

DRAFT MEMORANDUM

To: Dexter Liu and Patti Murphy, Desert Peak Energy Center, LLC
From: Audrey Herschberger, Divya Khandelwal, Dudek
CC: Glenna McMahon, Dudek
Subject: Hazardous Materials Assessment for the Desert Peak Energy Center
Date: August 30, 2021
Attachments: Figure 1, Project Site

This hazardous materials assessment was conducted for the Desert Peak Energy Center, which consists of two sites: the Phase 1 Site and the Phase 2 Site (jointly referred to as “Project Site”; Figure 1, Project Site). The Project Site consists of 332 acres located in the City of Palm Springs, Riverside County, California. The Phase 1 Site includes Assessor’s Parcel Numbers (“APNs”) 668-270-016, 668-270-017, 668-270-018, and 668-270-019, on the north side of Dillon Road between Diablo Road and Melissa Lane. The Phase 2 Site includes APNs 668-280-017, 668-280-007, 668-280-010, and 668-280-016, on the south side of Dillon Road between Diablo Road and Melissa Lane. The Project Site is partially developed with wind turbines, power transmission lines, storage sheds, shipping containers, and material staging areas. The Project Site is surrounded by residential homes and wind turbines to the west, wind turbines to the south and east, and a large substation and energy facility to the north. The Project Site can be accessed via Dillon Road, east of State Highway 62.

The purpose of this hazardous materials assessment is to determine if there are any potential environmental concerns on the Project Site related to hazardous materials and/or waste. This hazardous materials assessment consists of a review and summary of regulatory agency records and potential site hazards.

Physical Setting

The Project Site is located in the City of Palm Springs, Riverside County, California. The average elevation of the Project Site ranges approximately between 840 to 1,050 feet above mean sea level (Google Earth 2020). Dudek searched the California Water Board GAMA Groundwater Information System (GAMA 2021) to obtain information on water wells in the area. The nearest groundwater wells were approximately 0.75 miles to the south-southwest of the Project Site. These wells are noted as “other” water supply wells, and well depths are not reported.

Online Regulatory Databases

Cortese List Sites

Government Code Section 65962.5 requires the California Environmental Protection Agency (“CalEPA”) to compile a list of hazardous waste and substances sites (Cortese List). While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

1. List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (“DTSC”) Envirostor database (DTSC 2021; Health and Safety Codes 25220, 25242, 25356, and 116395);

2. List of LUST [Leaking Underground Storage Tank] Sites by County and Fiscal Year from the State Water Resources Control Board GeoTracker database (SWRCB 2021; Health and Safety Code 25295);
3. List of solid waste disposal sites identified by the State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit (Water Code Section 13273[e] and 14 California Code of Regulations Section 18051);
4. List of “active” Cease and Desist Orders and Cleanup and Abatement Orders from the State Water Resources Control Board (Water Code Sections 13301 and 13304); and
5. List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by the DTSC.

Dudek conducted a search of the above-described databases that provide information on Cortese List sites. The Project Site was not listed in any of the above Cortese List databases.

Non-Cortese List Hazardous Materials Sites

Dudek also reviewed other online databases that provide environmental information on release and cleanup cases in the State of California. While these databases are not included in the Cortese List, they may provide additional information regarding potential environmental contamination on the Project Site. Table 1 provides a summary of the databases searched.

Table 1. Online Database Listings

Database	Details
CalEPA Regulated Site Portal https://siteportal.calepa.ca.gov/nsite/	The CalEPA Regulated Site Portal is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. Data includes information about permits issued by the local Certified Unified Program Agency. Data sources include California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxics Release Inventory (TRI).
DTSC EnviroStor https://www.envirostor.dtsc.ca.gov/	The DTSC’s data management system for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination or sites where there may be reasons for further investigation.
State Water Resources Control Board (“SWRCB”) GeoTracker http://geotracker.waterboards.ca.gov/	The California SWRCB’s data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, various unregulated projects, and permitted facilities. Sites include LUSTs, Department of Defense, Cleanup Program, Irrigated Lands, Oil and Gas Production, Permitted Underground Storage Tanks (“USTs”), and Land Disposal Sites.

Table 1. Online Database Listings

Database	Details
National Pipeline Mapping System https://www.npms.phmsa.dot.gov/	The National Pipeline Mapping System Public Map Viewer is a web-based application designed to assist the general public with displaying and querying data related to gas transmission and hazardous liquid pipelines, liquefied natural gas plants, and breakout tanks under Department of Transportation Pipeline and Hazardous Material Safety Administration jurisdiction.
California Geologic Energy Management Division (“CalGEM”) https://maps.conservation.ca.gov/doggr/wellfinder/#openModal	The CalGEM online mapping application Well Finder presents California’s oil and gas industry information from the geographic perspective.

The following sites were identified on the Project Site:

- Windmill Carter Site 1 and Windmill Carter Site 2, northeast of Dillon Road and Diablo Road, are both located on the Phase 1 portion of the Project Site. These sites have documented construction stormwater permits, which were issued in December 2020. A construction stormwater permit is required for construction activities that disturb greater than 1 acre of land. These listings are administrative in nature and indicate construction activities on the Project Site. These listings do not necessarily indicate the presence or release of hazardous materials on the Project Site.
- Windpower Partners 1993, L.P., 62125 Dillon Road, is listed as a chemical storage facility, located on the Phase 2 portion of the Project Site. The start date of these activities is July 10, 2013. The last inspection was October 17, 2019. The site received notices of violation in August 2015 for failure to submit proper documentation; these violations were administrative in nature and do not necessarily indicate a release of hazardous materials. No other violations are noted. Chemicals recorded on site include 1,1,1,2,2-pentafluoroethane, non-polychlorinated biphenyl mineral oil, propane, residual oils/petroleum, and sulfuric acid. Based on the information reviewed, no releases/spills have been noted, and the chemical storage activities have not impacted the environmental conditions of the Project Site.
- SCE Tiffanywind Substation, Diablo Road and Dillon Road, is listed as a chemical storage facility, located on the Phase 2 portion of the Project Site. The start date of these activities is July 10, 2013. The site had a compliance evaluation inspection in July 2019. No violations are reported. Chemicals recorded on site include lead acid batteries and hydrotreated light naphthenic (petroleum distillates).

The following sites were identified adjacent to the Project Site:

- West of Devers Upgrade 220 T/L Project is listed as a wetlands dredge and fill project. This indicates a permit was issued for this site to dredge and/or fill a wetland. This listing is administrative in nature, and does not necessarily indicate the presence or release of hazardous materials.
- CPV Sentinel Energy Project, 62575 Power Line Road, has a U.S. Environmental Protection Agency Air Emissions permit. The site is identified as a fossil fuel electric power generation facility with permitted air emissions and generation of hazardous wastes (EPA 2021).

- Devers Substation, 62030 16th Street, has a U.S. Environmental Protection Agency Air Emissions permit. The site is identified as an electric power distribution facility with permitted air emissions and generation of hazardous wastes (EPA 2021).
- Sentinel Energy Center, LLC, 15775 Melissa Lane, is listed as a chemical storage facility, aboveground petroleum storage, hazardous chemical management, and hazardous waste generator. The start date of the activities is July 24, 2017. The site had a compliance evaluation in November 2020. Four violations are reported, three of which appear to be administrative in nature (including signage). One of the violations noted spillage and debris within secondary containment under Unit 1 and Unit 5 vents; corrective actions were taken, and the facility returned to compliance in December 2020. Chemicals recorded on site include gasoline, waste oil, lubrication oil, and sulfuric acid solution.

Based on the environmental conditions, distance from the Project Site, and regulatory status of each of the sites identified in the databases shown in Table 1, no sites have potentially impacted the environmental conditions of the Project Site. There is, however, indication that hazardous materials are stored on both Phase 1 and Phase 2 of the Project Site.

Dudek reviewed the National Pipeline Mapping System (NPMS 2021) online database. One gas transmission pipeline was identified that runs adjacent to the east of the Project Site along Melissa Lane, then runs east along Dillon Road. The pipeline terminates at the CPV Sentinel Energy Project to the north of the Project Site. No leaks, releases, or incidents were reported in the NPMS database on or within 1 mile of the Project Site.

Dudek conducted a search for oil and gas wells within 1 mile of the Project Site (CalGEM 2021). One idle well is located approximately 1,000 feet north of the Project Site, which is operated by Western Development Corp.

Schools

Dudek searched California Department of Education (CDE 2021) and California School campus database viewer (CSCD 2021) to identify schools within 0.25 miles of the Project Site. No schools were identified within 0.25 miles of the project site.

Fire Hazards

The Project Site is not located within a very high fire hazard severity zone as per California Fire Hazard Severity Zone maps for Riverside County (CAL FIRE 2009).

Phase I Environmental Site Assessments

A Phase I Environmental Site Assessment (“ESA”) was submitted for Phase 2 of the Project Site in August 2018 (Dudek 2018). No recognized environmental conditions (“RECs”), historical RECs, or controlled RECs were noted. The report indicated that buildings on the Phase 2 site which, due to the age of the structures, may contain asbestos-containing materials and/or lead-based paint. Dudek recommended a hazardous material survey be conducted, and that any identified materials be properly abated before demolition, remodeling, or other disturbance of any existing buildings. There were also chemicals identified on the Phase 2 site, including mineral oil, lube oil, hydraulic oil, and nickel-cadmium batteries. These materials appeared properly stored, and no evidence of leaks or releases was observed.

A Phase I ESA was submitted for Phase 1 of the Project Site on August 27, 2021 (Dudek 2021). No RECs, historical RECs, or controlled RECs were noted. The report indicated that several wind turbines (used and unused) and multiple storage areas used to store materials associated with wind turbines were observed on site. Chemicals and two unmarked plastic drums were located in the wooden storage shed on the southern portion of the Phase 1 Site. The shed was constructed with a concrete floor. Evidence of leaks were observed around one of the drums, which was also located adjacent to a pump on the concrete floor. The leak appeared to be from the pump and considered de minimis in nature. The Background Questionnaire, completed as part of the Phase I ESA by the site owner's representative, indicated one or more releases and cleanups had occurred on the Phase 1 Site. No additional information was available regarding these releases; this was considered a significant data gap in the Phase I ESA. It was recommended that, should stained soil be discovered during construction, it should be managed and disposed of in accordance with applicable rules and regulations.

Summary and Conclusions

The approximately 332-acre Project Site is located in Palm Springs, Riverside County, California. The Project Site is of uneven topography, partially developed with wind turbines, material storage areas, storage sheds, and electrical centers. The Project Site is bounded by residential homes to the northwest; wind turbines to the west, south, and east; and a large substation and energy facility to the north. Dillon Road runs east-west between Phase 1 (to the north) and Phase 2 (to the south), Diablo Road runs north-south along the western boundary of the Project Site, and Melissa Lane runs north-south along the eastern boundary of Phase 1.

The Project Site is not listed on the Cortese List databases. Review of other regulatory databases indicated hazardous materials are stored on the Project Site. These chemicals appear to be related to the operation of the wind turbines. Two construction stormwater permits have also been issued for the Phase 1 portion of the Project Site, which indicate construction impacting greater than 1 acre of land, but do not necessarily indicate the presence or release of hazardous materials on the Project Site.

This assessment did not reveal evidence of impacts due to nearby or adjacent sites. There are no schools within 0.25 miles, and the Project Site is not listing in a fire hazard severity zone.

Multiple buildings are located on the Phase 2 portion of the Project Site. Due to the age of the structures, these buildings may contain asbestos-containing materials and/or lead-based paint. A representative for the owner of the Phase 1 portion of the Project Site indicated one or more releases and cleanups had occurred on the Phase 1 Site. No additional information was available regarding these releases.

Potential Impacts

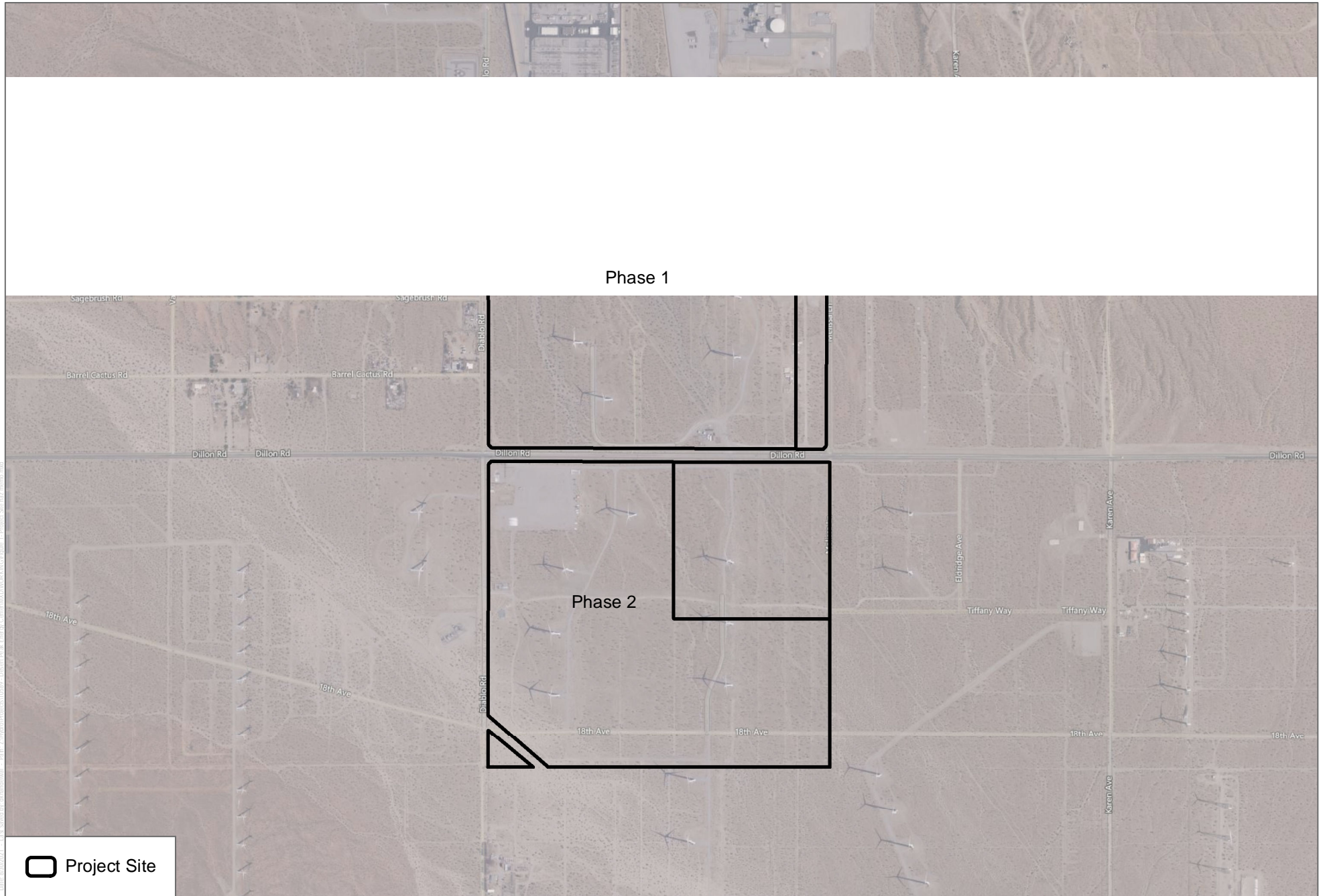
Based on the information reviewed for this hazardous materials assessment, Dudek identified following potential impacts related to hazards and hazardous materials on the Project Site:

- Handling, storage, and disposal of any chemicals should continue to be in accordance with applicable federal, state, and local laws and regulations. Should construction be required in these storage areas, chemicals/wastes would be moved or otherwise protected (e.g., secondary containment, bollards, flammable cabinets) or avoided in accordance with best construction practices and federal, state, and local requirements.
- There is a potential for stained soil to be encountered during construction on the Phase 1 portion of the site due to previous releases on the Project Site. Should stained soil be discovered during construction, it should be managed and disposed of in accordance with applicable federal, state, and local rules and regulations.

- Due to the age of the structures on the Phase 2 portion of the subject property, there is a potential for asbestos-containing materials and/or lead-based paint to be present. A hazardous material survey should be conducted, and any identified hazardous or potentially hazardous materials should be properly abated before demolition, remodeling, or other disturbance of any existing buildings.

References

- CAL FIRE (California Department of Forestry and Fire Protection). 2021. Fire Hazard Severity Zones Maps. December 2009. Accessed July 16, 2021. <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>.
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- CDE (California Department of Education). 2021. California School Directory. Accessed July 18, 2021. <https://www.cde.ca.gov/SchoolDirectory/>.
- CSCD (California School Campus Database). 2021. California School Campus Database 2021 [map viewer]. Accessed July 18, 2021. <https://ginfo.maps.arcgis.com/apps/mapviewer/index.html?layers=b0f08c298d934dab81c7d8cd4e6eab24>.
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- Dudek. 2018. *Phase I Environmental Site Assessment, Desert Peak Energy Center, 62125 Dillon Road, North Palm Springs, California, APNs 668280007, 668280017, and 668280016*. August 2018.
- Dudek. 2021. *Desert Peak Energy Center –Draft Phase I 62020 Dillon Road, Palm Springs, California 92258. APNs 668-270-016, 668-270-017, 668-270-018, and 668-270-019*. August 27, 2021.
- EPA (U.S. Environmental Protection Agency). 2021. Facility Registry Service (FRS) [online database]. Accessed August 3, 2021. <https://www.epa.gov/frs>.
- GAMA (Groundwater Ambient Monitoring and Assessment Program). 2021. CAMA Groundwater Information System Map [online database]. Accessed July 16, 2021. <https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/>.
- Google Earth. 2020. Google Earth Imagery. Accessed August 4, 2020. <https://www.google.com/earth/index.html>.
- NPMS (National Pipeline Mapping System). 2021. NPMS Public Map Viewer [web-based mapping application]. Accessed July 16, 2021. <https://pvnpm.phmsa.dot.gov/PublicViewer>.
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Date: 10/27/2021
 U.S. located per administrative
 Proj: AZ10010100000000000000 - Desert Peak Energy Center (AZ10010100000000000000) - Project Site (az10010100000000000000)

SOURCE: Bing Maps



FIGURE 1
 Project Site
 Hazardous Memo Assessment for Desert Peak