
	POZAR, ANTONIO
	SALCEDO, FRANCISCO C
	SERRO, LOPEZ F

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2017 (Cont'd)

88855 SOLORIO, ISIDORO
88875 ALVARADO, DEURENA J

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2014

85805 OCCUPANT UNKNOWN,
86210 SOTO, ALMAROSA
87100 CHEN, KITTY C
87521 MUSASHI, STANLEY J
87681 OCCUPANT UNKNOWN,
87701 OCCUPANT UNKNOWN,
87711 MUSASHI, AMY
88700 CARDENAS, ARLENT T
GONZALEZ, PEDRO
HERNANDEZ, THOMAS
LAWSONS BACKHOE SERVICE
LOPEZ, SOFIA
MENDEZ, CELIA D
MEZA, ALFONSO
NUNEZ, REYNA
OASIS MOBILE HOME PARK
OASIS PROPANE
REYES, ROGELIO H
SALAZAR, ALMA
SANCHEZ, DEMETRIO C
VASQUEZ, MANUEL
88701 ORTEGA, VICTOR
VILLICANA, JANET
88725 MEDINA, RICARDO
88731 DUARTE, MAURA
JIMENEZ, MARIA
LANGARICA, MARIA M
MARTINEZ, SANTIAGO D
REGALADO, VICTOR M
VALDEZ, YADIRA
88740 LA CHICANITA MARKET
88800 CONTRERAS, LUPE
88801 GARCIA, MIRNA A
GONZALEZ, ALFONSO
88803 CASTRO, MARICELA
CERVANTES, HECTOR
ESPIRITU, MARIA A
GONZALEZ, DANIEL
IBARRA, CARLOS
LOPEZ, JESUS O
OCHOA, ADELINA
88855 AGUAYO, DELIA
CRUZ, HERIBERTO
ESPANA, PATRICIA
GALINDO, LUIS
GONZALES, MIGUEL A
MARTINEZ, JUAN
MUNOZ, MARIA
POZAR, ANTONIO
SALCEDO, FRANCISCO C

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2014 (Cont'd)

88855 SERRO, LOPEZ F
SOLORIO, ISIDORO
88875 ALVARADO, DEURENA J
ANDRES, ROMAN
AVILA, JOSE I
CORDERO, ELPIA
DEURENA, JOSEFINA A
GUTIERREZ, DOLORES
RUIZ, ROGELIO
SANCHEZ, GUILLERMINA
SANDOVAL, YESENIA
SILVA, EUNICE
SILVA, MAGDALENA
URENA, RAMON
VALENZUELA, DOMINGA
VARGAS, GABRIELA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2010

85805 OCCUPANT UNKNOWN,
87100 CAO, JIANHUI
87521 MUSASHI, STANLEY J
87681 MUSASHI, MASARU
87701 OCCUPANT UNKNOWN,
87711 MUSASHI, BEN I
87755 VELEZ, PRIMITIVO
88700 ANGULO, EDELMIRA
BARBOZA, MARTHA A
BELTRAN, SERGIO
CASTRO, DANIEL
LAWSONS BACKHOE SVC
MENDEZ, CELIA D
NUNEZ, REYNA
OASIS MOBILE HOME PARK
OLIVAS, DANIEL
PALMA, BLANCA
SANCHEZ, DEMETRIO C
VARGAS, JOSE
88725 MEDINA, RICARDO
MULATO, JUAN
88731 CRUZ, GERARDO
DUARTE, MAURA
JIMENEZ, KATIRIA
LANGARICA, RICK
MARTINEZ, SANTIAGO D
REGALADO, VICTOR M
VALDEZ, YADIRA
88740 LA CHICANITA MARKET
88755 CEJA, JORGE
RIVERA, MARIA
RUIZ, JOSE A
88775 RUIZ, JORGE J
88800 CONTRERAS, LUPE
88801 GARCIA, MIRNA A
GONZALEZ, ALFONSO
88803 ARCINIEGA, MARIA
CERVANTES, HECTOR
DELGADO, ANA M
DIAZ, LUCIO
ESPIRITU, MARIA A
IBARRA, CARLOS
LOPEZ, JESUS O
MONDRAGON, ROCIO
OCHOA, ADELINA
RUIZ, JORGE
SANCHEZ, ARTEMIA
88855 BOJORQUEZ, IRMA
CEJA, BEATRICE
DIAZ, MANUELA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2010 (Cont'd)

88855 FERRO, MANUEL C
GARCIA, MARIA
GONZALEZ, MIGUEL A
HERNANDEZ, GUADALUPE
LARA, MARISOL
MARTINEZ, JUAN
MUNOZ, MARIA
POZAR, ANTONIO
SALCEDO, FRANCISCO C
SERRO, LOPEZ F
SOLORIO, ISIDORO

88875 AVILA, JOSE I
CALOCA, MAGDALENA S
CORDERO, ELPIA
GARCIA, SYLVIA
GUTIERREZ, DOLORES
RUIZ, ROGELIO
SANCHEZ, GUILLERMINA
SANDOVAL, YESENIA
SILVA, EUNICE
SILVA, MAGDALENA
URENA, RAMON
VALENZUELA, DOMINGA
VARGAS, GABRIELA
VEGA, TAMETZY

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2005

85805 CEJA, JORGE
86210 AVEDISIAN, STANLEY W
87100 CHEN, KITTY
87521 MUSASHI, MINORU
87681 MUSASHI, MASARU
87701 MUSASHI BROTHERS
MUSASHI, JOHN S
87711 MUSASHI, BEN I
87755 VELEZ, PRIMITIVO
88700 ALCALA, AGUSTIN
APODACA, FRANCISCO
ARELLANO, LUIS
BARBOZA, FRANCISCO J
BARROSO, PEDRO
BAUTISTA, JESUS
BELTRAN, SERGIO
CARDONA, R
CARILLO, CANUTO
CERVANTES, ANDRES
CERVANTES, ESPERANZA
CHAIDEZ, JOSE M
CLEMENTE, MAGDALENA
FANGRAT, TIFFANY
FAVELA, MARIA B
FELIPE, VILLICANA
FELIX, ISMAEL
GOMEZ, NOE S
GONZALES, AGRIPINA
GONZALEZ, JUAN
HERNANDEZ, JULIA
HERNANDEZ, MARIA E
JARA, CELIA
JUAREZ, JORGE D
LOPEZ, JULIAN
MALDONDO, JOSE V
MARIA, S
MARTINEZ, JOSE G
MAYTORENA, MARCOS A
MENDEZ, CELIA D
MORALES, JOSE G
MORENO, JESUS
MURILLO, DORALIDA
MURILLO, MARIA E
NIEVLA, FEDRICO
OASIS PROPANE
ONTIVEROS, FELIPE
PARDO, SONIA
PEDROZA, ANGELICA
PONCE, LIDIA
RAMIREZ, JOSE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2005 (Cont'd)

88700 RIVERA, RUBEN H
RIZO, JUAN J
ROMERO, ALBERTINA
SANDOVAL, SARA
URIAS, JOSE L
VALDEZ, ROCIO
VARGAS, JOSE
VEGA, ANTONIO R
VICENTE, IGNACIO
ZAMUDIO, FELIX L
ZAPIAN, BENIGNO

88701 AMEZQUITA, MARTHA
BARANGO, DOMINGA
BELLO, LIDIO
BORJA, JOSE
BRAVO, ELVIA
CANTABRANAESCAMILLA, DARIO
CASTILLO, BLANCA
CASTILLO, NELSON
COVERA, LAURA
DIAZ, MARIA
ESTEBAN, FRANCISCO
FELIPE, YOLANDA
FELIX, BENJAMIN L
FELIX, MIGUEL A
GUTIERREZ, JOSE
HERNANDEZ, FACUNDO A
HERNANDEZ, MONICA
JIMENEZ, NOE
JULIAN, JOSEFINA
LEOBARDO, QUINTERO
LOPEZ, FERNANDO
LOPEZ, GUSTAVO C
LUQUE, EPIFANIO
MANZO, RAUL
MARINO, ARANDA
MATARAZZO, ESTER
MEDINA, ANNA
MENDOZA, ROBERTO
MORA, JOSE J
OLIVAS, FIDEL
PEREZ, GAUDENCIO
QUINTERO, EUGENIA
RAMIREZ, CECELIA A
RAMIREZ, LUIS
RAMIREZ, MARIA A
RIOS, SERGIO J
RIVAS, ARMANDO
RODRIGUEZ, ROSA M
ROMALDO, ANTONIO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2005 (Cont'd)

88701	SALAZAR, OSCAR
	SANDOVAL, LIZBETH
	TORRES, EMANUEL
	VALDEZ, JOSE A
	VEGA, TORRES C
	VELASCO, ARMANDO
	VILLANUEVA, JESUS
	VILLICANA, ANA
	VILLICANA, CRISTINA
	ZAVALA, EDUARDO
88725	MULATO, JUAN
	OASIS MOBILE HOME PARK INC
88731	CRUZ, GERARDO
	LANGARICA, MARIA M
	MARTINEZ, GILBERTO D
	REGALADO, VICTOR M
	VALDEZ, YADIRA
88755	RUIZ, SERGIO V
88775	RUIZ, JORGE
88800	LAWSON ENTERPRISES
	LAWSON, RICHARD
88801	GARCIA, JESUS
	OLIVA, DANIEL
	VALENZUELA, ADELAIDA
88803	DELGADO, ANA M
	HERNANDEZ, VIDAL
	HURTADO, FELIPE
	LARA, RODOLFO
	LEMUS, ISAIAS
	MEZA, CELIDA
	OCHOA, ADELINA
	RAMOSGONZALEZ, JULIO R
	RUIZ, JORGE
	TALAVERA, ARMANDO V
88855	BOJORQUES, IRMA
	CEJA, JUAN C
	FERRO, MANUEL
	MUNOZ, MARIA
	NUNEZ, JULIO
	SALCEDO, FRANCISCO C

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 2000

85805	RODRIGUEZ, CRESPIN
87100	LESTER FARMS
87521	MUSASHI, MINORU
87701	MARTINEZ, RAFAEL C
	MUSASHI, JOHN
87711	MUSASHI, BEN I
88700	ALCALA, A
	ARCE, MARIA S
	ARELLANO, SOCORRO
	BARROSO, PEDRO
	BAUTISTA, ISIDRO
	BELTRAN, H
	BELTRAN, SERGIO
	BOJORQUEZ, D
	CERVANTES, E
	CHAIDEZ, JOSE M
	CLAROS, P
	CLEMENTE, M
	FLORES, V
	GONZALES, A
	HERNANDEZ, JULIA
	HERNANDEZ, MARIA E
	IBARRA, GLORIA
	JUAREZ, JORGE D
	LAWSONS BACKHOE SERVICE
	LORA, JUANA
	MARTINEZ, JOSE G
	MENDEZ, CELIA D
	MONTESARCE, ANIANO
	MURILLO, MARIA E
	OASIS MOBILEHOME PARK
	OLIVAS, C
	PONCE, LIDIA
	REYES, ROSA I
	RODRIGUEZ, JULIA
	RUIZ, ORTIZ J
	SOLIS, G
	VARGAS, JOSE
	VICENTE, IGNACIO
88701	ABONZA, H M
	BARANGO, DOMINGA
	BONILLA, PABLO
	BRICENO, ANTONIO
	CASTRO, S
	COVERA, LAURA
	FELIX, TERESA
	FRANCO, SERGIO C
	GARCIA, RAFAEL
	GONSALEZ, RICARDO
	GONZALEZ, OBDULIA

70TH AVE 2000 (Cont'd)

88701 GONZALEZ, V
GUTIERREZ, JOSE
HERNANDEZ, AGUSTIN
LOPEZ, MARIA L
MARTINEZ, M
MENDOZA, CARLOS V
MORA, JOSE J
MORENO, MARIO
PEREZ, G
RAMIREZ, ALVARO G
RANGEL, JUAN
RODRIGUEZ, ROSA M
SALGADO, ISRAEL
SOTO, ESTEBAN
VARGAS, ALFONSO
VASQUEZ, MIGUEL R
VILLA, JORGE
ZACARIAS, JUAN
ZAVALA, MARIA
88725 CARASCO, ELVA
MAGANA, ORACIO
RIOS, IRENE
RODRIGUEZ, BERNARD
VALENZUELA, EVODIO
88731 LANGARICA, MARIA M
MARTINEZ, MARIA A
REGALADO, VICTOR
88740 LACHICANITA MARKET
MCDONALD, G
MOSQUERA, G R
ZAMORA, MARTHA
88755 RUIZ, SERGIO
88775 RUIZ, JORGE
88800 LAWSON, RICHARD
88801 MAYA, LUZ M
SALGADO, MARIA O
88803 HURTADO, FELIPE
LARA, RODOLFO
RAMOSGONZALEZ, JULIO C
TELLEZ, ANDREA
VARGAS, JESUS
VICENTE, SILVIA
88855 SERRO, LOPEZ F
88875 RUIZ, ROGELIO
96895 CEBRERA, LEONEL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 1995

81550	MARQUEZ, LEONEL
85805	ALONZO, MARIO
86210	GRANGER, LINDA A
87100	LESTER FARMS
87521	MUSASHI, MINORU
87701	MUSASHI, JOHN
87711	MUSASHI, BEN I
88700	ALVAREZ, BLANCA A
	ALVAREZ, S
	ARAUJO, MARIA
	BRICENO, JUAN M
	CLAROS, P
	ESCAMILLA, A L
	FLORES, ANTONIO
	GARCIA, MAURO V
	GONZALES, A
	GONZALEX, L
	MORENO, JAVIER
	PINEDA, ROSA
	RAMIREZ, ERICA
	RUIZ, ROGELIO
	SANTOS, MARIA
	SOLIS, JOSE L
	SOLORIO, RUBEN
88701	HERNANDEZ, M J
	LINO, A
	MACHUCA, RAMON
	OLIVA, LAURA E

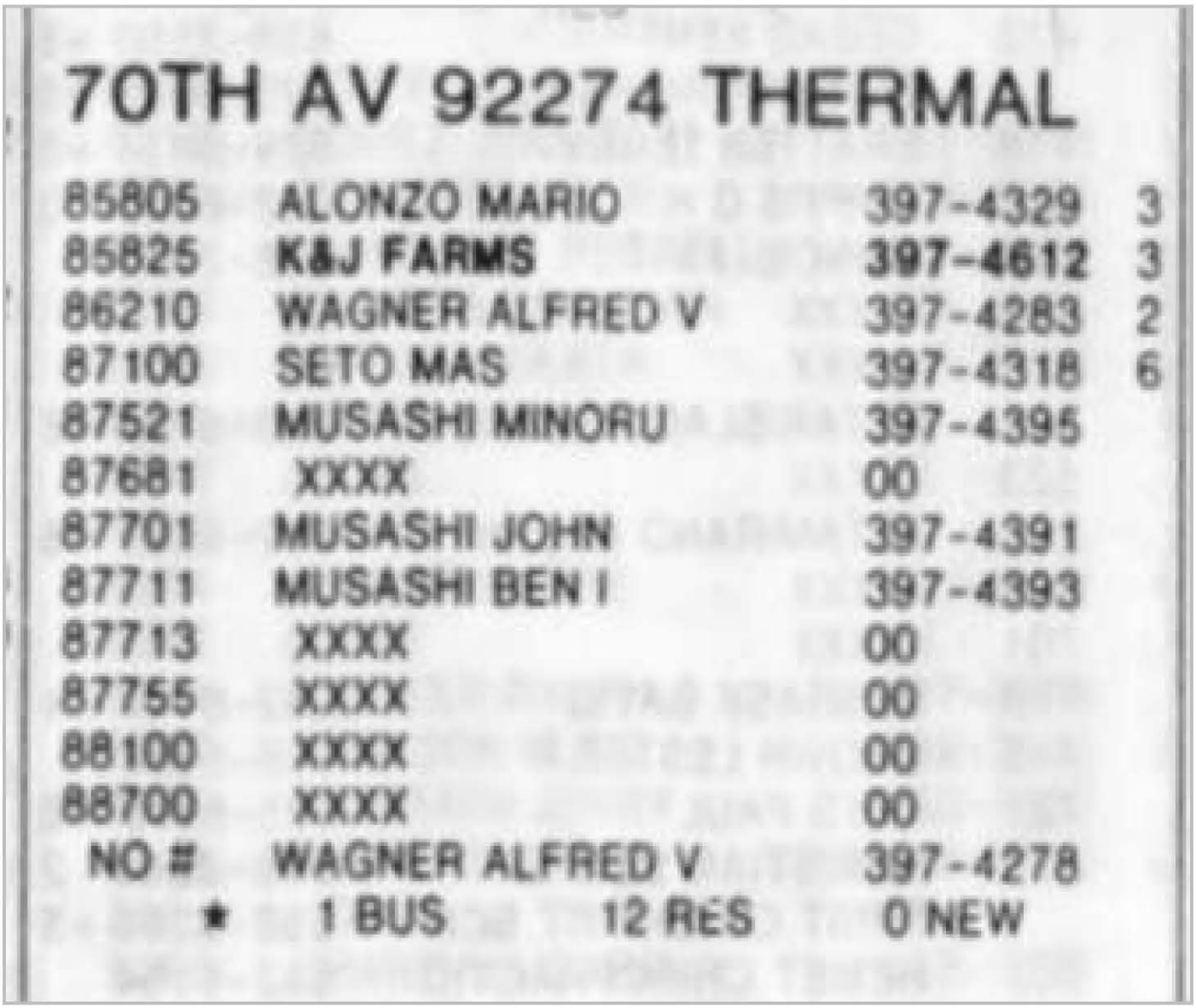
Target Street	Cross Street	Source
✓	-	EDR Digital Archive

70TH AVE 1992

85825 K&J FARMS
87100 LESTER FARMS
87521 MUSASHI, MINORU

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

70TH AVE 1985

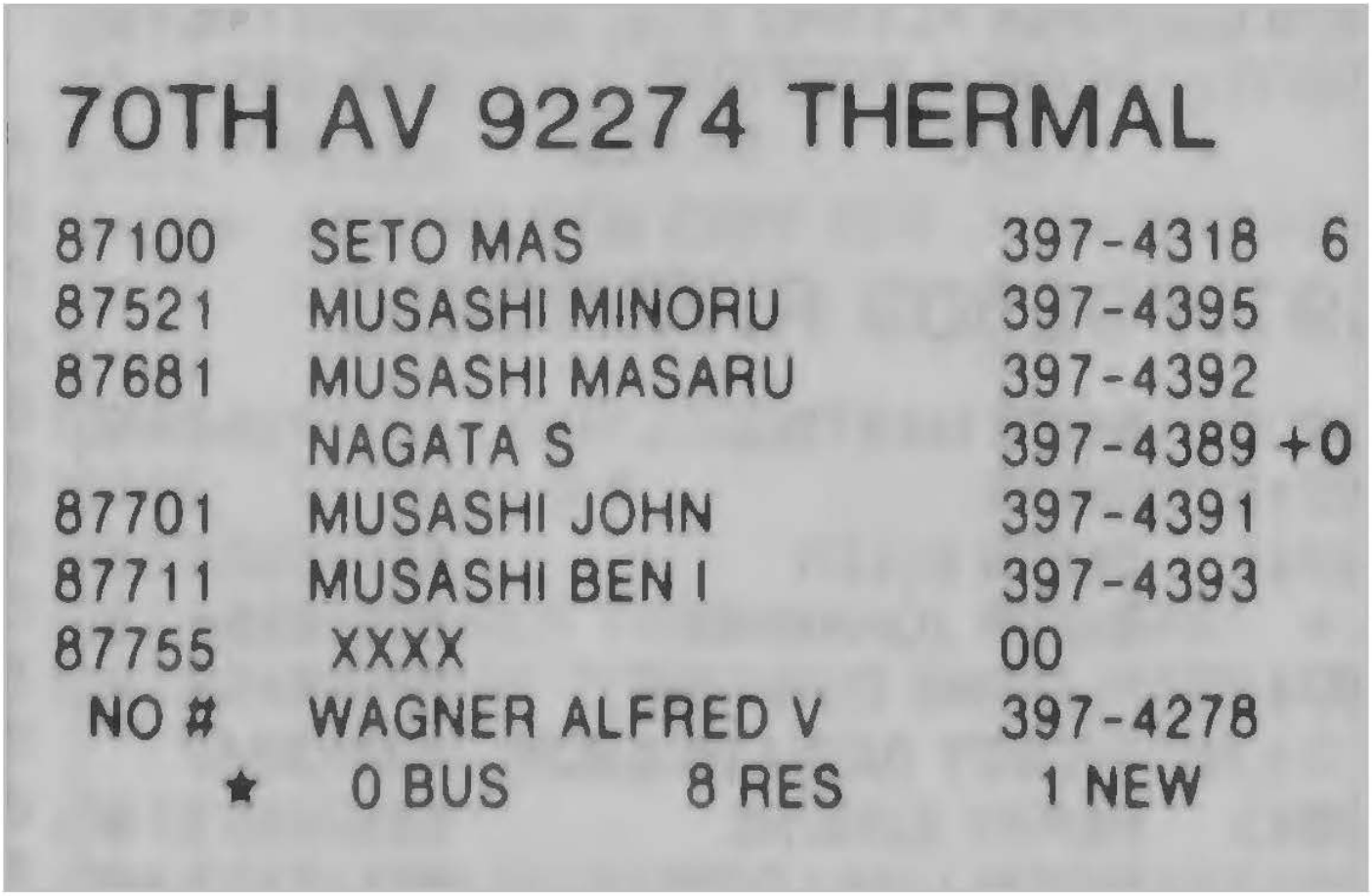


70TH AV 92274 THERMAL

85805	ALONZO MARIO	397-4329	3
85825	K&J FARMS	397-4612	3
86210	WAGNER ALFRED V	397-4283	2
87100	SETO MAS	397-4318	6
87521	MUSASHI MINORU	397-4395	
87681	XXXX	00	
87701	MUSASHI JOHN	397-4391	
87711	MUSASHI BEN I	397-4393	
87713	XXXX	00	
87755	XXXX	00	
88100	XXXX	00	
88700	XXXX	00	
NO #	WAGNER ALFRED V	397-4278	
*	1 BUS 12 RES	0 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

70TH AVE 1980

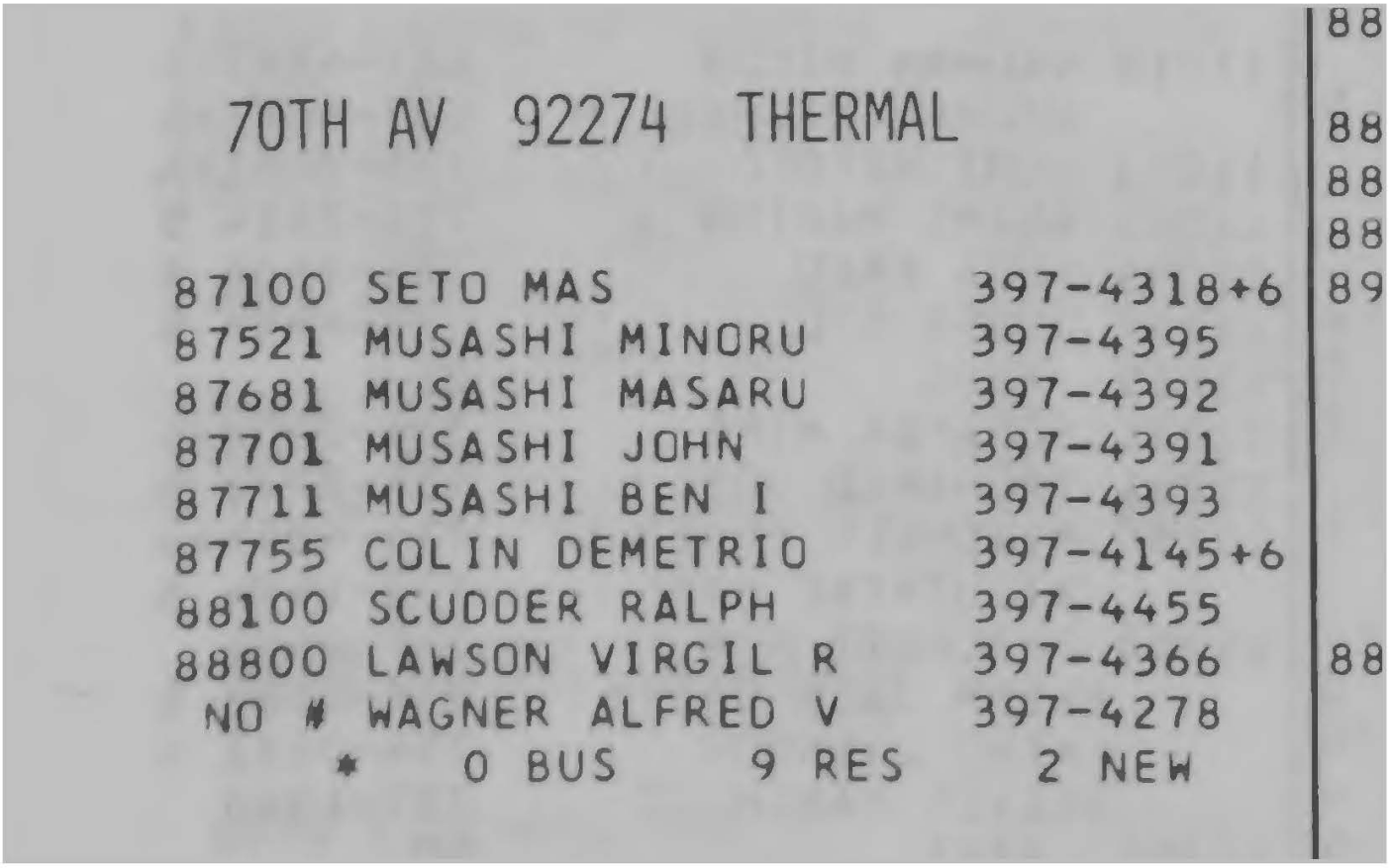


70TH AV 92274 THERMAL

87100	SETO MAS	397-4318	6
87521	MUSASHI MINORU	397-4395	
87681	MUSASHI MASARU	397-4392	
	NAGATA S	397-4389	+0
87701	MUSASHI JOHN	397-4391	
87711	MUSASHI BEN I	397-4393	
87755	XXXX	00	
NO #	WAGNER ALFRED V	397-4278	
★	0 BUS 8 RES	1 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

70TH AVE 1976



70TH AV 92274 THERMAL

87100	SETO MAS	397-4318+6	89
87521	MUSASHI MINORU	397-4395	
87681	MUSASHI MASARU	397-4392	
87701	MUSASHI JOHN	397-4391	
87711	MUSASHI BEN I	397-4393	
87755	COLIN DEMETRIO	397-4145+6	
88100	SCUDDER RALPH	397-4455	
88800	LAWSON VIRGIL R	397-4366	88
NO #	WAGNER ALFRED V	397-4278	

* 0 BUS 9 RES 2 NEW

Lemon Blossom

Lemon Blossom Lane/70th Avenue

Thermal, CA 92274

Inquiry Number: 6517280.3

June 01, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/01/21

Site Name:

Lemon Blossom
Lemon Blossom Lane/70th Ave
Thermal, CA 92274
EDR Inquiry # 6517280.3

Client Name:

GeoSyntec Consultants
16644 West Bernardo Drive SUITE 301
SAN DIEGO, CA 92127
Contact: Rosemary Propst

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by GeoSyntec Consultants were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 53D0-454F-BF74

PO # TBD

Project Lemon Blossom

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 53D0-454F-BF74

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Lemon Blossom

Lemon Blossom Lane/70th Avenue

Thermal, CA 92274

Inquiry Number: 6517280.4

June 01, 2021

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

06/01/21

Site Name:

Lemon Blossom
Lemon Blossom Lane/70th Ave
Thermal, CA 92274
EDR Inquiry # 6517280.4

Client Name:

GeoSyntec Consultants
16644 West Bernardo Drive SUITE 301
SAN DIEGO, CA 92127
Contact: Rosemary Propst

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by GeoSyntec Consultants were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# TBD
Project: Lemon Blossom

Coordinates:

Latitude:	33.543543 33° 32' 37" North
Longitude:	-116.194277 -116° 11' 39" West
UTM Zone:	Zone 11 North
UTM X Meters:	574803.36
UTM Y Meters:	3711837.45
Elevation:	140.19' above sea level

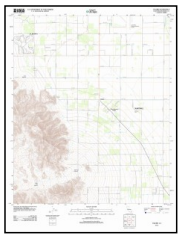
Maps Provided:

2012
1972
1956
1947
1943
1941
1904

Topo Sheet Key

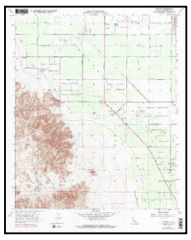
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



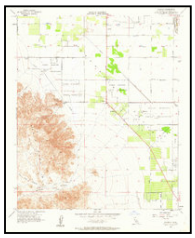
Valerie
2012
7.5-minute, 24000

1972 Source Sheets



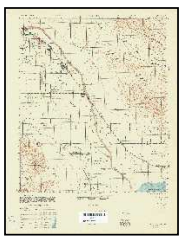
Valerie
1972
7.5-minute, 24000
Aerial Photo Revised 1972

1956 Source Sheets



Valerie
1956
7.5-minute, 24000
Aerial Photo Revised 1953

1947 Source Sheets



COACHELLA
1947
15-minute, 50000

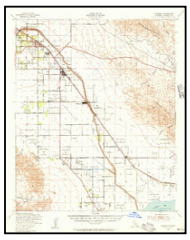
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1943 Source Sheets

Coachella
1943
15-minute, 62500
Aerial Photo Revised 1941

1941 Source Sheets



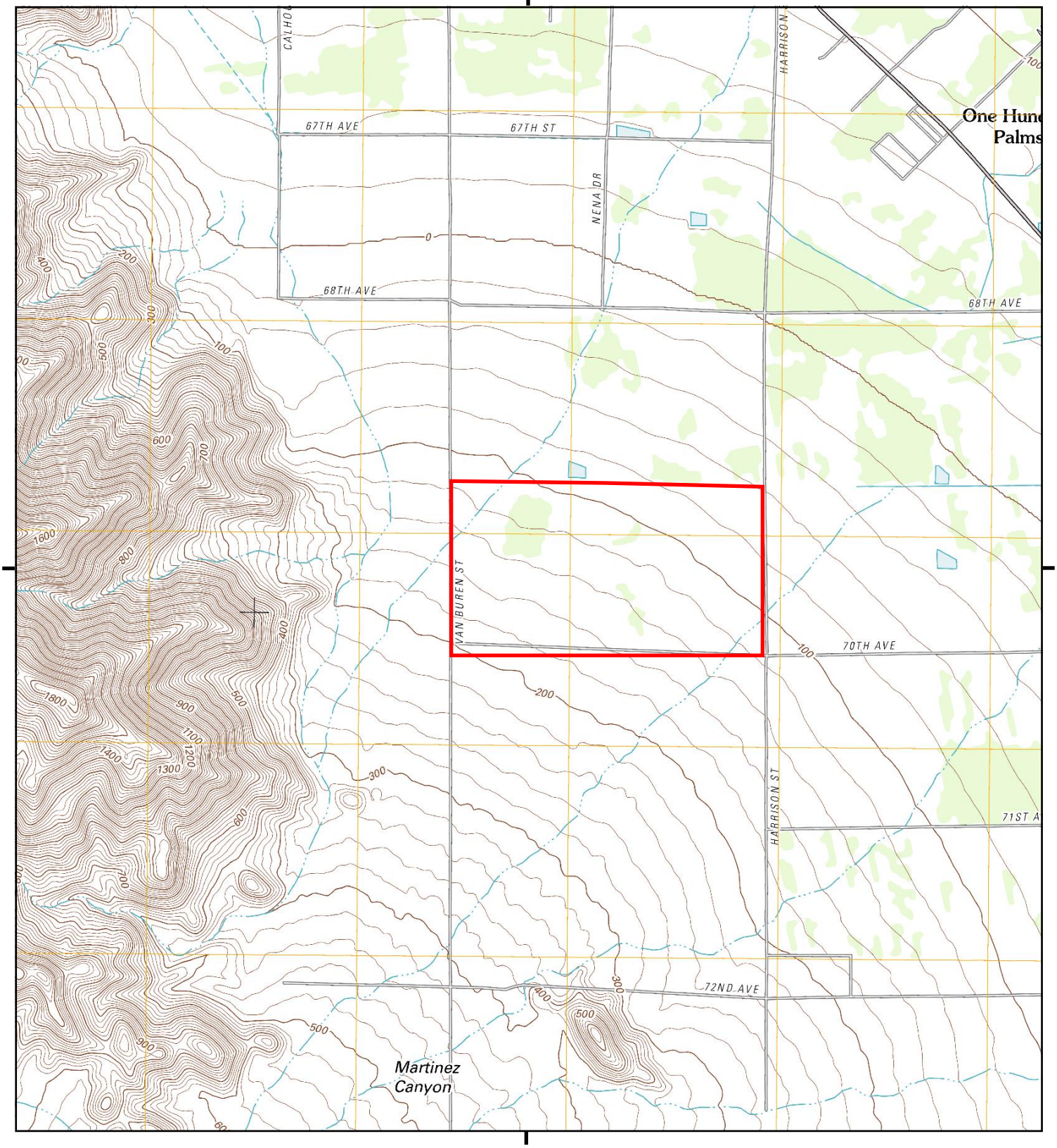
Coachella
1941
15-minute, 62500
Aerial Photo Revised 1941

1904 Source Sheets

Indio
1904
30-minute, 125000

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

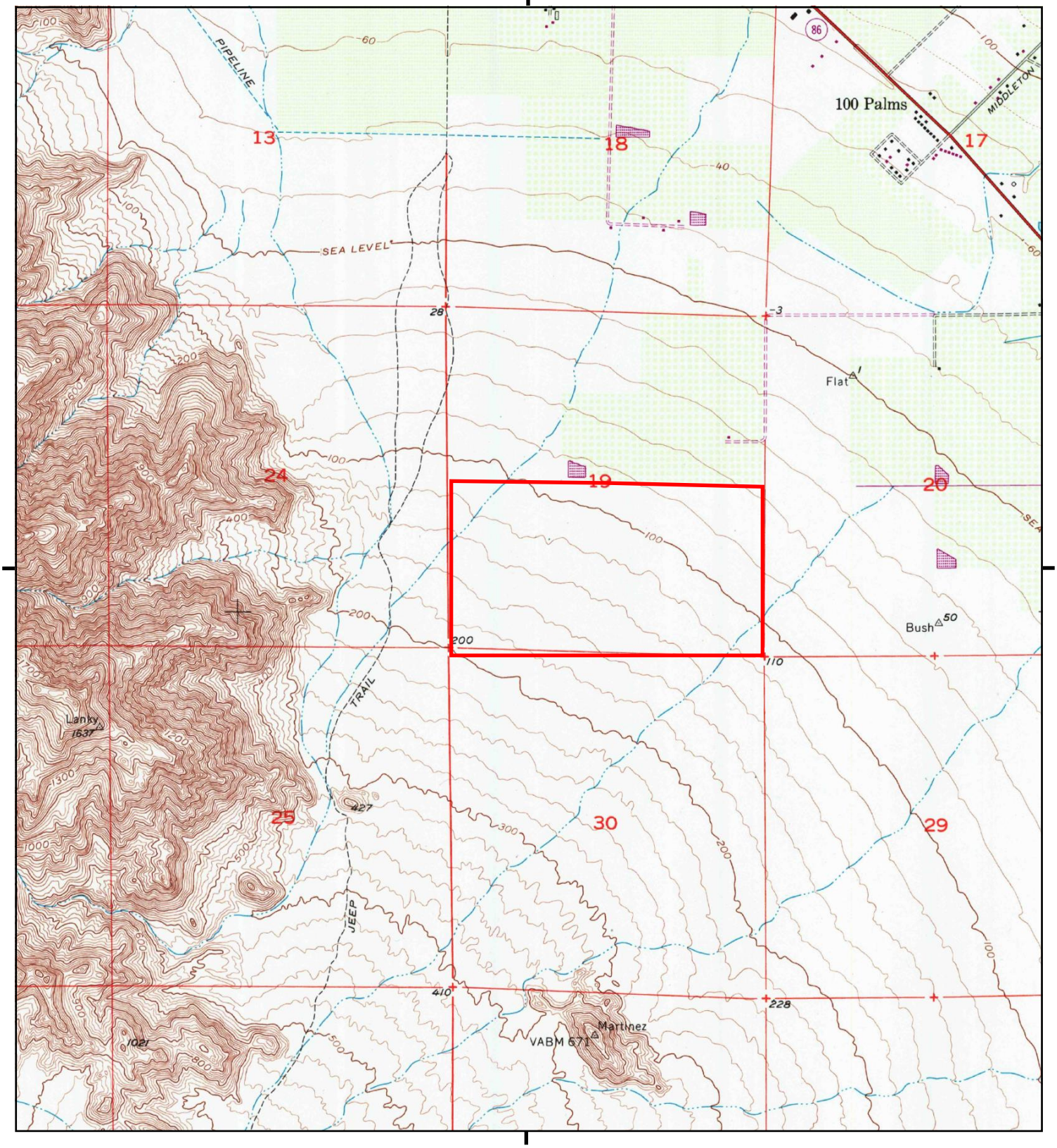
TP, Valerie, 2012, 7.5-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N

Historical Topo Map

1972



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

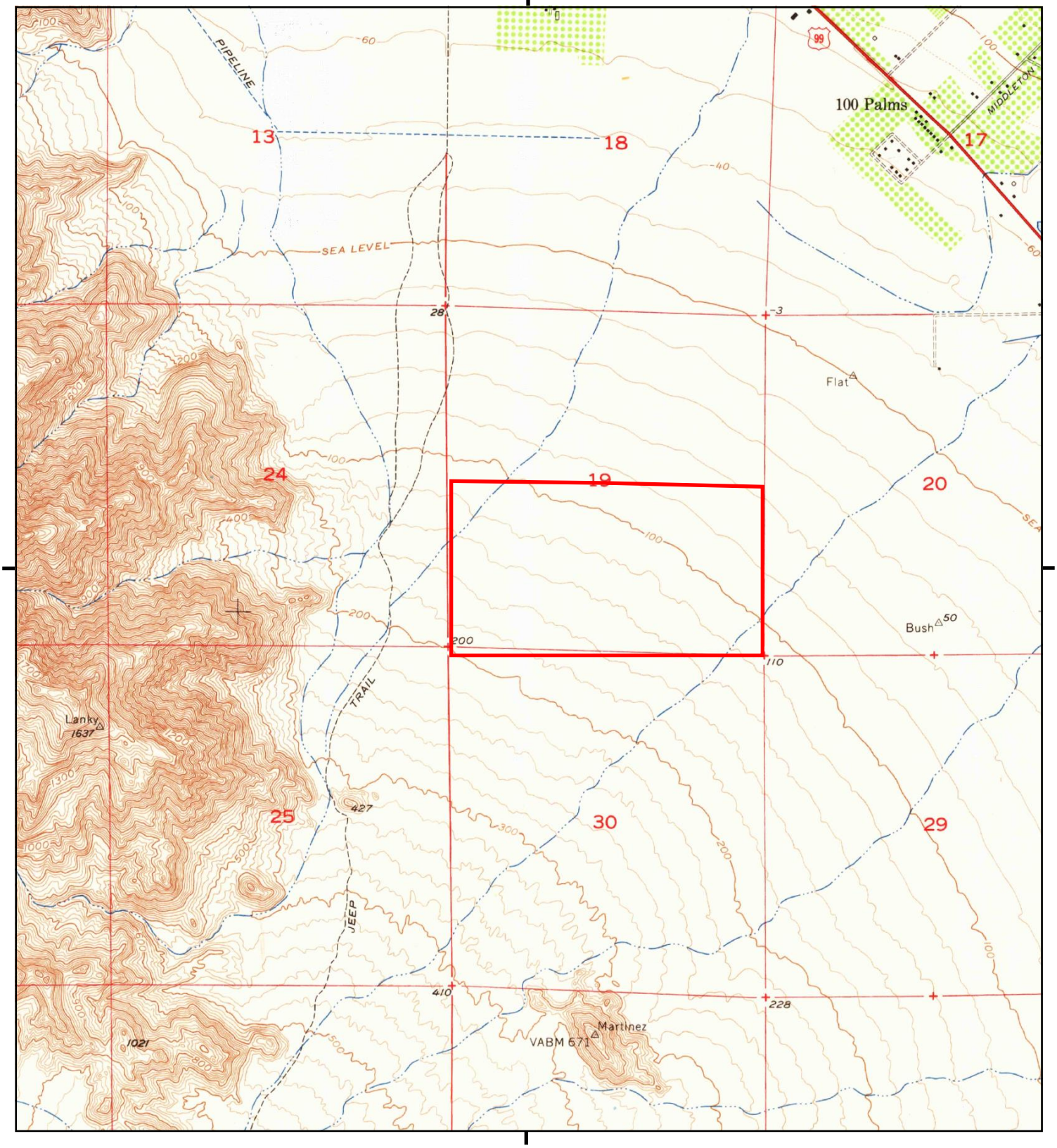
TP, Valerie, 1972, 7.5-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N

Historical Topo Map

1956



This report includes information from the following map sheet(s).

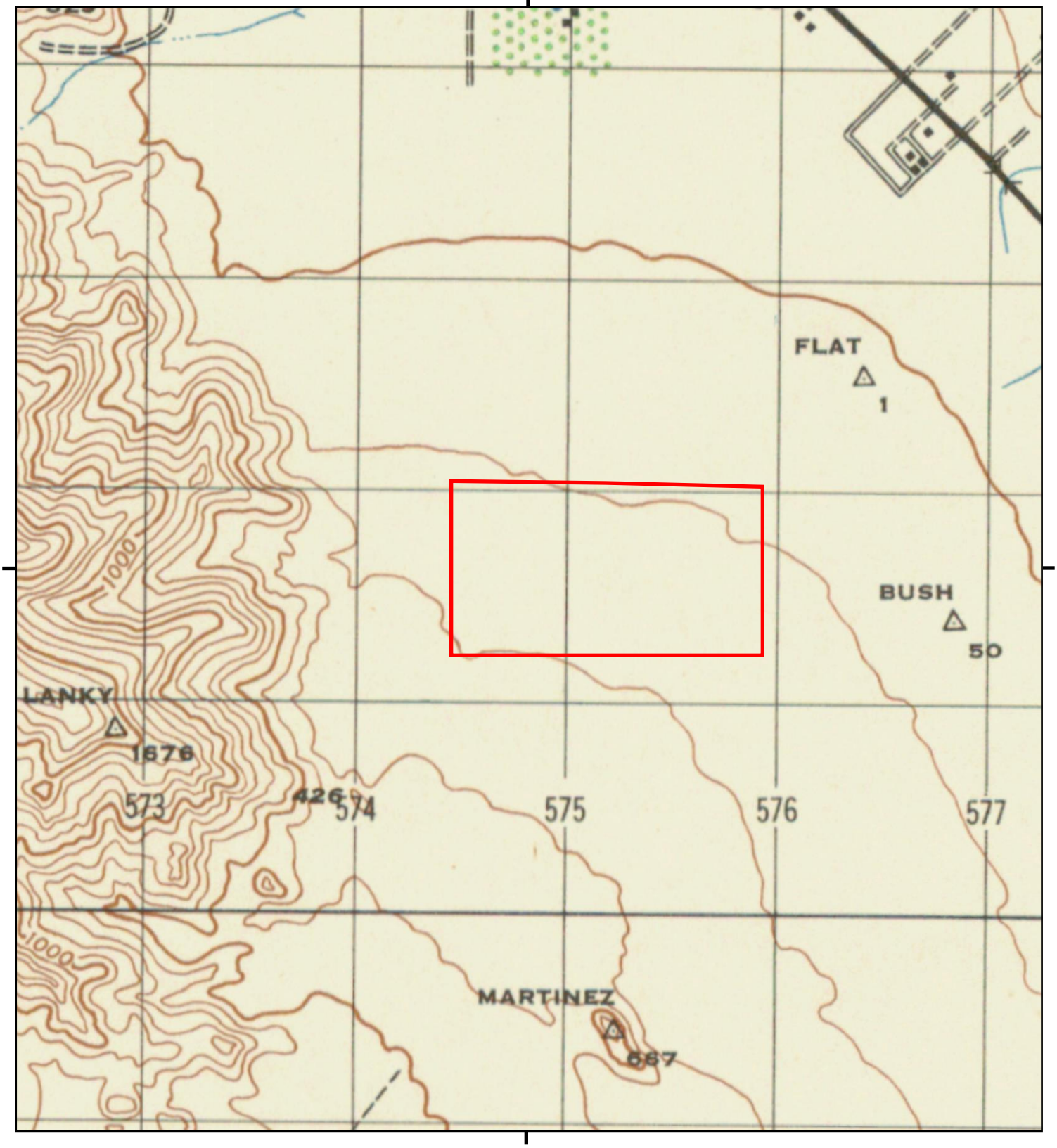
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Valerie, 1956, 7.5-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N



This report includes information from the following map sheet(s).

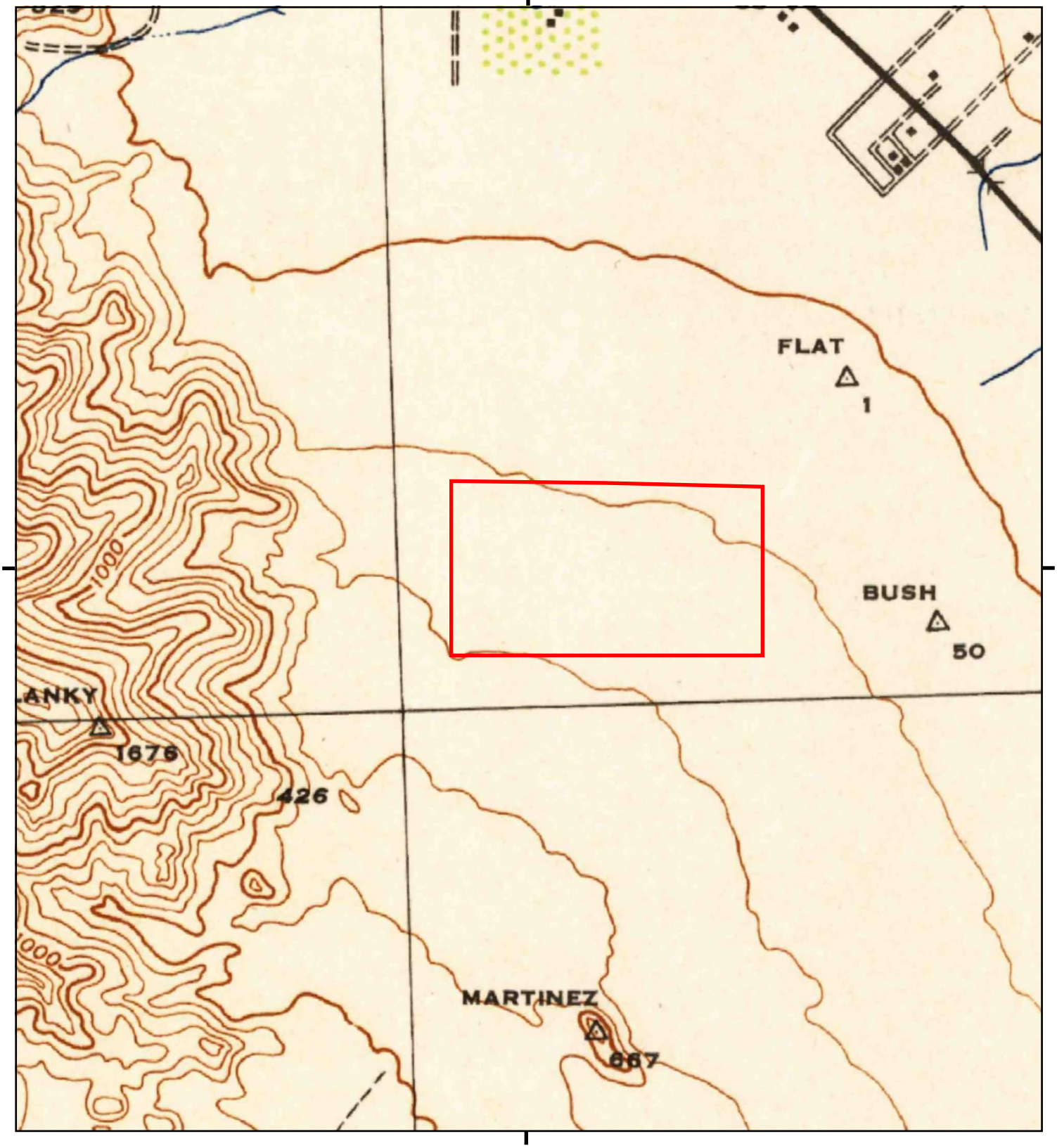
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, COACHELLA, 1947, 15-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

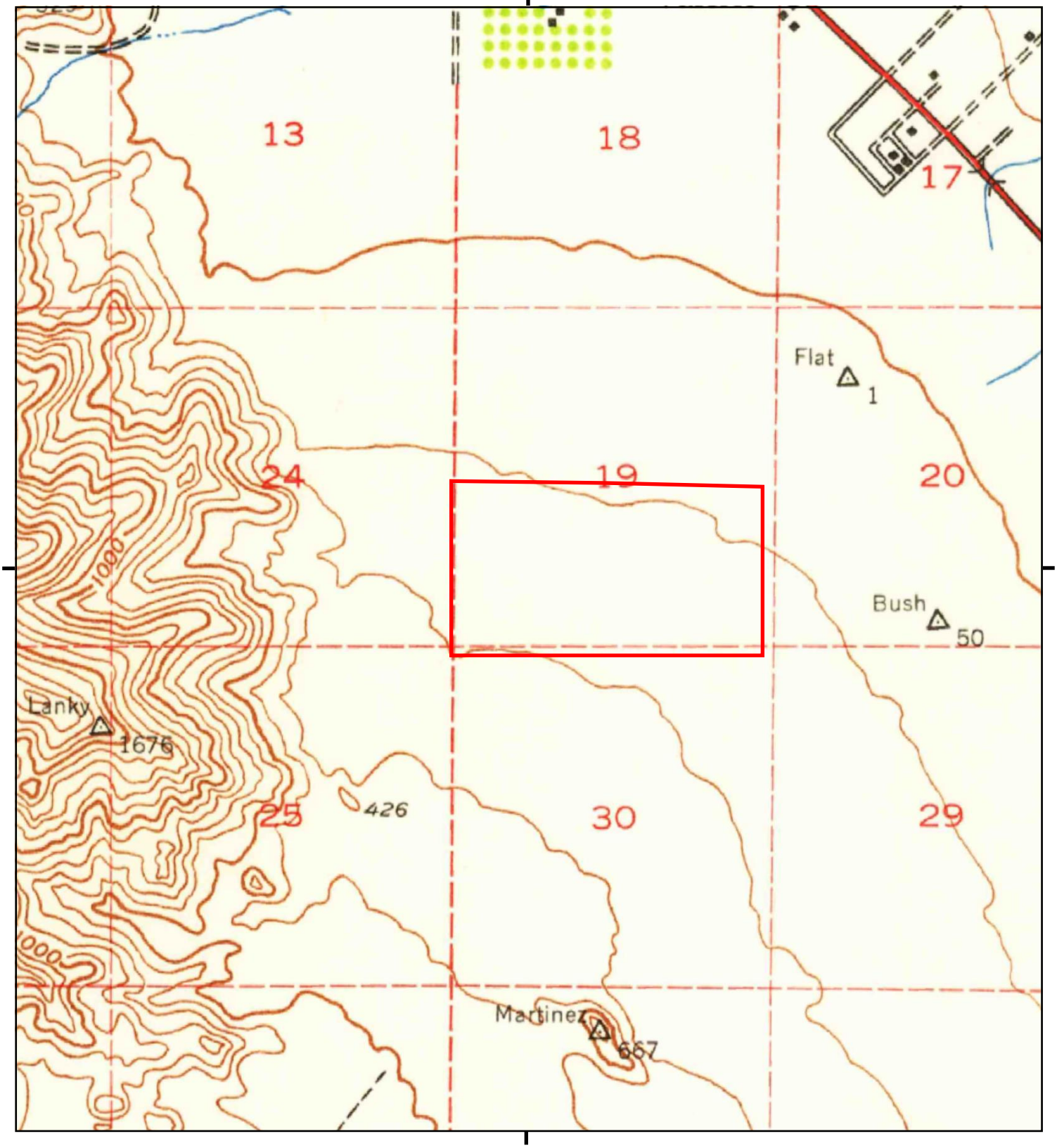
TP, Coachella, 1943, 15-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N

Historical Topo Map

1941



This report includes information from the following map sheet(s).

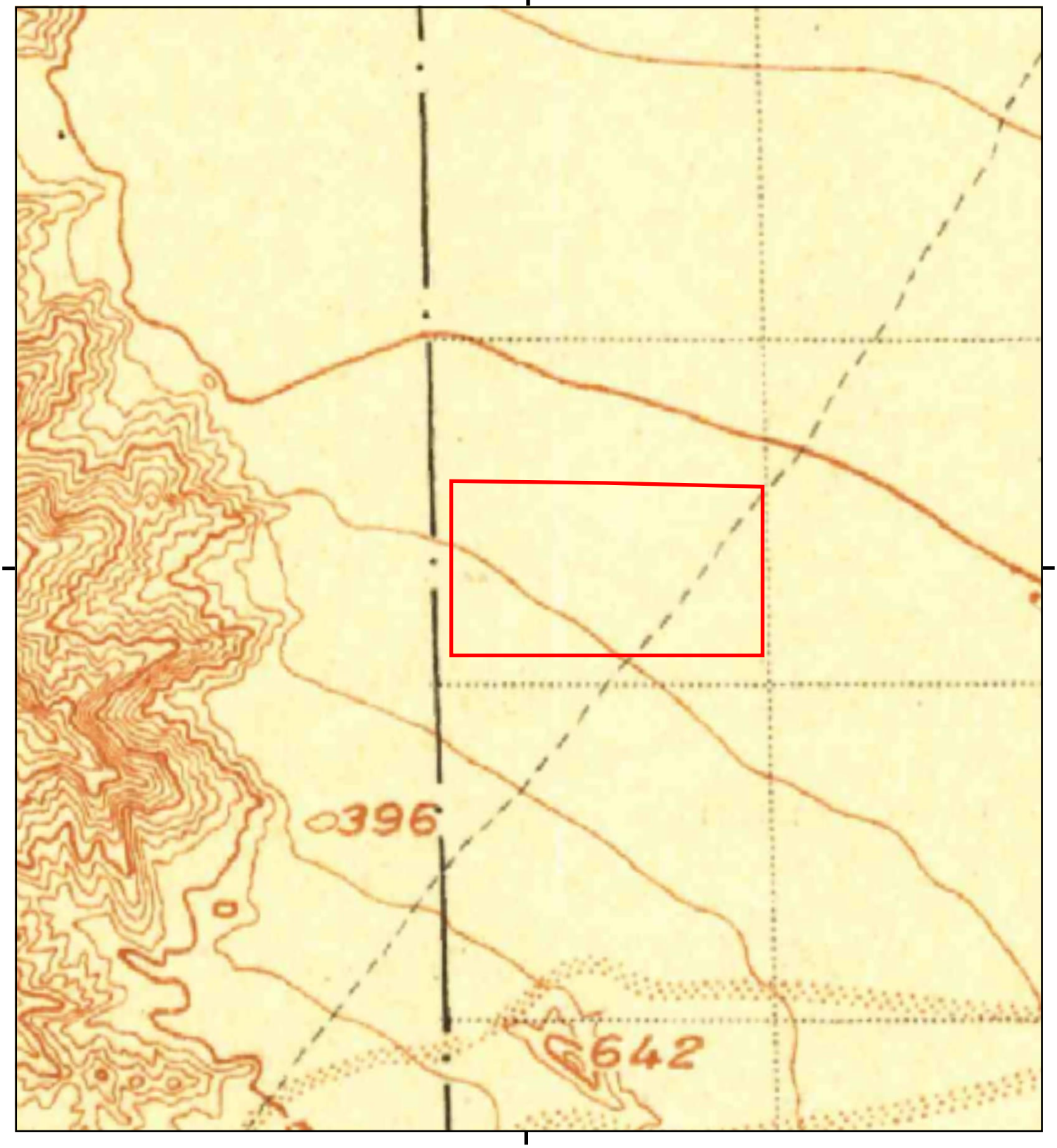
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Coachella, 1941, 15-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Indio, 1904, 30-minute

SITE NAME: Lemon Blossom
ADDRESS: Lemon Blossom Lane/70th Avenue
Thermal, CA 92274
CLIENT: GeoSyntec Consultants

N

APPENDIX D

Est. 1988

Environmental Support Services

Environmental Research & Due Diligence Compliance
30251 Golden Lantern, #E-305, Laguna Niguel, CA 92677
P) 949.429.3564 | F) 949.429.3563 | E) Shannon@EnvironmentalSupportServices.com
www.EnvironmentalSupportServices.com | EIN# 83-0533710

June 12, 2021

Project Name: Thermal

Project Number: SC1147

Geosyntec Consultants
520 Pike Street, #2600
Seattle, WA 98101

Attention: Rosemary Propst

Dear Ms. Propst

Attached is the Environmental (Hazardous/Toxic Waste) Records Search Summary of Lemon Blossom Lane and 70th Street, APN's 751250001, 751250003 & 751250002 ("Thermal") site located in Thermal, California. Environmental Support Services ("**ESS**") received the request on June 1, 2021 (See Appendix A). Should you have any questions regarding the summary, please call.

Sincerely,
Environmental Support Services

Shannon Castagno
Project Manager
Shannon@EnvironmentalSupportServices.com

Records Search Summary

Company:	Geosyntec Consultants
Project Name:	Thermal
Project Number:	SC1147
Attention:	Rosemary Propst
Street Address of Property:	Lemon Blossom Lane and 70th Street Thermal, CA 92274 APN's 751250001, 751250003 & 751250002

Riverside County Environmental Health Department

E-mailed request: 6-1-21, Contact: Renida Claude

ESS submitted a request for a records search concerning the Thermal site to Ms. Claude, with the Riverside County Environmental Health Department (See Appendix B). **ESS** requested information concerning the utilization, manufacture, storage and/or discharge of hazardous materials/waste, and any information concerning previous or on-going site investigations/remediations pertaining to hazardous materials/waste. She informed **ESS** on June 1, 2021 that you must provide a street address to run a search with the Riverside County Environmental Health Department (See Appendix B).

Department of Toxic Substances Control (DTSC) – Cypress Office

E-mailed request: 6-1-21, Contact: Julie Johnson/Jone Barrio

Previous contacts with the DTSC have disclosed that this office only collects and stores information (such as treatment, storage and disposal of hazardous waste) concerning sites which have existing businesses, industries, etc. present. **ESS** requested that Ms. Johnson/Ms. Barrio, with the DTSC, check the file room records for any files/information the concerning Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix C). Ms. Johnson informed **ESS** on June 2, 2021 that her department had no files/information concerning Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix C).

Department of Toxic Substances Control (DTSC) – Chatsworth Office

E-mailed request: 6-1-21, Contact: Glenn Castillo/Robert Hardison

Previous contacts with the DTSC have disclosed that this office only collects and stores information (such as treatment, storage and disposal of hazardous waste) concerning sites which have existing businesses, industries, etc. present. **ESS** requested that Mr. Castillo/Mr. Hardison, with the DTSC, check the file room records for any files/information concerning Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix D). Mr. Hardison informed **ESS** on June 7, 2021 that his department had no files/information concerning Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix D).

Riverside County Fire Department

Previous communications with Personnel of the Riverside County Fire Department have disclosed that records concerning the storage of hazardous materials/waste, hazardous spills and underground storage tanks for sites in Thermal would be kept with the Riverside County Environmental Health Department (See Above).

Cal Fire - Office of the State Fire Marshal

On-line request: 6-1-21, Contact: Pubic Records Section

ESS requested that the Public Records Section, with Cal Fire - Office of the State Fire Marshal, check their records concerning the storage of hazardous materials/waste, pipelines and underground storage tanks with regards to the following: Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix E). Anne Henigan, with that department informed **ESS** June 10, 2021 that her department had no records for Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix E).

Riverside County Department of Waste Resources

Telephoned: 6-2-21, Contact: Sara

ESS requested that Sara, with the Riverside County Department of Waste Resources, check her records for any information concerning industrial waste discharge permits or violations for Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001,

751250003 & 751250002. She informed **ESS** the lead agency for sites in Thermal would be kept with the Riverside County Environmental Health Department (See Above).

Riverside County Building Department

Online request: 6-1-21, Contact: Public Records Section

ESS requested the Public Records Section, with the Riverside County Building Department, provide the building records (all building permits and certificates of occupancy) for Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002. As of June 12, 2021, the Public Records Section had not completed **ESS'** request. Should any information concerning the site surface, **ESS** will immediately forward it to Ms. Propst at the Geosyntec Consultants office.

South Coast Air Quality Management District (SCAQMD)

Online request: 6-1-21, Contact: Public Records Section

ESS submitted a search request concerning active, inactive and sold files concerning Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002to the Public Records Section at the SCAQMD (See Appendix F). Lora Trapp, with that department informed **ESS** on June 1, 2021 that you must provide a street address to run a search with the SCAQMD (See Appendix F). No further information concerning the site was obtained from the SCAQMD at the time of the investigation.

Regional Water Quality Control Board (RWQCB) – Santa Ana Region

E-mailed request: 6-1-21, Contact: Pubic Records Section

ESS requested that the Public Records Section, with the RWQCB, provide the files for Lemon Blossom Lane and 70th Street, Thermal, CA, APN's 751250001, 751250003 & 751250002 (See Appendix G). They informed **ESS** on June 2, 2021 that you must provide a street address to run a search with the RWQCB (See Appendix G). No further information concerning the site was obtained from the RWQCB at the time of the investigation.

Records Search completed by:

_____

Shannon Castagno
Project Manager
Environmental Support Services

The information provided in this report was obtained by a comprehensive examination of public records, public information and public servant communications. The degree of care performed by **ESS** is equivalent to that exercised by environmental companies performing similar records searches.

shannon environmentalsupportservices.com

From: Rosemary Propst <RPropst@Geosyntec.com>
Sent: Tuesday, June 1, 2021 3:26 PM
To: shannon environmentalsupportservices.com
Subject: Geosyntec - SC1147 - Request for records for Thermal, CA
Attachments: Parcel Map.pdf

Hi Shannon,

Hope you have been doing well!

I'm working with Paige Farrell on a Phase I ESA in Thermal, CA that is client-confidential. We'd like to request file searches from relevant agencies for the property. Could you please take a look at the request and let me know if you have any questions and ETA for files, and any extra costs for the records being in Riverside? We have a 3-week TAT for our report, so we would be looking to get any records received by 6/14.

I've attached a site map showing the parcels included in the report, which include the following parcel numbers:

- APN 751250001
- APN 751250003
- APN 751250002

The only address I can supply is at the intersection of Lemon Blossom Lane and 70th Street in Thermal, CA 92274 (northwestern parcel). None of the parcels had an address associated with them, and the closest marked address is 66001 Lemon Blossom Lane about 1.5 miles north. It is a pretty unpopulated area.

Please request environmental files from the following agencies or their equivalents, as well as others you think would be relevant/best:

- CA DTSC
- Santa Ana RWQCB
- Riverside County Assessor
- Riverside DPW and/or Environmental Services
- Riverside County Fire Department
- City of Thermal DPW and/or Environmental Services
- City of Thermal Building Department
- City of Thermal Fire Department

Please let me know if you have any questions. Thank you!

-Rose

Rose Propst
Scientist
---
520 Pike St., #2600
Seattle, Washington
Mobile: 810.305.1040
Direct: 206.496.1479

Geosyntec consultants
engineers | scientists | innovators

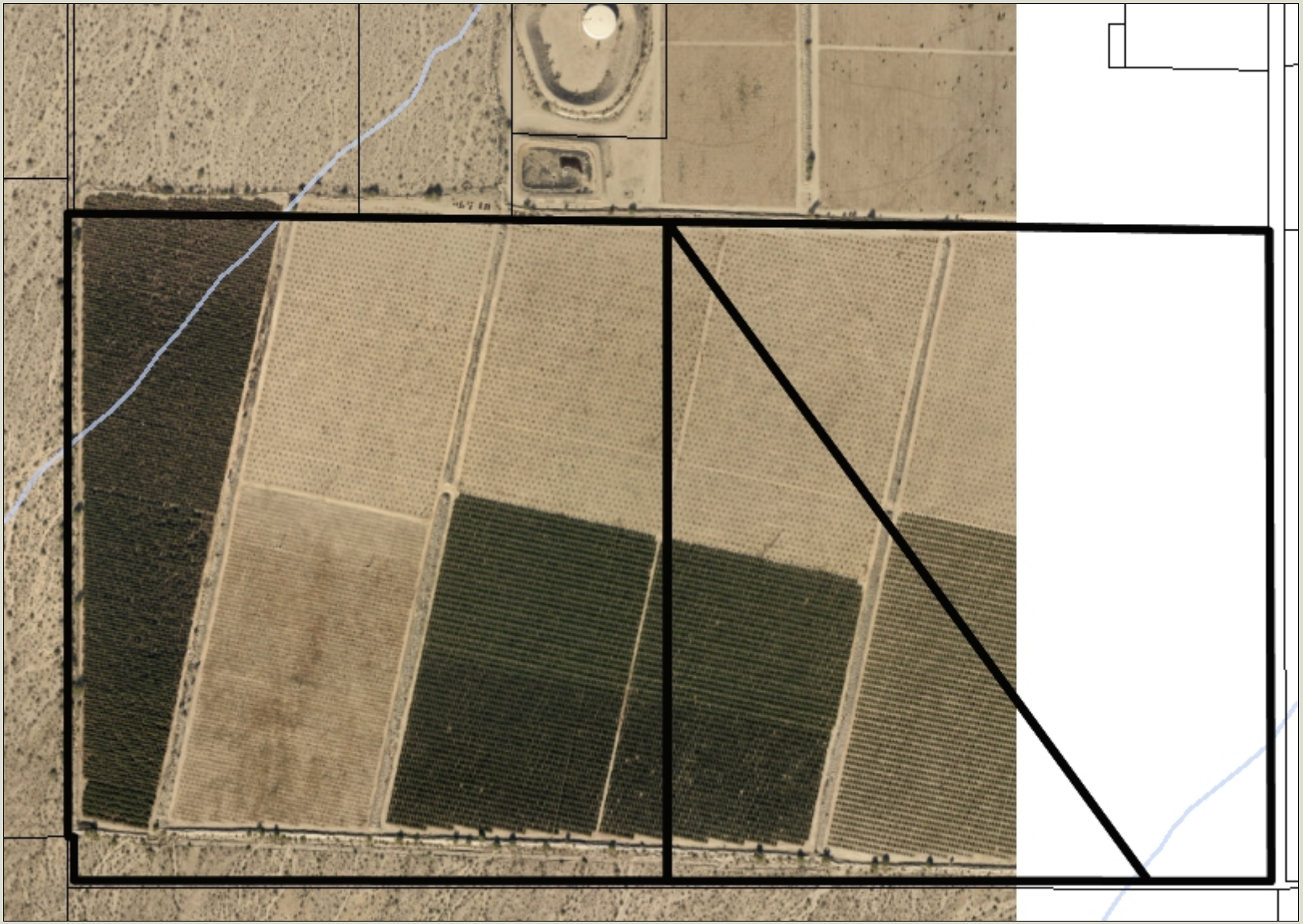
https://www.geosyntec.com/

Geosyntec's integrated COVID-19 services now include in-house SARS-CoV-2 laboratory testing to support decontamination procedure verification. Click HERE to learn more.

Appendix A

Environmental (Hazardous/Toxic Waste) Records Search
Order Form

Lemon Blossom Lane



Legend

- Parcels
- Blueline Streams
- City Areas

0 752 1,505 Feet

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.

REPORT PRINTED ON... 6/1/2021 3:24:02 PM

Notes

Thermal, CA

Appendix B

Request for Records Search to the
Riverside County Environmental Health Department and
Response Obtained from that Agency

Est. 1988

Environmental Support Services

Environmental Research & Due Diligence Compliance
30251 Golden Lantern, #E-305, Laguna Niguel, CA 92677
P) 949.429.3564 | F) 949.429.3563 | E) Shannon@EnvironmentalSupportServices.com
www.EnvironmentalSupportServices.com | EIN# 83-0533710

June 1, 2021

County of Riverside
Department of Health Services – Hazardous Materials
P.O. Box 7600
Riverside, CA 92513

Attention: Renida Claude

Subject: Records Search – Hazardous Materials/Waste/Underground Tanks

Site: Lemon Blossom Lane and 70th Street
Thermal, CA 92274
APN's 751250001, 751250003 & 751250002
(Northwestern Parcel See Attached Parcel Map)

Dear Ms. Claude,

Environmental Support Services (ESS) is in the process of conducting a records search for a site Thermal, CA. This search includes researching the history of the site, especially as it pertains to hazardous materials/waste. With this in mind, **ESS** requests the following information concerning the subject site which your agency may have on file:

1. utilization, manufacture, storage, or discharge of hazardous materials/waste.
2. previous or on-going site investigations/remediations pertaining to hazardous materials/waste.
3. hazardous materials disclosures concerning the site.
4. information regarding underground storage tank present or previously found at the site.

Should you have any questions concerning this request for information, please call. Your expedient processing of this request is appreciated.

Sincerely,
Environmental Support Services

Shannon Castagno
Project Manager
Shannon@EnvironmentalSupportServices.com

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

Incomplete Records Request Notice

June 4, 2021

Request No: 51380

Request Date: 6/1/2021

Environmental Support Services
30251 Golden Lantern, #E-305
Laguna Niguel, CA 92677
Attn: Shannon Castagno

Re: **Lemon Blossom Lane and 70th Street, Thermal**
APNs: 751250001, 751250003 & 751250002

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

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

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

Please direct questions or correspondence to:

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

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

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

County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

-

June 4, 2021

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

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

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

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

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

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

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

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

County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

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

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

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

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

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

Department Web Site – www.rivcoeh.org

Appendix C

Request for Records Search to the
Department of Toxic Substances Control – Cypress Office and
Response Obtained from that Agency

Est. 1988

Environmental Support Services

Environmental Research & Due Diligence Compliance
30251 Golden Lantern, #E-305, Laguna Niguel, CA 92677
P) 949.429.3564 | F) 949.429.3563 | E) Shannon@EnvironmentalSupportServices.com
www.EnvironmentalSupportServices.com | EIN# 83-0533710

June 1, 2021

Dept of Toxic Substances Control
Cypress Office
5796 Corporate Avenue
Cypress, CA 90630

Attention: Julie Johnson/Jone Barrio

Dear Julie/Jone,

Please check for any files/information on the following site:

Site: Lemon Blossom Lane and 70th Street
Thermal, CA 92274
APN's 751250001, 751250003 & 751250002
(Northwestern Parcel See Attached Parcel Map)

Sincerely,
Environmental Support Services

Shannon Castagno

Shannon Castagno
Project Manager
Shannon@EnvironmentalSupportServices.com

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for
Environmental Protection

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

Gavin Newsom
Governor

June 2, 2021

Shannon Castagno
ENVIRONMENTAL SUPPORT SERVICES
shannon@environmentalservices.com

PR4-060121-19
LEMON BLOSSOM LANE/70TH STREET, THERMAL, CA

Dear Requestor:

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

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

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

Sincerely,

Julie Johnson
Julie Johnson
Regional Records Coordinator

Appendix D

Request for Records Search to the
Department of Toxic Substances Control – Chatsworth Office and
Response Obtained from that Agency

Est. 1988

Environmental Support Services

Environmental Research & Due Diligence Compliance
30251 Golden Lantern, #E-305, Laguna Niguel, CA 92677
P) 949.429.3564 | F) 949.429.3563 | E) Shannon@EnvironmentalSupportServices.com
www.EnvironmentalSupportServices.com | EIN# 83-0533710

June 1, 2021

Dept of Toxic Substances Control
Chatsworth Office
9211 Oakdale Avenue
Chatsworth, CA

Attention: Glenn Castillo/Robert Hardison

Dear Glenn/Robert,

Please check for any files/information on the following site:

Site: Lemon Blossom Lane and 70th Street
Thermal, CA 92274
APN's 751250001, 751250003 & 751250002
(Northwestern Parcel See Attached Parcel Map)

Sincerely,
Environmental Support Services

Shannon Castagno

Shannon Castagno
Project Manager
Shannon@EnvironmentalSupportServices.com

Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
9211 Oakdale Avenue
Chatsworth, California 91311

Jared Blumenfeld
Secretary for
Environmental Protection

Gavin Newsom
Governor

June 7, 2021

Shannon Castagno
Environmental Support Services
Shannon@EnvironmentalSupportServices.com

Public Records Request Number: PR3-060221-01

Location: No available street addresses for 3 contiguous citrus grove parcels at the NWC of Blossom Ln. & 70th St., extending west to Van Buren St. in Thermal, CA 92274.

APNs: 751250001, 751250003 & 751250002

Dear Ms. Castagno:

On June 2, 2021, the Department of Toxic Substances Control (DTSC) received your email of June 2, 2021 requesting records under the Public Records Act. After a thorough review of our files, no site records were found pertaining to the site/facility referenced above.

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

If you have any questions or would like further information regarding your request, please contact me at 818-717-6521 or via email at ChatsworthFileRoom@dtsc.ca.gov.

Sincerely,

Robert Hardison

Robert Hardison
Records Mgt. Asst. Coordinator

Appendix E

Request for Records Search to the
Cal Fire – Office of the State Fire Marshal and
Response Obtained from that Agency

shannon environmentalsupportservices.com

From: CALFIRE PRA Records Center <calfire@govqa.us>
Sent: Tuesday, June 1, 2021 8:27 PM
To: shannon environmentalsupportservices.com
Subject: Public Records Request :: R001195-060121

RE: PUBLIC RECORDS REQUEST of 6/1/2021, Reference # R001195-060121

Dear Shannon Castagno,
Thank you for your interest in public records of the CAL FIRE. Your request has been received and is being processed in accordance with the California Public Records Act, Government Code section 6250 et seq. Your request was received on June 01, 2021 and given the reference number R001195-060121 for tracking purposes.

Records Requested: Site: Lemon Blossom Lane and 70th Street, Thermal, CA 92274 APN's 751250001, 751250003 & 751250002 (Northwestern Parcel See Attached Parcel Map). ESS requests the following information concerning the subject site which your agency may have on file: 1. utilization, manufacture, storage, or discharge of hazardous materials/waste. 2. previous or on-going site investigations/remediations pertaining to hazardous materials/waste. 3. hazardous materials disclosures concerning the site. 4. pipelines. 5. information regarding underground storage tank present or previously found at the site. 6. Reportable Spills, Releases, Notices of Violations (NOVs) and any Environmental Reportable Issues.

Your request will be forwarded to the relevant CAL FIRE department(s) to locate the information you seek and to determine the volume and any costs that may be associated with satisfying your request. You will be contacted about the availability and/or provided with copies of the records in question. PLEASE NOTE: The California Public Records Act does not require a governmental body to create new information, to do legal research, or to answer questions.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

CAL FIRE

To monitor the progress or update this request please log into the CAL FIRE Records Center

shannon environmentalsupportservices.com

From: CALFIRE PRA Records Center <calfire@govqa.us>
Sent: Thursday, June 10, 2021 5:34 PM
To: shannon environmentalsupportservices.com
Subject: [Records Center] Public Records Request :: R001195-060121

--- Please respond above this line ---

RE: PUBLIC RECORDS REQUEST of June 01, 2021, Reference # R001195-060121

Dear Shannon Castagno,

The Department of Forestry and Fire Protection, CAL FIRE, received a public information request from you on June 01, 2021. Your request mentioned:

"Site: Lemon Blossom Lane and 70th Street, Thermal, CA 92274
APN's 751250001, 751250003 & 751250002 (Northwestern Parcel See Attached Parcel Map). ESS requests the following information concerning the subject site which your agency may have on file: 1. utilization, manufacture, storage, or discharge of hazardous materials/waste. 2. previous or on-going site investigations/remediations pertaining to hazardous materials/waste. 3. hazardous materials disclosures concerning the site. 4. pipelines. 5. information regarding underground storage tank present or previously found at the site. 6. Reportable Spills, Releases, Notices of Violations (NOVs) and any Environmental Reportable Issues."

CAL FIRE has reviewed its files and has determined there are no responsive documents to your request.

If you have any questions or wish to discuss this further, you may contact my office at anne.henigan@fire.ca.gov.

Sincerely,
Anne Henigan

PRA Coordinator
Sacramento - HQ - Legal Office

To monitor the progress or update this request please log into the CALFIRE PRA Records Center

Appendix F

Request for Records Search to the
South Coast Air Quality Management District and
Response Obtained from that Agency

shannon environmentalsupportservices.com

From: PublicRecordsRequests@aqmd.gov
Sent: Tuesday, June 1, 2021 8:32 PM
To: shannon environmentalsupportservices.com
Subject: SCAQMD Public Records Request Submittal Acknowledgement

Shannon Castagno
Environmental Support Services
30251 Golden Lantern, E305
Laguna Niguel, Ca 92677

RE: Request for Records
Request: Site: Lemon Blossom Lane and 70th Street
Thermal, CA 92274
APN's 751250001, 751250003 & 751250002
(Northwestern Parcel See Attached Parcel Map) Applications (APPLS), Complaints, Permits to Operate (P/O), Site Inspection Reports (I/R), Equipment List Report (EQL), Emissions Summary, Notices of Violation (NOV), Notices to Comply (N/C)

Your request for records has been received by the Public Records Unit and will be assigned for processing. A Control Number will be issued for your request and should be referenced in all future communications and correspondence.

Should you have any questions or need additional information, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, between the hours of 8:00 a.m. 4:30 p.m.
Sincerely,

COLLEEN PAINE

For Colleen Paine
Public Records Coordinator

114526

SOUTH COAST AQMD

PUBLIC RECORDS REQUEST FORM

Request Information (For Office Use Only)

Date Stored

Time Stored

Public Record Request Nbr

Public Record Request Tracking Nbr
114526

Attention Requestor

Please fill out this form completely. You may include an attachment to the form, if necessary.

Requestor Information

Requestor Name
Shannon Castagno

Requestor Address
30251 Golden Lantern, E305

Requestor Company
Environmental Support Services

Requestor City
Laguna Niguel

Requestor Email*
SHANNON@ENVIRONMENTALSUPPORTSERVICES.COM

Requestor State
CA

Requestor Phone

Requestor Zip Code

Type of Requested Record(s).

REQUESTED RECORDS. **Please be as specific as possible in describing the records you are seeking.** The more specific you are, the easier it will be to determine if such records exist in District files. Please contact the Public Records Unit if you need assistance in identifying District records.

Note: Permits to Operate, Equipment Lists, Notices of Violation, Notices to Comply, and Emissions Summaries are available through SCAQMD's FIND page at http://www3.aqmd.gov/webappl/fim/prog/search.aspx (you need to copy and paste this link into your browser).

Please Enter a description of the records you are requesting here:*
Site: Lemon Blossom Lane and 70th Street
Thermal, CA 92274
APN's 751250001, 751250003 & 751250002
(Northwestern Parcel See Attached Parcel Map)
Applications (APPLS), Complaints, Permits to Operate (P/O), Site Inspection Reports (I/R), Equipment List Report (EQL), Emissions Summary, Notices of Violation (NOV), Notices to Comply (N/C)

Time Period of Documents Requested

Start Date*
1/1/1900

End Date*
6/01/2021

Requested Facility or Site Information (if applicable)

Note: You may only include one Facility or Site per Form.

Facility ID (if known)

Address
Lemon Blossom Lane and 70th Street

Facility Name (if known)

City
Thermal

Zip Code
92274

Requested Application or Permit List. (if applicable)

Please click the Add Button to the right to enter a Application/Permit Number

Authorization Letter Attachment (0)

Authorization Letter

Note: Please use the above button for attaching an Authorization Letter from the facility to release confidential information for your public records request.

Supplemental Attachments (1)

Supplemental Documents
(Pending) Parcel Map.pdf

Note: Please use the above button for attaching additional documents that will help define your public records request.

INSTRUCTIONS FOR REQUESTING RECORDS

(California Public Records Act, Govt. Code Sections 6250-6276.48)

1. In order to expedite your request, please fill out the form completely. Requests may also be submitted by phone at (909) 396-3700, by facsimile to (909) 396-3330, or by email to PublicRecordsRequests@aqmd.gov.

2. Requests must be for records prepared, owned, used, or retained by the District (Gov. Code Sec. 6252(e)). Requests should be for clearly identifiable records. The District is not required to create a new record in response to a request. The District will assist the requestor in making a request that describes reasonably identifiable records (Gov. Code Sec. 6253.1). Documents will not be provided if disclosure would infringe upon a copyright, trade secret, or is otherwise exempt in accordance with state law.

3. A search for facility records can only be conducted by one or all of the following:

-- a) Facility Name, Address, or Identification Number

-- b) Facility Application Number, or Permit to Operate Number; or

-- c) Facility Notice of Violation/Notice to Comply Number.

4. You will be notified within ten (10) days whether your request seeks copies of disclosable public records prepared, owned, used, or retained by this agency. In some cases, the District may need an additional 14 days to respond. If so, you will be notified in writing. You will also be provided an estimated date of when the records will be made available.

5. Communications regarding your request, and any records, will be provided by email, unless specified otherwise.

6. If the search for records finds the records voluminous, you will be notified of the approximate number of pages and/or length of time it will take to process your request.

7. If the records you requested have been marked confidential by the source of the record, you will be notified and given the option of continuing with the District's Trade Secret process.

8. If your request is to review records, rather than receive copies, the District will notify you once the records are gathered, and arrangements will be made for your review.

9. The charge for the direct cost of duplication is as follows: Paper Copies, $0.15/page each over 10 pages (first 10 pages are free); Copied CD's or flash drives, no charge; and Copied Audio Tapes, $5.00 each. After a preliminary estimate, advance payment may be required.

10. If the request is for information in an electronic format, the requestor shall bear the cost of producing a copy of the record, including the cost to construct the record and the cost of programming and computer services necessary to produce a copy of the record, when either of the following applies: (1) the District would be required to produce a copy of an electronic record and the record is one that is produced only at otherwise regularly scheduled intervals, or (2) the request would require data compilation, extraction, or programming to produce the record. (Gov. Code Sec. 6253.9(b)). The transfer of gathered electronic records onto CD, DVD or flash drive typically costs $10.00 each. An invoice will accompany your records when completed.

Note: For further information, please refer to the District's Guidelines for Implementing the California Public Records Act. The Guidelines are available in the lobby of the District Headquarters or on the District's web site at www.aqmd.gov.

Note: If you have questions pertaining to the submittal of a Public Records Act request, you may contact the Public Records Unit, (909) 396-3700, Tuesday through Friday, 7:00 a.m. to 5:30 p.m. Our Fax number is (909) 396-3330. Our email address is PublicRecordsRequests@aqmd.gov.

shannon environmentalsupportservices.com

From: LTrapp@aqmd.gov
Sent: Wednesday, June 2, 2021 10:33 AM
To: shannon environmentalsupportservices.com
Cc: ob_pr_support_docs@aqmd.gov
Subject: SCAQMD Public Records Request# 1406542, -- Rejection Letter

Shannon Castagno

Environmental Support Services

30251 Golden Lantern #E-305

Laguna Niguel, Ca 92677

Ref: Request for Records; Control No. **1406542**, Received 6/2/2021

RE: APPL'S, P/O'S, EQL'S, NOV'S, N/C'S, COMPLAINTS, I/R'S, & EMISSION SUM FOR LEMON BLOSSOM LANE & 70TH ST, THERMAL, CA, FROM 1/1/1900-6/1/2021.

The District is unable to process your request as submitted because the record you have requested:

Is too vague. Please provide specific individual addresses, or a company name, identification number or permit number (one facility per request).

Should you have any questions or need additional information, please do not hesitate to contact me at (909) 396-3700, Tuesday through Friday, between the hours of **8:00 a.m.** and **4:30 p.m.**

Sincerely,

Lora Trapp

For Colleen Paine

Public Records Coordinator

Information Management

Appendix G

Request for Records Search to the
Regional Water Quality Control Board – Santa Ana Region and
Response Obtained from that Agency

Est. 1988

Environmental Support Services

Environmental Research & Due Diligence Compliance
30251 Golden Lantern, #E-305, Laguna Niguel, CA 92677
P) 949.429.3564 | F) 949.429.3563 | E) Shannon@EnvironmentalSupportServices.com
www.EnvironmentalSupportServices.com | EIN# 83-0533710

June 1, 2021

Regional Water Quality Control Board
Santa Ana Region
3737 Main Street, Ste 500
Riverside, CA 92501

Attention: LUST/WIP/SLIC/Site Mitigation Divisions

Dear Public Records Request,

Please check for any files/information on the following sites:

Site: Lemon Blossom Lane and 70th Street
Thermal, CA 92274
APN's 751250001, 751250003 & 751250002
(Northwestern Parcel See Attached Parcel Map)

I would like to set up an appointment to review this file **as soon as possible**. Anything you can do to expedite this request would be greatly appreciated. Please call me at (949) 429-3564. Thanks!

Sincerely,
Environmental Support Services

Shannon Castagno

Shannon Castagno
Project Manager
Shannon@EnvironmentalSupportServices.com

shannon environmentalsupportservices.com

From: WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>
Sent: Wednesday, June 2, 2021 1:35 PM
To: shannon environmentalsupportservices.com
Subject: RE: New Public Records Request

Good afternoon,

Unfortunately, we do not use APN numbers or cross streets to maintain our files. We only use facility names and/or physical address numbers to locate files. If you can provide a numerical address or facility name, we can carry out your request.

If we can be of further assistance, please do not hesitate to contact us again.

Thank you,
File Review Desk
3737 Main St. Suite 500
Riverside, CA 92501

From: shannon environmentalsupportservices.com <shannon@environmentalsupportservices.com>
Sent: Tuesday, June 1, 2021 8:15 PM
To: WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>
Subject: New Public Records Request

EXTERNAL:

Environmental Support Services
Environmental Research & Due Diligence Compliance
30251 Golden Lantern, #E-305, Laguna Niguel, CA 92677
Tel) 949-429-3564 • Fax) 949-429-3563
www.EnvironmentalSupportServices.com • Info@EnvironmentalSupportServices.com

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3737 Main Street, Ste 500
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Attention: LUST/WIP/SLIC/Site Mitigation Divisions

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Sincerely,
Environmental Support Services

Shannon Castagno
Project Manager
Shannon@EnvironmentalSupportServices.com

Appendix F

Transportation Memorandum

DUDEK
MAIN OFFICE
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
T 800.450.1818 F 760.632.0164

MEMORANDUM

To:	David Smith, Golf Projects International, Inc
From:	Sabita Tewani, AICP, Transportation Planner
Subject:	Transportation Screening Analysis for the Lemon Blossom Lane Project, Riverside County PPT210024
Date:	October 21, 2021
cc:	Carey Fernandes, Dudek Lilli Renier, Dudek
Attachment:	Figure 1: Project Location CalEEMod.2016.3.2 Output Worksheets for VMT Screening Analysis

The following technical memorandum provides a transportation screening analysis for the proposed Lemon Blossom Lane Project, located at the northeast corner of Lemon Blossom Lane and 70th Avenue in the unincorporated community of Thermal in Riverside County.

The Governor's Office of Planning and Research was directed to amend the California Environmental Quality Act (CEQA) Guidelines to provide an alternative to level of service (LOS) for evaluating transportation impacts with the passage of Senate Bill 743. CEQA Guidelines Section 15064.3(b) focuses on vehicle miles traveled (VMT) for determining the significance of transportation impacts. Under the new transportation guidelines, LOS, or vehicle delay, no longer constitutes an environmental impact. VMT has been adopted as the most appropriate measure of transportation impacts under CEQA.

The Riverside County (County) has adopted the VMT metric and significance criteria for transportation impact analyses for CEQA compliance and requires LOS analysis for General Plan consistency requirements. This analysis has been prepared consistent with the County's Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled and Assessment (December 2020), which provides guidance on the requirements to evaluate transportation impacts for projects. This analysis was conducted to determine the trip generation estimates of the proposed project and to determine whether a detailed transportation analysis (LOS and/or VMT) would be required. This analysis has been prepared consistent with the County's guidance for requirements of a Traffic Analysis (TA). As shown in the screening analysis below, the proposed project would not require a detailed VMT or LOS analysis or preparation of a TA.

1 Project Description and Setting

The project site is located in the unincorporated community of Thermal in Riverside County (Figure 1, Project Location). The project site is generally bound by Van Buren Street to the west, Lemon Blossom Lane to the east, and 70th Avenue to the south. The project involves the development of a golf course and practice facilities on an approximately 292.16-acre site. The project would include an 18-hole golf course, driving range, and short course

with landscaping and walking paths. Access to the project site would be provided via an entrance road off the northeast corner at Lemon Blossom Lane. The project would include 40 parking spaces.

The project site currently has a General Plan land use designation of agriculture use and is zoned W-2 (Controlled Development). The project would introduce a new golf course to the site. However, per Chapter 17.144, W-2 Controlled Development Areas Zone, of the Riverside County Municipal Code, golf courses with standard length fairways are permitted provided a plot plan is approved. As such the project is consistent with the General Plan land use.

2 Trip Generation

Based on the data provided by the applicant, the golf course would generally have a maximum of 25 individuals play golf per day on the site during the season, which is from October through May, each year. The golf course would not be used to host weddings or other social events. Additionally, there would be four full-time employees for operations on site daily and a crew of approximately 12 members from a third-party company for periodic maintenance. Based on daily operations data, the trip generation potential of the project would likely be less than 110 daily trips and/or 100 peak hour trips. However, in order to provide a conservative trip generation estimate for project's transportation screening analysis, the published trip rate of a golf course was used.

Table 1 provides a summary of trip generation estimates for the project based on the Institute of Transportation Engineer's (ITE) Trip Generation, 10th Edition, for Golf Course use (ITE Code 430) (ITE 2017). It should be noted that the trip rate for Golf Course use has not changed per recently released 11th Edition of the ITE Trip Generation Manual.

Table 1. Project Trip Generation Summary

Land use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rate								
Golf Course	hole	30.38	1.39	0.37	1.76	1.54	1.37	2.91
Trip Generation								
Lemon Blossom Lane Project	18	547	25	7	32	27	25	52

Note:
[1] Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. ITE Code 430 – Golf Course

3 LOS Screening Analysis

Per the County's Transportation Impact Analysis Guidelines (County of Riverside 2020), projects that would generate less than 100 peak hours typically do not affect LOS significantly and are exempt from requiring a traffic analysis that includes LOS analysis. Because the proposed project would generate 32 AM peak-hour trips and 52 PM peak-hour trips, it would not require an LOS analysis. The project would not cause any inconsistency with the General Plan conditions.

4 VMT Screening Analysis

The Governor's Office of Planning and Research prepared a comprehensive update to the CEQA Guidelines in 2017 that were approved by the California Natural Resources Agency in December 2018, requiring that lead agencies use VMT for analyzing transportation impacts. CEQA Guidelines Section 15064.3 states that "generally, vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts," and define VMT as "the amount and distance of automobile travel attributable to a project." Note that "automobile" refers to on-road passenger vehicles, specifically cars and light trucks. Heavy-duty truck VMT could be included for modeling convenience and ease of calculation (for example, where models or data provide combined auto and heavy truck VMT). Other relevant considerations may include the effects of the project on transit and non-motorized traveled.

A project's VMT analysis follows the process of first using screening criteria, identifying an efficiency metric, identifying the significance threshold and, lastly, determining requirements for modeling and assessment. Therefore, Dudek reviewed the County's VMT screening guidance for land use project to determine if the project would be screened-out from conducting a detailed VMT analysis.

The County uses the following criteria for development projects that can be presumed to cause a less than significant impact:

- **Small Projects:** Project that meets one of the following criteria:
  - Single Family Housing projects less than or equal to 110 Dwelling Units; or
  - Multi Family (low rise) Housing projects less than or equal to 147 Dwelling Units; or
  - Multi Family (mid-rise) Housing projects less than or equal to 194 Dwelling Units; or
  - General Office Building with area less than or equal to 165,000 SF; or
  - Retail buildings with area less than or equal to 60,000 SF; or
  - Warehouse (unrefrigerated) buildings with area less than or equal to 208,000 SF; or
  - General Light Industrial buildings with area less than or equal to 179,000 SF
  - *Project GHG emissions less than 3,000 Metric Tons of Carbon Dioxide Equivalent (MT CO_2e) as determined by a methodology acceptable to the Transportation Department; or*
  - Unless specified above, project trip generation is less than 110 trips per day per the ITE Manual or other acceptable source determined by Riverside County.
- **Transit Priority Area:** Project that meet both of the following criteria:
  - Within a ½ mile of an existing major transit stop; and
  - Maintains a service interval frequency of 15 minutes or less during the morning and afternoon peak commute periods.
- **Local-serving Retail:** Project that meet both of the following criteria:
  - No single store on-site exceeds 50,000 square feet; and
  - Project is local serving as determined by the Transportation Department
- **Affordable Housing**: Project that includes:
  - A high percentage of affordable housing is provided as determined by the Riverside County Planning and Transportation Departments

- **Local Essential Service**:
  - Project is local serving as determined by the Transportation Department; and
  - Local-serving and Day care center; or
  - Police or Fire facility; or
  - Medical/Dental office building under 50,000 square feet; or
  - Government offices (in-person services such as post office, library, and utilities); or
  - Local or Community Parks
- **Map-based Screening**: Project's area of development is under threshold as shown on screening map as allowed by the Transportation Department
- **Redevelopment Project**: Project replaces an existing VMT-generating land use and does not result in a net overall increase in VMT.

As shown in the Project's Greenhouse Gas Analysis provided as attachment and summarized in Table 2 below, the proposed project's GHG emissions[1] would be approximately 1,155 MT CO_2e per year. The GHG assessment for VMT screening analysis was conducted per guidance provided in the County's TA. The Project's GHG emissions are significantly lower than the 3,000 MT CO_2e per year threshold used for screening by the County. Therefore, the proposed project would meet the screening criteria of Small Project and the project would result in a less than significant VMT impact.

Table 2. Summary of Estimated Annual Construction and Operational GHG Emissions

Criteria	Emissions In Metric Tons
Total Construction GHG Emissions (Year 2021-2023)	546.23
Amortized Construction Emissions (over period of 30 years)	18.81
Annual Operational GHG Emissions	1096.34
Total Emissions (Annual Operational + Amortized Construction)	1,115.34
***Exceeds Threshold of 3000* MT CO_2e per year**	No

Notes: CO_2e = Carbon Dioxide Equivalent
Source: CalEEMod.2016.3.2 Output Worksheets for VMT Screening Analysis, 2.0 Emissions Summary

5 Conclusions

Based on the trip generation analysis above, the project would generate approximately 547 daily trips, 32 AM peak-hour trips (25 inbound and 7 outbound), and 52 PM peak-hour trips (27 inbound and 25 outbound). Per the County's Transportation Analysis Guidelines, the proposed project would not be required to prepare an LOS analysis or a TA report. As shown in the Project's Greenhouse Gas Analysis summarized in Table 2 and provided as attachment to this memo,

[1] California Emissions Estimator Model (CalEEMod) was used to calculate the annual GHG emissions based on available project specifics. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Per Appendix G of the TA, CalEEMod version 2016.3.2 and rural trip lengths were used in estimating project's GHG emissions. However, trip rates were modified to match project's trip generation using the ITE Trip Generation, 10th Edition Manual.

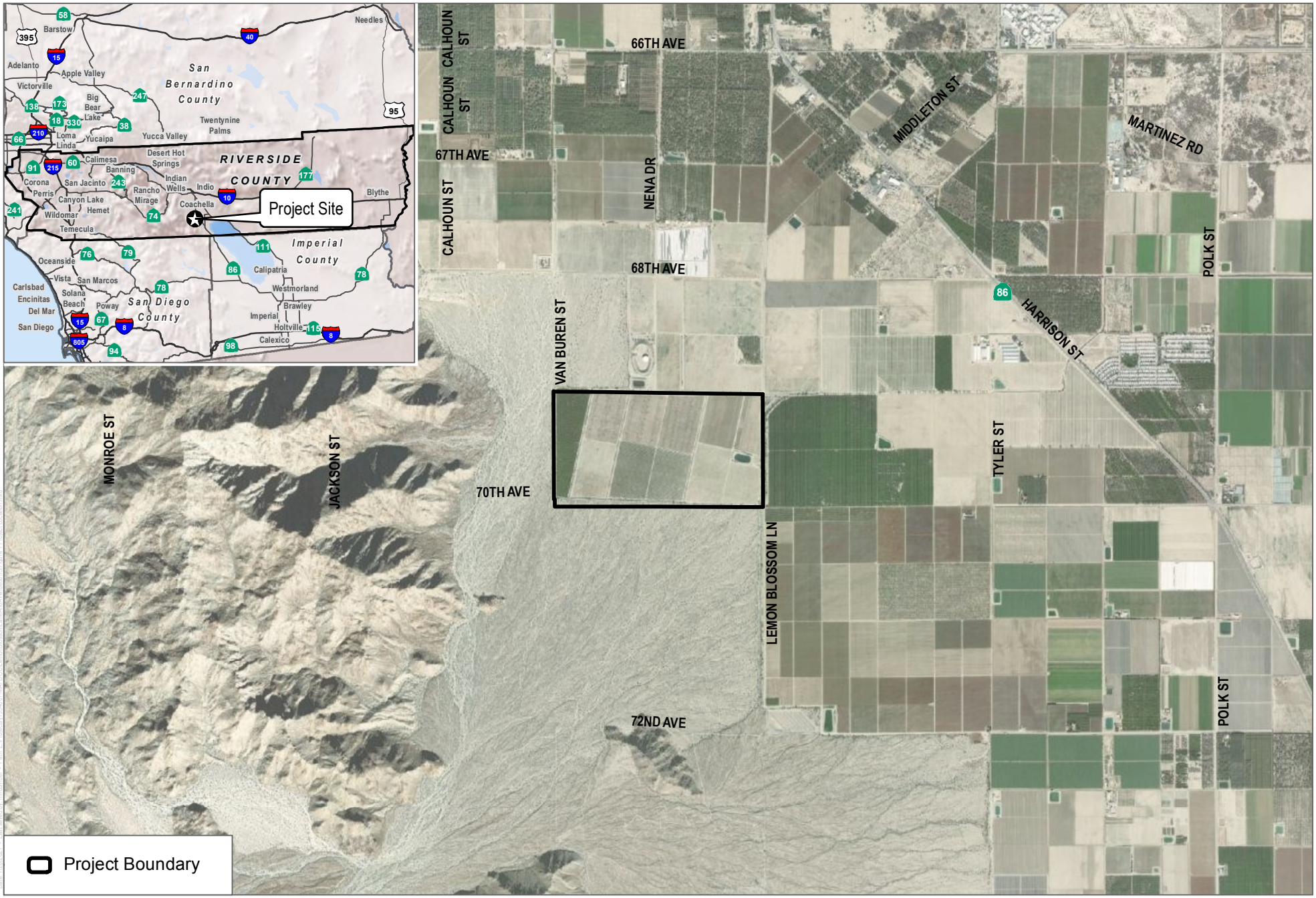
the proposed project's GHG emissions would be significantly lower than 3,000 MTCO2e. Therefore, the proposed project would meet the screening criteria of Small Project and would result in a less than significant VMT impact.

6 References

County of Riverside. 2020. *Transportation Analysis Guidelines for Level of Service and Vehicle Miles Traveled.* December 2020.

ITE (Institute of Transportation Engineers). 2017. *Trip Generation Manual*. 10th ed.

OPR 2018. OPR (California Governor's Office of Planning and Research). 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.



SOURCE: DigitalGlobe 2017

DUDEK

0 1,500 3,000 Feet

FIGURE 1

Project Location

Lemon Blossom Lane and Avenue 70

CalEEMod Version: CalEEMod.2016.3.2

Date: 10/21/2021 10:47 AM

Lemon Blossom and 70th Avenue Golf Course (VMT Analysis)

Riverside-Salton Sea County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	40.00	Space	0.36	16,000.00	0
Golf Course	18.00	Hole	292.16	0.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	15			**Operational Year**	2024
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	850	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project specific characteristics. Modeling for VMT analysis. Adjusted CO2 inensity per IID 2019 power content label (42.5% renewables)

Land Use - Project-specific land use size. No buldings proposed.

Construction Phase - Modeling for VMT analysis.

Off-road Equipment -

Trips and VMT - Modeling for VMT analysis.

Grading - No import/export. Defautl acres graded.

Vehicle Trips - Modeling for VMT analysis. Updated trip rates per ITE 10th edition.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	180.00	25.00
tblConstructionPhase	NumDays	465.00	60.00
tblConstructionPhase	NumDays	4,650.00	260.00
tblConstructionPhase	NumDays	330.00	22.00
tblConstructionPhase	NumDays	330.00	22.00
tblGrading	AcresOfGrading	150.00	93.00
tblGrading	AcresOfGrading	0.00	18.00
tblLandUse	LotAcreage	125.66	292.16
tblProjectCharacteristics	CO2IntensityFactor	1270.9	850
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	3.00	4.00
tblTripsAndVMT	WorkerTripNumber	7.00	8.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblTripsAndVMT	WorkerTripNumber	1.00	2.00
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	WD_TR	35.74	30.38

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0923	0.9714	0.5865	1.1400e-003	0.3496	0.0454	0.3950	0.1648	0.0418	0.2066	0.0000	100.0421	100.0421	0.0312	0.0000	100.8228
2022	0.2662	2.5355	2.4248	4.4300e-003	0.1862	0.1218	0.3081	0.0760	0.1139	0.1899	0.0000	384.7263	384.7263	0.0973	0.0000	387.1599
2023	0.0524	0.4201	0.5159	8.7000e-004	4.3600e-003	0.0204	0.0248	1.1700e-003	0.0191	0.0203	0.0000	75.8755	75.8755	0.0185	0.0000	76.3377
Maximum	**0.2662**	**2.5355**	**2.4248**	**4.4300e-003**	**0.3496**	**0.1218**	**0.3950**	**0.1648**	**0.1139**	**0.2066**	**0.0000**	**384.7263**	**384.7263**	**0.0973**	**0.0000**	**387.1599**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0923	0.9714	0.5865	1.1400e-003	0.3496	0.0454	0.3950	0.1648	0.0418	0.2066	0.0000	100.0420	100.0420	0.0312	0.0000	100.8227
2022	0.2662	2.5355	2.4248	4.4300e-003	0.1862	0.1218	0.3081	0.0760	0.1139	0.1899	0.0000	384.7259	384.7259	0.0973	0.0000	387.1594
2023	0.0524	0.4201	0.5159	8.7000e-004	4.3600e-003	0.0204	0.0248	1.1700e-003	0.0191	0.0203	0.0000	75.8754	75.8754	0.0185	0.0000	76.3376
Maximum	**0.2662**	**2.5355**	**2.4248**	**4.4300e-003**	**0.3496**	**0.1218**	**0.3950**	**0.1648**	**0.1139**	**0.2066**	**0.0000**	**384.7259**	**384.7259**	**0.0973**	**0.0000**	**387.1594**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	0.4770	0.4770
2	12-1-2021	2-28-2022	1.4262	1.4262
3	3-1-2022	5-31-2022	0.5823	0.5823
4	6-1-2022	8-31-2022	0.5824	0.5824
5	9-1-2022	11-30-2022	0.5760	0.5760
6	12-1-2022	2-28-2023	0.5320	0.5320
7	3-1-2023	5-31-2023	0.1353	0.1353
		Highest	1.4262	1.4262

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
Mobile	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413
Waste						0.0000	0.0000		0.0000	0.0000	0.4872	0.0000	0.4872	0.0288	0.0000	1.2070
Water						0.0000	0.0000		0.0000	0.0000	0.0000	641.3312	641.3312	0.0219	4.5300e-003	643.2272
Total	**0.1039**	**0.7584**	**1.0193**	**4.8300e-003**	**0.3669**	**2.7500e-003**	**0.3697**	**0.0983**	**2.5700e-003**	**0.1008**	**0.4872**	**1,092.6475**	**1,093.1347**	**0.0742**	**4.5500e-003**	**1,096.3421**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
Mobile	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413
Waste						0.0000	0.0000		0.0000	0.0000	0.4872	0.0000	0.4872	0.0288	0.0000	1.2070
Water						0.0000	0.0000		0.0000	0.0000	0.0000	641.3312	641.3312	0.0219	4.5300e-003	643.2272
Total	**0.1039**	**0.7584**	**1.0193**	**4.8300e-003**	**0.3669**	**2.7500e-003**	**0.3697**	**0.0983**	**2.5700e-003**	**0.1008**	**0.4872**	**1,092.6475**	**1,093.1347**	**0.0742**	**4.5500e-003**	**1,096.3421**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	12/3/2021	5	25	
2	Grading	Grading	12/4/2021	2/25/2022	5	60	
3	Building Construction	Building Construction	2/26/2022	2/24/2023	5	260	
4	Paving	Paving	2/25/2023	3/28/2023	5	22	
5	Architectural Coating	Architectural Coating	3/29/2023	4/27/2023	5	22	

Acres of Grading (Site Preparation Phase): 18

Acres of Grading (Grading Phase): 93

Acres of Paving: 0.36

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 960

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42

Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8.00	4.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2354	0.0000	0.2354	0.1252	0.0000	0.1252	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0486	0.5062	0.2644	4.8000e-004		0.0256	0.0256		0.0235	0.0235	0.0000	41.7947	41.7947	0.0135	0.0000	42.1326
Total	**0.0486**	**0.5062**	**0.2644**	**4.8000e-004**	**0.2354**	**0.0256**	**0.2609**	**0.1252**	**0.0235**	**0.1487**	**0.0000**	**41.7947**	**41.7947**	**0.0135**	**0.0000**	**42.1326**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6000e-004	6.5000e-004	7.0400e-003	2.0000e-005	2.4600e-003	1.0000e-005	2.4700e-003	6.5000e-004	1.0000e-005	6.7000e-004	0.0000	1.9866	1.9866	5.0000e-005	0.0000	1.9878
Total	**9.6000e-004**	**6.5000e-004**	**7.0400e-003**	**2.0000e-005**	**2.4600e-003**	**1.0000e-005**	**2.4700e-003**	**6.5000e-004**	**1.0000e-005**	**6.7000e-004**	**0.0000**	**1.9866**	**1.9866**	**5.0000e-005**	**0.0000**	**1.9878**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2354	0.0000	0.2354	0.1252	0.0000	0.1252	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0486	0.5062	0.2644	4.8000e-004		0.0256	0.0256		0.0235	0.0235	0.0000	41.7946	41.7946	0.0135	0.0000	42.1325
Total	**0.0486**	**0.5062**	**0.2644**	**4.8000e-004**	**0.2354**	**0.0256**	**0.2609**	**0.1252**	**0.0235**	**0.1487**	**0.0000**	**41.7946**	**41.7946**	**0.0135**	**0.0000**	**42.1325**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6000e-004	6.5000e-004	7.0400e-003	2.0000e-005	2.4600e-003	1.0000e-005	2.4700e-003	6.5000e-004	1.0000e-005	6.7000e-004	0.0000	1.9866	1.9866	5.0000e-005	0.0000	1.9878
Total	**9.6000e-004**	**6.5000e-004**	**7.0400e-003**	**2.0000e-005**	**2.4600e-003**	**1.0000e-005**	**2.4700e-003**	**6.5000e-004**	**1.0000e-005**	**6.7000e-004**	**0.0000**	**1.9866**	**1.9866**	**5.0000e-005**	**0.0000**	**1.9878**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1095	0.0000	0.1095	0.0384	0.0000	0.0384	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0419	0.4640	0.3088	6.2000e-004		0.0199	0.0199		0.0183	0.0183	0.0000	54.4950	54.4950	0.0176	0.0000	54.9356
Total	**0.0419**	**0.4640**	**0.3088**	**6.2000e-004**	**0.1095**	**0.0199**	**0.1294**	**0.0384**	**0.0183**	**0.0567**	**0.0000**	**54.4950**	**54.4950**	**0.0176**	**0.0000**	**54.9356**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5000e-004	5.7000e-004	6.2600e-003	2.0000e-005	2.1800e-003	1.0000e-005	2.2000e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.7659	1.7659	4.0000e-005	0.0000	1.7669
Total	**8.5000e-004**	**5.7000e-004**	**6.2600e-003**	**2.0000e-005**	**2.1800e-003**	**1.0000e-005**	**2.2000e-003**	**5.8000e-004**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**1.7659**	**1.7659**	**4.0000e-005**	**0.0000**	**1.7669**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1095	0.0000	0.1095	0.0384	0.0000	0.0384	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0419	0.4640	0.3088	6.2000e-004		0.0199	0.0199		0.0183	0.0183	0.0000	54.4949	54.4949	0.0176	0.0000	54.9355
Total	**0.0419**	**0.4640**	**0.3088**	**6.2000e-004**	**0.1095**	**0.0199**	**0.1294**	**0.0384**	**0.0183**	**0.0567**	**0.0000**	**54.4949**	**54.4949**	**0.0176**	**0.0000**	**54.9355**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.5000e-004	5.7000e-004	6.2600e-003	2.0000e-005	2.1800e-003	1.0000e-005	2.2000e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.7659	1.7659	4.0000e-005	0.0000	1.7669
Total	**8.5000e-004**	**5.7000e-004**	**6.2600e-003**	**2.0000e-005**	**2.1800e-003**	**1.0000e-005**	**2.2000e-003**	**5.8000e-004**	**1.0000e-005**	**5.9000e-004**	**0.0000**	**1.7659**	**1.7659**	**4.0000e-005**	**0.0000**	**1.7669**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1698	0.0000	0.1698	0.0715	0.0000	0.0715	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0725	0.7769	0.5808	1.2400e-003		0.0327	0.0327		0.0301	0.0301	0.0000	109.0692	109.0692	0.0353	0.0000	109.9511
Total	**0.0725**	**0.7769**	**0.5808**	**1.2400e-003**	**0.1698**	**0.0327**	**0.2025**	**0.0715**	**0.0301**	**0.1016**	**0.0000**	**109.0692**	**109.0692**	**0.0353**	**0.0000**	**109.9511**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.0300e-003	0.0115	4.0000e-005	4.3700e-003	3.0000e-005	4.3900e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4029	3.4029	7.0000e-005	0.0000	3.4047
Total	**1.6000e-003**	**1.0300e-003**	**0.0115**	**4.0000e-005**	**4.3700e-003**	**3.0000e-005**	**4.3900e-003**	**1.1600e-003**	**2.0000e-005**	**1.1800e-003**	**0.0000**	**3.4029**	**3.4029**	**7.0000e-005**	**0.0000**	**3.4047**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1698	0.0000	0.1698	0.0715	0.0000	0.0715	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0725	0.7769	0.5808	1.2400e-003		0.0327	0.0327		0.0301	0.0301	0.0000	109.0691	109.0691	0.0353	0.0000	109.9510
Total	**0.0725**	**0.7769**	**0.5808**	**1.2400e-003**	**0.1698**	**0.0327**	**0.2025**	**0.0715**	**0.0301**	**0.1016**	**0.0000**	**109.0691**	**109.0691**	**0.0353**	**0.0000**	**109.9510**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6000e-003	1.0300e-003	0.0115	4.0000e-005	4.3700e-003	3.0000e-005	4.3900e-003	1.1600e-003	2.0000e-005	1.1800e-003	0.0000	3.4029	3.4029	7.0000e-005	0.0000	3.4047
Total	**1.6000e-003**	**1.0300e-003**	**0.0115**	**4.0000e-005**	**4.3700e-003**	**3.0000e-005**	**4.3900e-003**	**1.1600e-003**	**2.0000e-005**	**1.1800e-003**	**0.0000**	**3.4029**	**3.4029**	**7.0000e-005**	**0.0000**	**3.4047**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1877	1.7177	1.8000	2.9600e-003		0.0890	0.0890		0.0837	0.0837	0.0000	254.8978	254.8978	0.0611	0.0000	256.4244
Total	**0.1877**	**1.7177**	**1.8000**	**2.9600e-003**		**0.0890**	**0.0890**		**0.0837**	**0.0837**	**0.0000**	**254.8978**	**254.8978**	**0.0611**	**0.0000**	**256.4244**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.4000e-004	0.0376	7.1200e-003	1.0000e-004	2.5000e-003	6.0000e-005	2.5600e-003	7.2000e-004	6.0000e-005	7.8000e-004	0.0000	9.8702	9.8702	7.6000e-004	0.0000	9.8893
Worker	3.5200e-003	2.2700e-003	0.0254	8.0000e-005	9.6100e-003	6.0000e-005	9.6600e-003	2.5500e-003	5.0000e-005	2.6000e-003	0.0000	7.4863	7.4863	1.6000e-004	0.0000	7.4903
Total	**4.4600e-003**	**0.0398**	**0.0325**	**1.8000e-004**	**0.0121**	**1.2000e-004**	**0.0122**	**3.2700e-003**	**1.1000e-004**	**3.3800e-003**	**0.0000**	**17.3565**	**17.3565**	**9.2000e-004**	**0.0000**	**17.3797**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1877	1.7177	1.8000	2.9600e-003		0.0890	0.0890		0.0837	0.0837	0.0000	254.8975	254.8975	0.0611	0.0000	256.4241
Total	**0.1877**	**1.7177**	**1.8000**	**2.9600e-003**		**0.0890**	**0.0890**		**0.0837**	**0.0837**	**0.0000**	**254.8975**	**254.8975**	**0.0611**	**0.0000**	**256.4241**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.4000e-004	0.0376	7.1200e-003	1.0000e-004	2.5000e-003	6.0000e-005	2.5600e-003	7.2000e-004	6.0000e-005	7.8000e-004	0.0000	9.8702	9.8702	7.6000e-004	0.0000	9.8893
Worker	3.5200e-003	2.2700e-003	0.0254	8.0000e-005	9.6100e-003	6.0000e-005	9.6600e-003	2.5500e-003	5.0000e-005	2.6000e-003	0.0000	7.4863	7.4863	1.6000e-004	0.0000	7.4903
Total	**4.4600e-003**	**0.0398**	**0.0325**	**1.8000e-004**	**0.0121**	**1.2000e-004**	**0.0122**	**3.2700e-003**	**1.1000e-004**	**3.3800e-003**	**0.0000**	**17.3565**	**17.3565**	**9.2000e-004**	**0.0000**	**17.3797**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0315	0.2877	0.3249	5.4000e-004		0.0140	0.0140		0.0132	0.0132	0.0000	46.3610	46.3610	0.0110	0.0000	46.6367
Total	**0.0315**	**0.2877**	**0.3249**	**5.4000e-004**		**0.0140**	**0.0140**		**0.0132**	**0.0132**	**0.0000**	**46.3610**	**46.3610**	**0.0110**	**0.0000**	**46.6367**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3000e-004	5.1700e-003	1.1300e-003	2.0000e-005	4.5000e-004	0.0000	4.6000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	1.7465	1.7465	1.1000e-004	0.0000	1.7491
Worker	6.0000e-004	3.7000e-004	4.2500e-003	1.0000e-005	1.7500e-003	1.0000e-005	1.7600e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.3095	1.3095	3.0000e-005	0.0000	1.3102
Total	**7.3000e-004**	**5.5400e-003**	**5.3800e-003**	**3.0000e-005**	**2.2000e-003**	**1.0000e-005**	**2.2200e-003**	**5.9000e-004**	**1.0000e-005**	**6.1000e-004**	**0.0000**	**3.0559**	**3.0559**	**1.4000e-004**	**0.0000**	**3.0593**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0315	0.2877	0.3249	5.4000e-004		0.0140	0.0140		0.0132	0.0132	0.0000	46.3609	46.3609	0.0110	0.0000	46.6366
Total	**0.0315**	**0.2877**	**0.3249**	**5.4000e-004**		**0.0140**	**0.0140**		**0.0132**	**0.0132**	**0.0000**	**46.3609**	**46.3609**	**0.0110**	**0.0000**	**46.6366**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3000e-004	5.1700e-003	1.1300e-003	2.0000e-005	4.5000e-004	0.0000	4.6000e-004	1.3000e-004	0.0000	1.4000e-004	0.0000	1.7465	1.7465	1.1000e-004	0.0000	1.7491
Worker	6.0000e-004	3.7000e-004	4.2500e-003	1.0000e-005	1.7500e-003	1.0000e-005	1.7600e-003	4.6000e-004	1.0000e-005	4.7000e-004	0.0000	1.3095	1.3095	3.0000e-005	0.0000	1.3102
Total	**7.3000e-004**	**5.5400e-003**	**5.3800e-003**	**3.0000e-005**	**2.2000e-003**	**1.0000e-005**	**2.2200e-003**	**5.9000e-004**	**1.0000e-005**	**6.1000e-004**	**0.0000**	**3.0559**	**3.0559**	**1.4000e-004**	**0.0000**	**3.0593**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0114	0.1121	0.1604	2.5000e-004		5.6100e-003	5.6100e-003		5.1600e-003	5.1600e-003	0.0000	22.0296	22.0296	7.1200e-003	0.0000	22.2077
Paving	4.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0118**	**0.1121**	**0.1604**	**2.5000e-004**		**5.6100e-003**	**5.6100e-003**		**5.1600e-003**	**5.1600e-003**	**0.0000**	**22.0296**	**22.0296**	**7.1200e-003**	**0.0000**	**22.2077**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	4.1000e-004	4.6800e-003	2.0000e-005	1.9200e-003	1.0000e-005	1.9300e-003	5.1000e-004	1.0000e-005	5.2000e-004	0.0000	1.4404	1.4404	3.0000e-005	0.0000	1.4412
Total	**6.6000e-004**	**4.1000e-004**	**4.6800e-003**	**2.0000e-005**	**1.9200e-003**	**1.0000e-005**	**1.9300e-003**	**5.1000e-004**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**1.4404**	**1.4404**	**3.0000e-005**	**0.0000**	**1.4412**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0114	0.1121	0.1604	2.5000e-004		5.6100e-003	5.6100e-003		5.1600e-003	5.1600e-003	0.0000	22.0295	22.0295	7.1200e-003	0.0000	22.2077
Paving	4.7000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0118**	**0.1121**	**0.1604**	**2.5000e-004**		**5.6100e-003**	**5.6100e-003**		**5.1600e-003**	**5.1600e-003**	**0.0000**	**22.0295**	**22.0295**	**7.1200e-003**	**0.0000**	**22.2077**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.6000e-004	4.1000e-004	4.6800e-003	2.0000e-005	1.9200e-003	1.0000e-005	1.9300e-003	5.1000e-004	1.0000e-005	5.2000e-004	0.0000	1.4404	1.4404	3.0000e-005	0.0000	1.4412
Total	**6.6000e-004**	**4.1000e-004**	**4.6800e-003**	**2.0000e-005**	**1.9200e-003**	**1.0000e-005**	**1.9300e-003**	**5.1000e-004**	**1.0000e-005**	**5.2000e-004**	**0.0000**	**1.4404**	**1.4404**	**3.0000e-005**	**0.0000**	**1.4412**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	5.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1100e-003	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128
Total	**7.6700e-003**	**0.0143**	**0.0199**	**3.0000e-005**		**7.8000e-004**	**7.8000e-004**		**7.8000e-004**	**7.8000e-004**	**0.0000**	**2.8086**	**2.8086**	**1.7000e-004**	**0.0000**	**2.8128**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	5.0000e-005	5.8000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.1801	0.1801	0.0000	0.0000	0.1802
Total	**8.0000e-005**	**5.0000e-005**	**5.8000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.1801**	**0.1801**	**0.0000**	**0.0000**	**0.1802**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e

Category	tons/yr										MT/yr					
Archit. Coating	5.5600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1100e-003	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128
Total	**7.6700e-003**	**0.0143**	**0.0199**	**3.0000e-005**		**7.8000e-004**	**7.8000e-004**		**7.8000e-004**	**7.8000e-004**	**0.0000**	**2.8086**	**2.8086**	**1.7000e-004**	**0.0000**	**2.8128**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	5.0000e-005	5.8000e-004	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.1801	0.1801	0.0000	0.0000	0.1802
Total	**8.0000e-005**	**5.0000e-005**	**5.8000e-004**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.1801**	**0.1801**	**0.0000**	**0.0000**	**0.1802**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413
Unmitigated	0.1022	0.7584	1.0188	4.8300e-003	0.3669	2.7500e-003	0.3697	0.0983	2.5700e-003	0.1008	0.0000	449.1562	449.1562	0.0234	0.0000	449.7413

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	546.84	358.02	340.02	961,308	961,308
Parking Lot	0.00	0.00	0.00		
Total	546.84	358.02	340.02	961,308	961,308

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	13.80	6.20	6.20	33.00	48.00	19.00	52	39	9
Parking Lot	13.80	6.20	6.20	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2.1591	2.1591	7.0000e-005	2.0000e-005	2.1655
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5600	2.1591	7.0000e-005	2.0000e-005	2.1655
Total		**2.1591**	**7.0000e-005**	**2.0000e-005**	**2.1655**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5600	2.1591	7.0000e-005	2.0000e-005	2.1655
Total		**2.1591**	**7.0000e-005**	**2.0000e-005**	**2.1655**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Unmitigated	1.6400e-003	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Total	**1.6400e-003**	**0.0000**	**5.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.0400e-003**	**1.0400e-003**	**0.0000**	**0.0000**	**1.1000e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.0300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	5.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0400e-003	1.0400e-003	0.0000	0.0000	1.1000e-003
Total	**1.6400e-003**	**0.0000**	**5.3000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**1.0400e-003**	**1.0400e-003**	**0.0000**	**0.0000**	**1.1000e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	641.3312	0.0219	4.5300e-003	643.2272
Unmitigated	641.3312	0.0219	4.5300e-003	643.2272

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	0 / 149.721	641.3312	0.0219	4.5300e-003	643.2272
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**641.3312**	**0.0219**	**4.5300e-003**	**643.2272**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Golf Course	0 / 149.721	641.3312	0.0219	4.5300e-003	643.2272
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**641.3312**	**0.0219**	**4.5300e-003**	**643.2272**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.4872	0.0288	0.0000	1.2070
Unmitigated	0.4872	0.0288	0.0000	1.2070

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	2.4	0.4872	0.0288	0.0000	1.2070
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**0.4872**	**0.0288**	**0.0000**	**1.2070**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Golf Course	2.4	0.4872	0.0288	0.0000	1.2070
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**0.4872**	**0.0288**	**0.0000**	**1.2070**

CalEEMod Version: CalEEMod.2016.3.2

Date: 10/21/2021 10:48 AM

Lemon Blossom and 70th Avenue Golf Course (VMT Analysis)

Riverside-Salton Sea County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	40.00	Space	0.36	16,000.00	0
Golf Course	18.00	Hole	292.16	0.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	15			**Operational Year**	2024
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	850	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project specific characteristics. Modeling for VMT analysis. Adjusted CO2 inensity per IID 2019 power content label (42.5% renewables)

Land Use - Project-specific land use size. No buldings proposed.

Construction Phase - Modeling for VMT analysis.

Off-road Equipment -

Trips and VMT - Modeling for VMT analysis.

Grading - No import/export. Defautl acres graded.

Vehicle Trips - Modeling for VMT analysis. Updated trip rates per ITE 10th edition.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	180.00	25.00
tblConstructionPhase	NumDays	465.00	60.00
tblConstructionPhase	NumDays	4,650.00	260.00
tblConstructionPhase	NumDays	330.00	22.00
tblConstructionPhase	NumDays	330.00	22.00
tblGrading	AcresOfGrading	150.00	93.00
tblGrading	AcresOfGrading	0.00	18.00
tblLandUse	LotAcreage	125.66	292.16
tblProjectCharacteristics	CO2IntensityFactor	1270.9	850
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	3.00	4.00
tblTripsAndVMT	WorkerTripNumber	7.00	8.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblTripsAndVMT	WorkerTripNumber	1.00	2.00
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	WD_TR	35.74	30.38

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2855	46.4535	31.6134	0.0641	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,218.5750	6,218.5750	1.9479	0.0000	6,267.2711
2022	3.7131	38.8918	29.7194	0.0641	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,215.2130	6,215.2130	1.9487	0.0000	6,263.9316
2023	1.6123	14.6608	16.5465	0.0287	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,731.5392	2,731.5392	0.7172	0.0000	2,746.9154
Maximum	**4.2855**	**46.4535**	**31.6134**	**0.0641**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,218.5750**	**6,218.5750**	**1.9487**	**0.0000**	**6,267.2711**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2855	46.4535	31.6134	0.0641	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,218.5750	6,218.5750	1.9479	0.0000	6,267.2711
2022	3.7131	38.8918	29.7194	0.0641	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,215.2130	6,215.2130	1.9487	0.0000	6,263.9316
2023	1.6123	14.6608	16.5465	0.0287	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,731.5392	2,731.5392	0.7172	0.0000	2,746.9154
Maximum	**4.2855**	**46.4535**	**31.6134**	**0.0641**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,218.5750**	**6,218.5750**	**1.9487**	**0.0000**	**6,267.2711**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113
Total	**0.7668**	**4.6281**	**6.8509**	**0.0313**	**2.2857**	**0.0169**	**2.3026**	**0.6114**	**0.0157**	**0.6271**		**3,207.4288**	**3,207.4288**	**0.1558**	**0.0000**	**3,211.3248**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113
Total	**0.7668**	**4.6281**	**6.8509**	**0.0313**	**2.2857**	**0.0169**	**2.3026**	**0.6114**	**0.0157**	**0.6271**		**3,207.4288**	**3,207.4288**	**0.1558**	**0.0000**	**3,211.3248**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	12/3/2021	5	25	
2	Grading	Grading	12/4/2021	2/25/2022	5	60	
3	Building Construction	Building Construction	2/26/2022	2/24/2023	5	260	
4	Paving	Paving	2/25/2023	3/28/2023	5	22	
5	Architectural Coating	Architectural Coating	3/29/2023	4/27/2023	5	22	

Acres of Grading (Site Preparation Phase): 18

Acres of Grading (Grading Phase): 93

Acres of Paving: 0.36

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 960

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42

Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8.00	4.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0849	0.0483	0.6614	1.9100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		190.3784	190.3784	4.5400e-003		190.4919
Total	**0.0849**	**0.0483**	**0.6614**	**1.9100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**190.3784**	**190.3784**	**4.5400e-003**		**190.4919**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0849	0.0483	0.6614	1.9100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		190.3784	190.3784	4.5400e-003		190.4919
Total	**0.0849**	**0.0483**	**0.6614**	**1.9100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**190.3784**	**190.3784**	**4.5400e-003**		**190.4919**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0944	0.0537	0.7349	2.1200e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		211.5315	211.5315	5.0500e-003		211.6577
Total	**0.0944**	**0.0537**	**0.7349**	**2.1200e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**211.5315**	**211.5315**	**5.0500e-003**		**211.6577**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0944	0.0537	0.7349	2.1200e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		211.5315	211.5315	5.0500e-003		211.6577
Total	**0.0944**	**0.0537**	**0.7349**	**2.1200e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**211.5315**	**211.5315**	**5.0500e-003**		**211.6577**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0883	0.0483	0.6778	2.0500e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		203.8025	203.8025	4.5300e-003		203.9158
Total	**0.0883**	**0.0483**	**0.6778**	**2.0500e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**203.8025**	**203.8025**	**4.5300e-003**		**203.9158**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0883	0.0483	0.6778	2.0500e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		203.8025	203.8025	4.5300e-003		203.9158
Total	**0.0883**	**0.0483**	**0.6778**	**2.0500e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**203.8025**	**203.8025**	**4.5300e-003**		**203.9158**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.3700e-003	0.3399	0.0593	9.5000e-004	0.0230	5.4000e-004	0.0236	6.6300e-003	5.1000e-004	7.1400e-003		100.6309	100.6309	7.2900e-003		100.8133
Worker	0.0353	0.0193	0.2711	8.2000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		81.5210	81.5210	1.8100e-003		81.5663
Total	**0.0437**	**0.3593**	**0.3304**	**1.7700e-003**	**0.1118**	**1.0500e-003**	**0.1129**	**0.0302**	**9.8000e-004**	**0.0312**		**182.1519**	**182.1519**	**9.1000e-003**		**182.3796**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.3700e-003	0.3399	0.0593	9.5000e-004	0.0230	5.4000e-004	0.0236	6.6300e-003	5.1000e-004	7.1400e-003		100.6309	100.6309	7.2900e-003		100.8133
Worker	0.0353	0.0193	0.2711	8.2000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		81.5210	81.5210	1.8100e-003		81.5663
Total	**0.0437**	**0.3593**	**0.3304**	**1.7700e-003**	**0.1118**	**1.0500e-003**	**0.1129**	**0.0302**	**9.8000e-004**	**0.0312**		**182.1519**	**182.1519**	**9.1000e-003**		**182.3796**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.4200e-003	0.2584	0.0522	9.3000e-004	0.0230	2.4000e-004	0.0233	6.6300e-003	2.3000e-004	6.8600e-003		97.9063	97.9063	5.5800e-003		98.0457
Worker	0.0331	0.0174	0.2502	7.9000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		78.4230	78.4230	1.6300e-003		78.4637
Total	**0.0395**	**0.2759**	**0.3025**	**1.7200e-003**	**0.1118**	**7.4000e-004**	**0.1126**	**0.0302**	**6.9000e-004**	**0.0309**		**176.3293**	**176.3293**	**7.2100e-003**		**176.5094**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.4200e-003	0.2584	0.0522	9.3000e-004	0.0230	2.4000e-004	0.0233	6.6300e-003	2.3000e-004	6.8600e-003		97.9063	97.9063	5.5800e-003		98.0457
Worker	0.0331	0.0174	0.2502	7.9000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		78.4230	78.4230	1.6300e-003		78.4637
Total	**0.0395**	**0.2759**	**0.3025**	**1.7200e-003**	**0.1118**	**7.4000e-004**	**0.1126**	**0.0302**	**6.9000e-004**	**0.0309**		**176.3293**	**176.3293**	**7.2100e-003**		**176.5094**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0662	0.0349	0.5005	1.5700e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		156.8460	156.8460	3.2500e-003		156.9274
Total	**0.0662**	**0.0349**	**0.5005**	**1.5700e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**156.8460**	**156.8460**	**3.2500e-003**		**156.9274**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0662	0.0349	0.5005	1.5700e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		156.8460	156.8460	3.2500e-003		156.9274
Total	**0.0662**	**0.0349**	**0.5005**	**1.5700e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**156.8460**	**156.8460**	**3.2500e-003**		**156.9274**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.2800e-003	4.3600e-003	0.0626	2.0000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		19.6058	19.6058	4.1000e-004		19.6159
Total	**8.2800e-003**	**4.3600e-003**	**0.0626**	**2.0000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**19.6058**	**19.6058**	**4.1000e-004**		**19.6159**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.2800e-003	4.3600e-003	0.0626	2.0000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		19.6058	19.6058	4.1000e-004		19.6159
Total	**8.2800e-003**	**4.3600e-003**	**0.0626**	**2.0000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**19.6058**	**19.6058**	**4.1000e-004**		**19.6159**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113
Unmitigated	0.7576	4.6281	6.8450	0.0313	2.2857	0.0168	2.3025	0.6114	0.0157	0.6271		3,207.4161	3,207.4161	0.1558		3,211.3113

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	546.84	358.02	340.02	961,308	961,308
Parking Lot	0.00	0.00	0.00		
Total	546.84	358.02	340.02	961,308	961,308

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	13.80	6.20	6.20	33.00	48.00	19.00	52	39	9
Parking Lot	13.80	6.20	6.20	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Unmitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**

CalEEMod Version: CalEEMod.2016.3.2

Date: 10/21/2021 10:49 AM

Lemon Blossom and 70th Avenue Golf Course (VMT Analysis)

Riverside-Salton Sea County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	40.00	Space	0.36	16,000.00	0
Golf Course	18.00	Hole	292.16	0.00	0

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.4	**Precipitation Freq (Days)**	28
Climate Zone	15			**Operational Year**	2024
Utility Company	Imperial Irrigation District				
CO2 Intensity (lb/MWhr)	850	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project specific characteristics. Modeling for VMT analysis. Adjusted CO2 inensity per IID 2019 power content label (42.5% renewables).
Land Use - Project-specific land use size. No buldings proposed.

Construction Phase - Modeling for VMT analysis.

Off-road Equipment -

Trips and VMT - Modeling for VMT analysis.

Grading - No import/export. Defautl acres graded.

Vehicle Trips - Modeling for VMT analysis. Updated trip rates per ITE 10th edition.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	180.00	25.00
tblConstructionPhase	NumDays	465.00	60.00
tblConstructionPhase	NumDays	4,650.00	260.00
tblConstructionPhase	NumDays	330.00	22.00
tblConstructionPhase	NumDays	330.00	22.00
tblGrading	AcresOfGrading	150.00	93.00
tblGrading	AcresOfGrading	0.00	18.00
tblLandUse	LotAcreage	125.66	292.16
tblProjectCharacteristics	CO2IntensityFactor	1270.9	850
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	3.00	4.00
tblTripsAndVMT	WorkerTripNumber	7.00	8.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblTripsAndVMT	WorkerTripNumber	1.00	2.00
tblVehicleTrips	ST_TR	40.63	19.89
tblVehicleTrips	SU_TR	39.53	18.89
tblVehicleTrips	WD_TR	35.74	30.38

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2837	46.4554	31.4718	0.0639	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,196.8115	6,196.8115	1.9472	0.0000	6,245.4912
2022	3.7117	38.8934	29.5880	0.0639	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,194.2542	6,194.2542	1.9482	0.0000	6,242.9581
2023	1.6123	14.6575	16.5061	0.0285	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,719.5513	2,719.5513	0.7168	0.0000	2,734.9378
Maximum	**4.2837**	**46.4554**	**31.4718**	**0.0639**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,196.8115**	**6,196.8115**	**1.9482**	**0.0000**	**6,245.4912**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2837	46.4554	31.4718	0.0639	19.0297	2.0456	21.0753	10.0661	1.8820	11.9481	0.0000	6,196.8115	6,196.8115	1.9472	0.0000	6,245.4912
2022	3.7117	38.8934	29.5880	0.0639	7.8879	1.6362	9.5241	3.5466	1.5053	5.0519	0.0000	6,194.2542	6,194.2542	1.9482	0.0000	6,242.9581
2023	1.6123	14.6575	16.5061	0.0285	0.1776	0.7005	0.8123	0.0471	0.6591	0.6893	0.0000	2,719.5513	2,719.5513	0.7168	0.0000	2,734.9377
Maximum	**4.2837**	**46.4554**	**31.4718**	**0.0639**	**19.0297**	**2.0456**	**21.0753**	**10.0661**	**1.8820**	**11.9481**	**0.0000**	**6,196.8115**	**6,196.8115**	**1.9482**	**0.0000**	**6,245.4912**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164
Total	**0.6347**	**4.5701**	**6.1163**	**0.0288**	**2.2857**	**0.0170**	**2.3027**	**0.6114**	**0.0158**	**0.6273**		**2,954.9302**	**2,954.9302**	**0.1640**	**0.0000**	**2,959.0299**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164
Total	**0.6347**	**4.5701**	**6.1163**	**0.0288**	**2.2857**	**0.0170**	**2.3027**	**0.6114**	**0.0158**	**0.6273**		**2,954.9302**	**2,954.9302**	**0.1640**	**0.0000**	**2,959.0299**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2021	12/3/2021	5	25	
2	Grading	Grading	12/4/2021	2/25/2022	5	60	
3	Building Construction	Building Construction	2/26/2022	2/24/2023	5	260	
4	Paving	Paving	2/25/2023	3/28/2023	5	22	
5	Architectural Coating	Architectural Coating	3/29/2023	4/27/2023	5	22	

Acres of Grading (Site Preparation Phase): 18

Acres of Grading (Grading Phase): 93

Acres of Paving: 0.36

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 960

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42

Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	8.00	4.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.60	6.20	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**		**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0833	0.0500	0.5340	1.7100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		170.7913	170.7913	3.9500e-003		170.8900
Total	**0.0833**	**0.0500**	**0.5340**	**1.7100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**170.7913**	**170.7913**	**3.9500e-003**		**170.8900**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.8298	0.0000	18.8298	10.0131	0.0000	10.0131			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	**3.8882**	**40.4971**	**21.1543**	**0.0380**	**18.8298**	**2.0445**	**20.8743**	**10.0131**	**1.8809**	**11.8940**	**0.0000**	**3,685.6569**	**3,685.6569**	**1.1920**		**3,715.4573**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0833	0.0500	0.5340	1.7100e-003	0.1998	1.1800e-003	0.2010	0.0530	1.0800e-003	0.0541		170.7913	170.7913	3.9500e-003		170.8900
Total	**0.0833**	**0.0500**	**0.5340**	**1.7100e-003**	**0.1998**	**1.1800e-003**	**0.2010**	**0.0530**	**1.0800e-003**	**0.0541**		**170.7913**	**170.7913**	**3.9500e-003**		**170.8900**

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**		**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0926	0.0555	0.5934	1.9000e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		189.7681	189.7681	4.3900e-003		189.8778
Total	**0.0926**	**0.0555**	**0.5934**	**1.9000e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**189.7681**	**189.7681**	**4.3900e-003**		**189.8778**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	**4.1912**	**46.3998**	**30.8785**	**0.0620**	**7.6659**	**1.9853**	**9.6512**	**3.4877**	**1.8265**	**5.3142**	**0.0000**	**6,007.0434**	**6,007.0434**	**1.9428**		**6,055.6134**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0926	0.0555	0.5934	1.9000e-003	0.2220	1.3100e-003	0.2233	0.0589	1.2100e-003	0.0601		189.7681	189.7681	4.3900e-003		189.8778
Total	**0.0926**	**0.0555**	**0.5934**	**1.9000e-003**	**0.2220**	**1.3100e-003**	**0.2233**	**0.0589**	**1.2100e-003**	**0.0601**		**189.7681**	**189.7681**	**4.3900e-003**		**189.8778**

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**		**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0868	0.0500	0.5465	1.8300e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		182.8436	182.8436	3.9500e-003		182.9423
Total	**0.0868**	**0.0500**	**0.5465**	**1.8300e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**182.8436**	**182.8436**	**3.9500e-003**		**182.9423**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.6659	0.0000	7.6659	3.4877	0.0000	3.4877			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	**3.6248**	**38.8435**	**29.0415**	**0.0621**	**7.6659**	**1.6349**	**9.3008**	**3.4877**	**1.5041**	**4.9918**	**0.0000**	**6,011.4105**	**6,011.4105**	**1.9442**		**6,060.0158**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0868	0.0500	0.5465	1.8300e-003	0.2220	1.2700e-003	0.2233	0.0589	1.1700e-003	0.0601		182.8436	182.8436	3.9500e-003		182.9423
Total	**0.0868**	**0.0500**	**0.5465**	**1.8300e-003**	**0.2220**	**1.2700e-003**	**0.2233**	**0.0589**	**1.1700e-003**	**0.0601**		**182.8436**	**182.8436**	**3.9500e-003**		**182.9423**

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**		**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.9200e-003	0.3359	0.0708	9.2000e-004	0.0230	5.6000e-004	0.0236	6.6300e-003	5.3000e-004	7.1600e-003		96.5317	96.5317	8.1500e-003		96.7354
Worker	0.0347	0.0200	0.2186	7.3000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		73.1375	73.1375	1.5800e-003		73.1769
Total	**0.0437**	**0.3559**	**0.2894**	**1.6500e-003**	**0.1118**	**1.0700e-003**	**0.1129**	**0.0302**	**1.0000e-003**	**0.0312**		**169.6691**	**169.6691**	**9.7300e-003**		**169.9123**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	**1.7062**	**15.6156**	**16.3634**	**0.0269**		**0.8090**	**0.8090**		**0.7612**	**0.7612**	**0.0000**	**2,554.3336**	**2,554.3336**	**0.6120**		**2,569.6322**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.9200e-003	0.3359	0.0708	9.2000e-004	0.0230	5.6000e-004	0.0236	6.6300e-003	5.3000e-004	7.1600e-003		96.5317	96.5317	8.1500e-003		96.7354
Worker	0.0347	0.0200	0.2186	7.3000e-004	0.0888	5.1000e-004	0.0893	0.0236	4.7000e-004	0.0240		73.1375	73.1375	1.5800e-003		73.1769
Total	**0.0437**	**0.3559**	**0.2894**	**1.6500e-003**	**0.1118**	**1.0700e-003**	**0.1129**	**0.0302**	**1.0000e-003**	**0.0312**		**169.6691**	**169.6691**	**9.7300e-003**		**169.9123**

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**		**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.8200e-003	0.2546	0.0606	8.9000e-004	0.0230	2.5000e-004	0.0233	6.6300e-003	2.4000e-004	6.8700e-003		93.9795	93.9795	6.1900e-003		94.1343
Worker	0.0327	0.0180	0.2014	7.1000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		70.3619	70.3619	1.4200e-003		70.3974
Total	**0.0395**	**0.2727**	**0.2621**	**1.6000e-003**	**0.1118**	**7.5000e-004**	**0.1126**	**0.0302**	**7.0000e-004**	**0.0309**		**164.3414**	**164.3414**	**7.6100e-003**		**164.5317**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	**1.5728**	**14.3849**	**16.2440**	**0.0269**		**0.6997**	**0.6997**		**0.6584**	**0.6584**	**0.0000**	**2,555.2099**	**2,555.2099**	**0.6079**		**2,570.4061**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	6.8200e-003	0.2546	0.0606	8.9000e-004	0.0230	2.5000e-004	0.0233	6.6300e-003	2.4000e-004	6.8700e-003		93.9795	93.9795	6.1900e-003		94.1343
Worker	0.0327	0.0180	0.2014	7.1000e-004	0.0888	5.0000e-004	0.0893	0.0236	4.6000e-004	0.0240		70.3619	70.3619	1.4200e-003		70.3974
Total	**0.0395**	**0.2727**	**0.2621**	**1.6000e-003**	**0.1118**	**7.5000e-004**	**0.1126**	**0.0302**	**7.0000e-004**	**0.0309**		**164.3414**	**164.3414**	**7.6100e-003**		**164.5317**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**		**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0653	0.0360	0.4029	1.4100e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		140.7238	140.7238	2.8400e-003		140.7948
Total	**0.0653**	**0.0360**	**0.4029**	**1.4100e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**140.7238**	**140.7238**	**2.8400e-003**		**140.7948**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0429					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.0756**	**10.1917**	**14.5842**	**0.0228**		**0.5102**	**0.5102**		**0.4694**	**0.4694**	**0.0000**	**2,207.5841**	**2,207.5841**	**0.7140**		**2,225.4336**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0653	0.0360	0.4029	1.4100e-003	0.1776	1.0000e-003	0.1786	0.0471	9.2000e-004	0.0480		140.7238	140.7238	2.8400e-003		140.7948
Total	**0.0653**	**0.0360**	**0.4029**	**1.4100e-003**	**0.1776**	**1.0000e-003**	**0.1786**	**0.0471**	**9.2000e-004**	**0.0480**		**140.7238**	**140.7238**	**2.8400e-003**		**140.7948**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.1700e-003	4.5000e-003	0.0504	1.8000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		17.5905	17.5905	3.5000e-004		17.5993
Total	**8.1700e-003**	**4.5000e-003**	**0.0504**	**1.8000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**17.5905**	**17.5905**	**3.5000e-004**		**17.5993**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.5056					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.6973**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.1700e-003	4.5000e-003	0.0504	1.8000e-004	0.0222	1.2000e-004	0.0223	5.8900e-003	1.1000e-004	6.0000e-003		17.5905	17.5905	3.5000e-004		17.5993
Total	**8.1700e-003**	**4.5000e-003**	**0.0504**	**1.8000e-004**	**0.0222**	**1.2000e-004**	**0.0223**	**5.8900e-003**	**1.1000e-004**	**6.0000e-003**		**17.5905**	**17.5905**	**3.5000e-004**		**17.5993**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164
Unmitigated	0.6255	4.5701	6.1104	0.0288	2.2857	0.0170	2.3027	0.6114	0.0158	0.6272		2,954.9175	2,954.9175	0.1640		2,959.0164

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Golf Course	546.84	358.02	340.02	961,308	961,308
Parking Lot	0.00	0.00	0.00		
Total	546.84	358.02	340.02	961,308	961,308

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Golf Course	13.80	6.20	6.20	33.00	48.00	19.00	52	39	9
Parking Lot	13.80	6.20	6.20	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Golf Course	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840
Parking Lot	0.551648	0.035769	0.187848	0.110184	0.013450	0.004660	0.017552	0.070120	0.001413	0.001134	0.004476	0.000905	0.000840

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Unmitigated	9.2600e-003	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.0500e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.6700e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.5000e-004	5.0000e-005	5.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0127	0.0127	3.0000e-005		0.0135
Total	**9.2700e-003**	**5.0000e-005**	**5.9100e-003**	**0.0000**		**2.0000e-005**	**2.0000e-005**		**2.0000e-005**	**2.0000e-005**		**0.0127**	**0.0127**	**3.0000e-005**		**0.0135**