

EXHIBIT E

## Phase I ESA Report

### Winterhaven Fire Department

495 South 3<sup>rd</sup> Avenue  
Winterhaven, California

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Prepared for:

Imperial County LAFCO  
1122 State Street, Suite D  
El Centro, CA 92243



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Prepared by:



**GS Lyon Consultants, Inc.**  
780 N. 4<sup>th</sup> Street  
El Centro, CA 92243  
(760) 337-1100

**September 2016**



Engineering And  
Information Technology

September 15, 2016

Mr. Jurg Heuberger  
Imperial County LAFCO  
1122 State Street, Suite D  
El Centro, CA 92243

**Phase I Environmental Site Assessment Report**  
**Winterhaven Fire Department**  
**495 S. 3<sup>rd</sup> Avenue**  
**Winterhaven, California**  
***LCI Report No. GS1623***

Dear Mr. Heuberger:

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the property located at 495 S. 3<sup>rd</sup> Avenue in Winterhaven, California. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. **This assessment has revealed the following recognized environmental conditions (REC's) in connection with the property:**

- A 55-gallon steel drum was observed on the south side of the subject site that appears to contain hydrocarbons and is be leaking. The drum is on a plastic pallet, but hydrocarbon stained soil was observed near the drum. The drum and stained soil should be cleaned up and properly disposed of in an approved landfill.

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312 and we have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Attached is our report which describes the procedures used and results of the assessment. If you have any questions or require additional information, please do not hesitate to contact the undersigned at (760) 337-1100. We appreciate the opportunity to provide our professional review for this site.

Respectfully Submitted,  
**GS Lyon Consultants, Inc.**

  
Jeffrey O. Lyon, P.E.  
Principal Engineer



  
Peter E. LaBrucherie, P.E.  
Project Engineer



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Appendix B: Vicinity, Site, and Soils Maps

Appendix C: Historical Aerial Photographs

Appendix D: Historical Topographic Maps

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## **1.0 INTRODUCTION**

### **1.1 Purpose**

GS Lyon Consultants, Inc. was retained by the Imperial County LAFCO to conduct a Phase I Environmental Site Assessment (ESA) for the Property (herein referred to as the subject property or subject site in this Phase I ESA Report) as a prerequisite to property transaction (purchase, sale, refinance, etc.). The subject property is located at 495 S. 3rd Avenue in Winterhaven, California (See Figure 1 for a Vicinity Map of the subject property).

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible, recognized environmental conditions (RECs) associated with past and present activities on the subject site or in the immediate site vicinity in general conformance to ASTM Standard E-1527-13 “*Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*” that may affect future uses of the subject property.

This report is intended to satisfy the Phase I ESA portion of “*all appropriate inquiry*” into the previous ownership and uses of the subject site as defined under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) at Title 42 of the United States Code (U.S.C.) §9601(35)(B) and in accordance with 40 Code of Federal Regulations (CFR) Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule (AAI Rule).

### **1.2 Scope of Services**

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. This assessment included:

- Reconnaissance of the subject property and adjacent properties
- Review user-provided information
- Interviews with persons with significant knowledge of the subject property
- Review of a regulatory database report provided by a third-party vendor
- Review readily-available historical sources (including but not limited to: aerial photographs, fire insurance maps, property tax files, recorded land title records, and topographical maps)
- Prepare report of findings

### 1.3 Limitations

No Phase I ESA can completely eliminate uncertainty regarding the potential for RECs in connection with a property. Conformance of this assessment with ASTM Standard Practice E 1527-13 is intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with the Subject Property. While GS Lyon has made every effort to discover and interpret available historical and current information on the property within the time available, the possibility of undiscovered contamination remains. Our assessment of the site and surrounding areas was conducted in accordance with ASTM guidelines and the *generally accepted environmental engineering standard of practice* which existed in Imperial County, California at the time that the report was prepared. No warranty, express or implied, is made.

GS Lyon Consultants, Inc. derived the data in this report primarily from visual inspections, examination of public records and information in the public domain, informal interviews with individuals, and readily available information about the site. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration of the site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in this report.

The findings, observations, and conclusions expressed by GS Lyon Consultants in this report are not, and should not be considered, an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state or local law or regulation.

This report should not be relied upon after **180 days** from the date of issuance, unless additional services are performed as defined in ASTM E 1527-13 - Section 4.7.

### 1.4 Deviations or Data Gaps

ASTM Standard E 1527-13 requires any significant data gaps, deviations, and deletions from the ASTM Standard to be identified and addressed in the Phase I ESA. A significant data gap would be one that affected the ability to identify a REC on the subject property or adjacent properties.

Through the course of this assessment, *data failures* or *data gaps* may have been encountered. These failures or gaps, if any, are discussed below. The following provides the opinion of the Environmental Professional as to the significance of the data gaps in terms of defining *recognized environmental conditions* at the subject site. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

#### **1.4.1 Data Failures**

*Data failure* is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the eight standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. No *data failures* were encountered during this investigation.

#### **1.4.2 Data Gaps**

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

Due to the location of the subject property, Sanborn Fire Insurance maps were not available for the subject property. Because there is no historical data or physical indications that the property has ever been developed or occupied by a business that would have produced hazardous materials, the lack of Sanborn Fire Insurance maps is not considered a significant data gap.

Aerial photographs and other historical records were not available at 5 year intervals as required under the ASTM E 1527-13 standard. This resulted in a data gap for years that records were not available regarding the area of the subject site. However, based on other historical information reviewed, the subject site was an agricultural field prior to about 1970 and developed as a fire station since. Therefore, this data gap is not considered to be significant.

Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. Based on information obtained from other historical sources (as discussed in Section 3.0), this data gap is not expected to alter the findings of this assessment.

### **1.5 Significant Assumptions**

In preparing this report, GS Lyon Consultants, Inc. has relied upon and presumed accurate certain information (or the absence thereof) about the site and adjacent properties by governmental officials and agencies, the Client, and others identified herein. Except as otherwise stated in the report, GS Lyon Consultants has not attempted to verify the accuracy or completeness of any such information.

**1.6 User Reliance**

This report has been prepared on behalf of and for the exclusive use of Imperial County LAFCO for the particular subject property identified in this report, and is subject to and issued in connection with the referenced Agreement and the provisions thereof. This report should not be relied upon by any party other than the client, its legal counsel, and financial institution without the express permission of GS Lyon Consultants, Inc. Any reliance on this report by other parties shall be at such party's sole risk. Any future consultation or provision of services to third parties related to the subject property requires written authorization from Imperial County LAFCO or their representatives. Any such services may be provided at GS Lyon Consultants sole discretion and under terms and conditions acceptable to GS Lyon Consultants, including potential additional compensation.

## 2.0 SITE DESCRIPTION

### 2.1 Site Location and Legal Description

The subject site is located at 495 S. 3<sup>rd</sup> Avenue (APN 056-291-010) in Winterhaven, California. The site location is depicted on Plate 1, Vicinity Map.

### 2.2 Current Property Use and Description

The subject site currently consists of a large metal frame building (fire station) that includes three open bays (for fire engines), an office, sleeping room, two bathrooms and a storage area. The area to the rear of the fire station building is dirt with scattered debris. The northwest corner of the property is leased out to SBA Communications Corporation (SBA) with a communications tower onsite.

### 2.3 Adjoining Property Use

The subject site is located at the transition from a mixed commercial and residential area of Winterhaven, California to agricultural uses to the west. Adjacent properties consist of residential properties to the east across 3<sup>rd</sup> Avenue with commercial property further to the northeast. North of the subject property is a vacant lot. Property to the south consists of agricultural fields. The Winterhaven Water District's facility bounds the west side of the subject property.

### 2.4 Physical Site Characteristics

Topography: Topographic maps (USGS 7.5 minute Yuma West, AZ Quadrangle) indicate that the site elevation is approximately 130 feet above mean sea level (MSL). The subject site and surrounding area are relatively planar.

Geologic Setting: The Winterhaven area straddles the dividing line between the Salton Trough and the Sonoran Desert section of the Basin and Range physiographic province. The Salton Trough is a geologic structural depression resulting from large scale regional faulting. The trough is bounded on the northeast by the Sand Hills and Algodones Faults and the southwest by faults of the San Jacinto Fault Zone. The Salton Trough represents the northward extension of the Gulf of California that has experienced continual in-filling with both marine and non-marine sediments since its approximate formation in the Miocene Epoch.

The region is underlain by Holocene (0 - 11,000 years B.P.) flood plain deposits of the Colorado and Gila Rivers that periodically flooded before dams and reservoirs were constructed upstream on both rivers. The Holocene flood plain deposits consist of sands, silts and clays and are believed to be more than 100 feet thick at this site.

Coarser sands and gravel underlay the most recent fluvial deposits forming a transition zone between the upper soils and the underlying Pliocene marine unit, known as the Bouse Formation. The transition zone is characterized by marine strata intertonguing with non-marine strata reflecting the interaction of the fluvial environment of the ancestral Colorado and Gila Rivers and the marginal marine environment of the ancestral Gulf of California.

The project site lies within the Colorado River alluvial valley that consist of river deposits (silts, clays, sands) with groundwater fluctuating with the Colorado River stages and local agricultural irrigation.

Soil Conditions: The U. S. Soil Conservation Service compiled a map of surface soil conditions based on a thirteen-year study from 1962-1975. The Soil Survey maps were published in 1981 and indicate that surficial deposits at the site and surrounding area consist of the Holtville soil group comprised predominantly of two feet of surficial silty clay with silty clay/sand loams below (see Appendix B). These loams are formed from Colorado River overflow sediments. Based on Unified Soil Classification System presented in the Soils Survey Report, the permeability of the surface soils is expected to be low to moderate with the sandy loams below having a moderate to high permeability.

Groundwater Conditions: The groundwater depth was not checked as part of this study but can be found at a depth of 12 to 15 feet below the ground surface for this area. Depth to groundwater may fluctuate due to localized geologic conditions, precipitation, irrigation, drainage and construction practices in the region. Based on the regional topography, groundwater flow is assumed to be generally towards the south within the site area. Flow directions may also vary locally in the vicinity of the site.

### 3.0 USER PROVIDED INFORMATION

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*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user was asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the site.
- Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the *property*.
- The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.
- The reason for preparation of this Phase I ESA.

A user questionnaire was provided to the user to aid in gathering information that may be pertinent to the evaluation of the subject site for environmental conditions. The completed user questionnaire was not returned prior to issuance of this report.

#### 3.1 Title Records

GS Lyon was not provided with title records for review as part of this assessment.

#### 3.2 Environmental Liens or Activity and Use Limitations

An environmental lien is a charge, security, or encumbrance upon the title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon the property.

The owner did not provide title documents for lien search.

#### 3.3 Specialized Knowledge

The completed user questionnaire was not returned prior to issuance of this report to provide input on any specialized knowledge or experience associated with the subject site or nearby properties that the client has.

**3.4 Commonly Known or Reasonable Ascertainable Information**

No information was provided by the Client regarding any commonly known or reasonably ascertainable information within the local community that is material to RECs in connection with the subject property.

**3.5 Valuation Reduction for Environmental Issues**

The client indicated that the purchase price of this property reasonably reflects the fair market value of the property with no discounts for environmental issues.

**3.6 Owner, Property Manager, and Occupant Information**

The current owner of the subject site is the Winterhaven Fire District.

Address: 495 S. 3<sup>rd</sup> Avenue  
Winterhaven, CA 92283

Steve Taylor, previous Fire Chief, was contacted for historic site information.

**3.7 Previous Reports and Other Provided Documentation**

No previous reports or other pertinent documentation was provided to GS Lyon for review during the course of this assessment.

## 4.0 RECORDS REVIEW

A review of historic aerial photographs (Appendix C), historic topographic maps (Appendix D), historic Sanborn Fire Insurance maps (Appendix E), governmental regulatory databases (Appendix F), and other regulatory and agency databases (Appendix G) was performed to evaluate potentially adverse environmental conditions resulting from previous ownership and uses of the site. The details of the review are presented in Sections 4.1 through 4.5 of this report.

### 4.1 Regulatory Database Review

#### 4.1.1 Standard Environmental Record Sources

GS Lyon Consultants contracted Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut which queries and maintains comprehensive environmental databases and historical information, including proprietary databases, aerial photography, topographic maps, Sanborn Maps, and city directories to generate a compilation of Federal, State and Tribal regulatory lists containing information regarding hazardous materials occurrences on or within the prescribed radii of ASTM Practice E 1527-13. The search of each database was conducted using the approximate minimum search distances from the subject property defined by the Standard. The purpose of the records review is to obtain and review *reasonably ascertainable* records that will help identify *recognized environmental conditions* or *historical recognized environmental conditions* in connection with the subject site.

EDR's Phase I ESA search package was ordered and performed on August 4, 2016. The search package included: Radius Map with Geocheck, aerial photographs, and Sanborn maps.

The results of EDR's search were used to evaluate if the subject property and/or properties within prescribed search distances are listed as having a past or present record of actual or potential environmental impact. Inclusion of a property in a government database list does not necessarily indicate that the property has an environmental problem.

The following is a brief synopsis of sites identified in the EDR Radius Map with Geocheck report. The government record search report is included in its entirety in Appendix F.

**Federal NPL List**

The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for risk sites within a 1 mile radius of the subject site. The NPL identifies sites for priority cleanup and long-term care of properties under the Superfund Program that are contaminated with hazardous substances.

The database search did not identify any NPL sites within 1 mile of the subject site.

**Federal CERCLIS List**

The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if risks sites within ½ mile are listed for investigation. The CERCLIS database identifies hazardous waste sites that are on or proposed to be included in the NPL and sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment.

The CERCLIS database search did not identify any risk sites within 0.5 mile of the subject site.

**Federal CERCLIS – No Further Remedial Action Planned**

The EPA's CERCLIS – No Further Remedial Action Planned (NFRAP) database was reviewed to determine if risks sites within ½ mile are listed. CERCLIS NFRAP site are risk sites that have been removed from and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at the site has been completed and the EPA has determined that no further steps will be taken to list this site on the NPL, unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time.

This designation is for sites where no contamination was found, contamination was quickly removed without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

The CERCLIS – NFRAP database search did not identify any risk sites within ½ mile of the subject site.

**Federal RCRA List**

The Federal Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage or disposal sites (TSD) are located within 1 mile of the subject site. The RCRA Correction Action Sites List (CORRACTS) is maintained for risk sites which are undergoing “a corrective action”. A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility.

The RCRA and RCRA CORRACTS database searches did not identify any RCRA TSD or RCRA CORRACTS risk sites within ½ mile of the subject site.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on or adjoining the subject site. No RCRA generator facilities within ¼ mile of the subject site were identified in the database.

**Federal ERNS List**

The Federal Emergency Response Notification System (ERNS) List was reviewed to determine if reported release of oil and/or hazardous substances occurred on the subject site.

The ERNS database searches did not identify any reported releases for the subject site.

**California Department of Toxic Substances Control Sites (CALSTITES)**

The Department of Toxic Substances Control (DTSC) CALSTITES database contains potential or confirmed hazardous substance release properties.

The CALSTITES database did not identify any risk sites within ½ mile of the subject site.

**Hazardous Waste and Substance Sites List (CORTESE)**

The California EPA, Office of Emergency Information maintains a database which identifies risk sites that are designated by the California State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS) and the Department of Toxic Substances Control (DTSC).

The CA HIST CORTESE database identified four (4) risk sites within ½ mile of the subject site.

1. Standard Station 2143 Winterhaven Drive- 0.123 miles from subject site. Status completed and the case is closed.

2. McNeil (Vacant Lot) 2130 Winterhaven Drive – 0.199 miles from subject site. Status completed and the case is closed.
3. Gonzo Pit Shop 2129 Winterhaven Drive – 0.216 miles from the subject site. Status completed and the case is closed.
4. USA Supersave 2115 Winterhaven Drive – 0.320 miles from the subject site. Status open and inactive.

These CORTSE sites are misplotted on the EDR report and are actually located to the east of the subject property. Groundwater flow direction is to the south in this area of Winterhaven; therefore, these risk sites do not pose a risk to the subject property.

### **Solid Waste Landfill Facilities**

The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data comes from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list database identified no risk sites listed within ½ mile of the subject site.

### **Underground Storage Tank Sites**

The California State Water Resource Control Board (SWRCB) underground storage tank (UST) inventory list was reviewed to determine if any UST's are located on or adjacent to the subject site.

The SWRCB UST database identified one risk sites within ¼ mile of the subject site.

1. Verns Union Service 2118 D Street – 0.171 miles from the subject site. Status open and inactive.

### **Leaking Underground Storage Tank Sites**

The California SWRCB maintains a list of information concerning reported leaking underground storage tanks (LUST). The LUST inventory list was reviewed to determine if any LUSTs are located within ½ mile the subject site.

The SWRCB LUST database identified four (4) risk sites within ½ mile of the subject site.

1. Standard Station 2143 Winterhaven Drive- 0.123 miles from subject site. Status completed and the case is closed.

2. McNeil (Vacant Lot) 2130 Winterhaven Drive – 0.199 miles from subject site. Status completed and the case is closed.
3. Gonzo Pit Shop 2129 Winterhaven Drive – 0.216 miles from the subject site. Status completed and the case is closed.
4. USA Supersave 2115 Winterhaven Drive – 0.320 miles from the subject site. Status open and inactive.

These LUST sites are misplotted on the EDR report and are actually located to the east of the subject property. Groundwater flow direction is to the south in this area of Winterhaven; therefore, these risk sites do not pose a risk to the subject property.

### **Hazardous Waste Information System (HAZNET) Sites**

The Hazardous Waste Information System (HAZNET) database identifies manifests that have been issued for a property.

The HAZNET database did not identify the subject site as a risk site.

### **Unmapped (Orphan) Sites**

Not all sites or facilities identified in the database records can be accurately located in relation to the Subject Property due to incomplete information being supplied to the regulatory agencies and are referred to as “orphan sites” by EDR.

The “Orphan Summary” section of the EDR Radius Map Report identified several orphan sites. Based on a drive-by reconnaissance of the Subject Property vicinity and review of location and status information provided in the database report, none of the identified orphan sites are located within the search radii for databases specified by the Standard.

Two (2) (orphan) listings were reported. The orphan sites listed include:

1. Picacho Mine located 20 miles north of Winterhaven
2. Insecticides/Diesel fuel located at 14<sup>th</sup> Street and Avenue B in Yuma Arizona.

All sites are further than one (1) mile from the subject property. Therefore, the listed orphan sites do not pose a risk to the subject site.

#### 4.1.2 Additional Environmental Record Sources

California Department of Toxic Substances Control (DTSC) Records – Envirostor Database: EnviroStor is an online search and Geographic Information System tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. Public Access to EnviroStor is accessible via the DTSC Web Page located at: <http://www.envirostor.dtsc.ca.gov/public/>. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

The information includes site name, site type, status, address, any restricted use (recorded deed restrictions), past use(s) that caused contamination, potential contaminants of concern, potential environmental media affected, site history, planned and completed activities. The EnviroStor database also contains current and historical information relating to Permitted and Corrective Action facilities. The EnviroStor database includes current and historical information on the following permit-related documents: facility permits; permit renewal applications; permit modifications to an existing permit; closure of hazardous waste management units (HWMUs) or entire facilities; facility corrective action (investigation and/or cleanup); and/or post-closure permits or other required post-closure activities.

The EnviroStor database was queried on August 26, 2016. A map showing the results of the query is provided in Appendix G. No reported cases were found on the Property. No risk sites were located within 1,000 feet of the subject property.

California State Water Resources Control Board Records – GeoTracker Database: GeoTracker is a geographic information system (GIS) maintained by the California State Water Resources Control Board (SWRCB) that provides online access to environmental data at <http://www.geotracker.swrcb.ca.gov/>. GeoTracker tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. Site information from the Spills, Leaks, Investigations, and Cleanups (SLIC) Program is also included in GeoTracker.

The GeoTracker database was queried on August 26, 2016. A map showing the results of the query is provided in Appendix G. No reported cases were found on the Property. The following cases were returned within 1,000 feet of the subject property:

- McNeil LUST cleanup site status completed and the case is closed.
- Gonzo Pit Shop LUST cleanup site status completed and the case is closed.
- Imperial Irrigation District Yard LUST cleanup site status is completed and the case is closed in 1992.

## **4.2 Historical Use Records**

ASTM E1527-13 requires the environmental professional to identify all obvious uses of the property from the present back to the property's first developed use or 1940, whichever is earliest. This information is collected to identify the likelihood that past uses have led to RECs in connection with the property. This task is accomplished by reviewing standard historical sources to the extent that they are necessary, reasonably ascertainable, and likely to be useful. These standard records include aerial photographs, fire insurance maps, property tax files, land title records, topographic maps, city directories, telephone directories, building department records, and zoning/land use records.

The general type of historical use (i.e., commercial, retail, residential, industrial, undeveloped, office) should be identified at 5-year intervals, unless the specific use of the property appears to be unchanged over a period longer than 5 years. The historical research is complete when the use is defined or when data failure occurs. Data failure occurs when all of the standard historical sources have been reviewed, yet the property use cannot be identified back to its first developed use or to 1940. Data failure is not uncommon in trying to identify the use of the property at 5-year intervals back to first use or 1940, whichever is earlier.

GS Lyon reviewed the following historical records to identify obvious uses of the subject property from the present back to the property's first developed use, or to 1940, whichever is earlier. The results of this research and data failure, if encountered, are presented in the following sections.

### **4.2.1 Title Records**

GS Lyon was not provided with title records for review as part of this assessment.

#### **4.2.2 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps are large scale maps depicting the commercial, industrial, and residential sections of various cities across the United States. Since the primary use of the fire insurance maps was to assess the buildings that were being insured, the existence and location of fuel storage tanks, flammable or other potentially toxic substances, and the nature of businesses are often shown on these maps.

No Sanborn Fire Insurance Maps were available for this site. A “No Coverage” letter for the Sanborn Fire Insurance Maps is included in Appendix E.

#### **4.2.3 Aerial Photographs**

Aerial photographs obtained from Environmental Data Resources (EDR) dating back to 1937 were reviewed for historical development of the subject site. Reproductions of the historical aerial photographs reviewed are included in Appendix C.

The 1937, 1948, 1953, and 1962 aerial photographs show the site as undeveloped farmland. Properties to the east of the subject site have been developed as residential and commercial properties. Winterhaven Drive, approximately 325 feet north of the subject site, was previously the main highway between Tucson, Arizona and San Diego, California prior to construction of the I-8 Freeway in the late 1960’s.

The 1973 and 1981 aerial photographs show the subject site with the fire station structure onsite. Adjacent properties were still farmland with residential properties to the east.

The 1992, 2005 and 2012 aerial photographs show the subject site with a structure onsite as in previous years. The adjacent property to the west is now developed with water storage tanks and building of the Winterhaven Water District facility.

#### **4.2.5 Historic Topographic Maps**

Historic topographic maps (1905, 1947, 1965, 1979 and 1997), USGS 7.5 Min. Yuma West, AZ Quadrangle, were reviewed (Appendix D). The 1905 topographic map does not show the presence of the town of Winterhaven. The 1947 and 1965 topographic maps show the subject site as being vacant. The 1979 and 1997 topographic maps showed development on the subject site.

#### **4.2.6 Historical Telephone Directories**

Telephone Directories: Telephone directories for Imperial County, did not include the town of Winterhaven. No telephone directories were reviewed.

**4.3 Historical Use Summary**

**4.3.1 Summary of the Historical Use of Property**

Based on a review of the historical information, the subject property was first developed in the late 1960's to early 1970's for use as a fire station. The site appears to have been used by the Winterhaven Fire District since about 1970.

**4.3.2 Summary of the Historical Use of Adjacent Properties**

Historically, the properties located immediately adjacent to the subject property have been comprised of residential (east) and agricultural property to the west and south. Development in the general area began in the early 1900's, with aerial photos showing the townsite of Winterhaven established by 1937. Commercial development occurred to the northeast of the subject property along Winterhaven Drive, which was the main highway (US Hwy 80) between Yuma and San Diego, California prior to construction of the I-8 Freeway in the mid 1960's.

## 5.0 SITE RECONNAISSANCE

### 5.1 Methodology and Limiting Conditions

A site reconnaissance was performed by Mr. Pete LaBrucherie, a staff engineer of GS Lyon Consultants, on August 17, 2016. The site visit consisted of a walking the perimeter of the site and randomly crossing the site. The reconnaissance included visual observations of surficial conditions at the site and observation of adjoining properties to the extent that they were visible from public areas. Mr. LaBrucherie was unaccompanied during the site reconnaissance.

The site reconnaissance was limited to visual and/or physical observation of the exterior and interior of the subject property and its improvements, the current uses of the property and adjoining properties, and the current condition of the property. The site visit evaluated the subject property and adjoining properties for potential hazardous materials/waste and petroleum product use, storage, disposal, or accidental release, including the following: presence of tank and drum storage; mechanical or electrical equipment likely to contain liquids; evidence of soil or pavement staining or stressed vegetation; ponds, pits, lagoons, or sumps; suspicious odors; fill and depressions; or any other condition indicative of potential contamination. The site visit did not evaluate the presence of asbestos-containing materials, radon, lead-based paint, mold, indoor air quality, or structural defects, or other non-scope items.

The site reconnaissance can be limited by weather conditions, bodies of water, adjacent buildings, or other obstacles. The weather was warm and sunny and no access limitations were placed on our site visit.

### 5.2 General Site Setting

The subject property is located at 495 S. 3rd Avenue in Winterhaven, California. The site is bounded on the east by 3<sup>rd</sup> Avenue. The site is rectangular with a small notch that is cut out for the use of the Winterhaven Water District. The structure onsite was used as a fire station for the Winterhaven Fire District. Some debris is noted on the western margin of the site. Electrical power lines are located along the north margins of the subject site.

Photographs of the site taken on August 17, 2016 during our site reconnaissance are included in Appendix A.

### 5.3 Adjacent Properties

The site is located at 495 S. 3<sup>rd</sup> Avenue in Winterhaven, California. Properties to the east consist of residential homes. Properties to the west consist of the Winterhaven Water Districts water treatment facility. The properties to the north and south are agricultural with a vacant lot on the northeast corner.

### 5.4 Exterior and Interior Observations

The following conditions were specifically assessed for their potential to indicate RECs and may include conditions inside or outside structures on the subject property.

#### 5.4.1 Hazardous Substances and Petroleum Products

A 55-gallon steel drum was observed on the south side of the subject site that appears to contain hydrocarbons and is be leaking. The drum is on a plastic pallet, but hydrocarbon stained soil was observed near the drum. A metal storage cabinet containing various petroleum products was noted at the southwest corner of the building.

#### 5.4.2 Storage Tanks

Underground Storage Tanks (USTs) – No obvious visual evidence indicating the current presence of USTs (i.e. vent pipes, fill ports, etc.) was noted.

Aboveground Storage Tanks (ASTs) – No obvious visual evidence indicating the historical presence of ASTs (i.e. secondary containments, concrete saddles, etc.) was observed. Above ground water tanks are located to the west on the Winterhaven Water District facility.

#### 5.4.3 Odors

No obvious strong, pungent, or noxious odors were noted during the site reconnaissance.

#### 5.4.4 Pools of Liquid

Pools of liquid were not observed during the site reconnaissance.

#### 5.4.5 Drums and Containers

GS Lyon did observe drums and storage containers on the subject site. Fresh drinking water tank and pressurized oxygen tanks (for firefighting use) were located inside the structure. Outside the south end of the building a small metal storage cabinet contains oil and petroleum products. A 55-gallon steel drum was observed on the south side of the subject site that appears to contain hydrocarbons and is be leaking. The drum is on a plastic pallet, but hydrocarbon stained soil was observed near the drum.

#### **5.4.6 Unidentified Substance Containers**

Five 55-gallon blue plastic drums with an unidentified substance was located on the west end of the property. No signs of leaking from these drums was present.

#### **5.4.7 Suspect Polychlorinated Biphenyl (PCB) Containing Equipment**

Pole-mounted sealed electrical transformers owned and maintained by the Imperial Irrigation District (IID) are located across the street north of the subject site. The IID has replaced all transformers that contained PCB's. No leaks were noted during our site visit.

### **5.5 Interior Observations**

The subject site currently consists of a large metal frame building (fire station) that includes three open bays (for fire engines), an office, sleeping room, two bathrooms and a storage area.

#### **5.5.1 Heating/Cooling**

Heating and cooling to the site structures are provided by roof-mounted HVAC systems.

#### **5.4.2 Stains or Corrosion**

Stains and/or corrosion were not observed on floors, walls, or ceiling of the site structures.

#### **5.4.3 Drains and Sumps**

No drains or sumps not connected to the city sewer were noted on the subject property.

### **5.6 Exterior Observations**

#### **5.6.1 Pits, Ponds, and Lagoons**

No pits, ponds, or lagoons were noted on the subject site.

#### **5.6.2 Stained Soils or Pavement**

No evidence of significantly stained soil or pavement was noted on the subject property other than below the 55-gallon steel drum containing hydrocarbons. The drum is on a plastic pallet, but hydrocarbon stained soil was observed near the drum

#### **5.6.3 Stressed Vegetation**

No evidence of stressed vegetation attributed to potential contamination was noted on the subject property.

#### **5.6.4 Solid Waste**

No dumpsters or solid waste containers were noted on the subject property.

There were debris piles including televisions, fire extinguishers, paper, metal, etc. scattered throughout the west end of the subject site.

#### **5.6.5 Wastewater**

Wastewater is currently connected to the Winterhaven Water District's sewer main.

#### **5.6.6 Wells**

No evidence of wells (dry wells, drinking water, observation wells, groundwater monitoring wells, irrigation wells, injection wells or abandoned wells) was noted on the subject property.

#### **5.6.7 Septic Systems**

No septic systems are present on the subject property.

### **5.7 Non-Scope Issues**

ASTM guidelines identify non-scope issues, which are beyond the scope of a Phase I ESA as defined by ASTM. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, and wetlands which are discussed below.

#### **5.7.1 Asbestos-Containing Building Materials**

The risk of asbestos containing materials (ACM) existing at the subject property is moderate due to the site having a structure on it since 1973.

#### **5.7.2 Lead-Based Paint**

The risk of lead based paint existing at the subject property is moderate due to the age of the structure onsite. There is a slight potential for trace amounts of lead based paint in the site soils adjacent to the perimeters of these pre-1978 structures.

#### **5.7.3 Radon**

The subject property is located in Zone 3 as shown on the EPA Map of Radon Zones indicating a predicted average indoor radon screening level of less than 2 pCi/L; therefore, no further action is required. Radon gas is not believed to be a potential hazard at the site.

#### **5.7.4 Wetlands**

The Colorado River is located within ½ mile to the south of the subject property.

**5.7.5 Agricultural Use**

Based on our review of environmental records, historical documents, and site conditions, the property has been developed since the early 1970's. Prior to development the site was part of a larger parcel that was in farming since prior to 1937.

## 6.0 INTERVIEWS

GS Lyon interviewed various individuals familiar with the subject property, as identified to us, and/or government officials in order to evaluate historical uses and identify potential RECs existing on the site. The individuals interviewed were asked to provide responses in good faith and to the best of their knowledge. The following sections identify the individuals interviewed and summarize the information each provided; however, additional information provided by these individuals may be presented in other sections of this report.

### 6.1 Interview with Owner

The property owner, was not able to be interviewed.

### 6.2 Interview with the Site Manager

GS Lyon conducted a phone interview with Mr. Steve Taylor, the previous Fire Chief of the Winterhaven Fire District. Mr. Taylor explained that the site was originally tribal ground that was donated in the early 1960's to the Winterhaven Fire District. He also explained that the communication tower located on the northwest corner of the property was built around 2007 and the property is under a lease.

### 6.3 Interview with Occupants

The subject site is currently vacant; therefore, there are no occupants.

### 6.4 Interview with Local Government Officials

CUPA Records Search: The Unified Program consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities of six environmental and emergency response programs. Cal/EPA and other state agencies set the standards for their programs while local governments implement the standards—these local implementing agencies are called Certified Unified Program Agencies (CUPA).

The DTSC Imperial CUPA office was contacted (Veronica Lopez) by email on August 26, 2016. CUPA records were searched for environmental issues related to the subject site. No records were found associated with the subject site.

## 7.0 EVALUATION

### 7.1 Summary of Findings

The subject site is located in an area generally developed for agricultural, commercial, residential, and light industrial use in Winterhaven, California. The subject site has been developed as the Winterhaven Fire District since about 1973. The subject site is generally flat. The regional topographic gradient is generally toward the southwest to the Colorado River delta located in Baja California.

### 7.2 Conclusions

GS Lyon Consultants has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-13 of the property located at 495 S. 3rd Avenue in Winterhaven, California. Any exceptions to, or deviations from, this practice are described in Section 1.4 of this Phase I ESA report. This assessment has revealed no recognized environmental conditions (RECs) in connection with the subject property.

#### 7.2.1 Recognized Environmental Conditions

*A recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substance or petroleum product 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 term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. This assessment has revealed the following RECs for the study site:

- A 55-gallon steel drum was observed on the south side of the subject site that appears to contain hydrocarbons and is be leaking. The drum is on a plastic pallet, but hydrocarbon stained soil was observed near the drum. The drum and stained soil should be cleaned up and properly disposed of in an approved landfill.

#### 7.2.2 Historical Recognized Environmental Conditions

*A historical recognized environmental condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. This assessment has not revealed the any HRECs for the subject site.

### 7.2.3 Environmental Concerns and De Minimis Conditions

This Phase I ESA has revealed no *de minimis* conditions or environmental concerns in connection with the subject site.

- Several service stations with leaking underground fuel storage tanks are located within  $\frac{1}{4}$  to  $\frac{1}{2}$  miles of the subject site. Several of these facilities are listed as having leaking underground fuel storage tanks (LUST). The LUST sites have been evaluated and the cases closed by the governing agencies. One LUST site (USA Supersave) is still open. The USA Supersave site is 1065 feet east of the subject site and has a reported groundwater flow to the south-southwest, away from the subject site.

### 7.3 Recommendations

Based on the scope of work performed for this assessment, it is our professional opinion that no RECs have been identified in connection with the subject property that would warrant further environmental study (Phase II) at this time.

## 8.0 REFERENCES

40 CFR 312, Standards and Practices for All Appropriate Inquiries; Final Rule, November 2005 (AAI Rule).

American Society for Testing and Materials. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E 1527-13. West Conshohocken, Pennsylvania. 35 pp.

Department of Toxic Substances Control. August 2016. EnviroStor Database Website, <http://www.envirostor.dtsc.ca.gov/public/> .

Environmental Data Resources, Inc., *The EDR Radius Map with Geocheck*. Inquiry number 4692873.2s August 4, 2016.

Environmental Data Resources, Inc., *EDR Historical Topographic Map Report*. Inquiry number 4191392.4 January 27, 2015.

Environmental Data Resources, Inc., *The EDR Aerial Photo Decade Package*. Inquiry number 4692873.5 August 5, 2016.

Environmental Data Resources, Inc., *Sanborn Map Report*. Inquiry number 4692873.3 August 4, 2016.

State Water Resources Control Board. August 2016. GeoTracker Database Website, <http://geotracker.swrcb.ca.gov/> .

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the Internet, August 2016

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet, August 2016

# APPENDIX A



**Photo 1: Looking west at the front of the building.**



**Photo 2: Looking west inside the fire department building bays.**



**Photo 3: Looking at the north section of the building where a washer/dryer is located along with table for meetings.**



**Photo 4: Looking at drinking water tank and ice maker are located inside the building.**



**Photo 5: Looking at the exterior of the west wall of the building at the power meter.**



**Photo 6: Looking along the west end of the building exterior.**



**Photo 7: Looking at the west area of the property.**



**Photo 8: Looking at the oil storage shed on the south end of the property.**

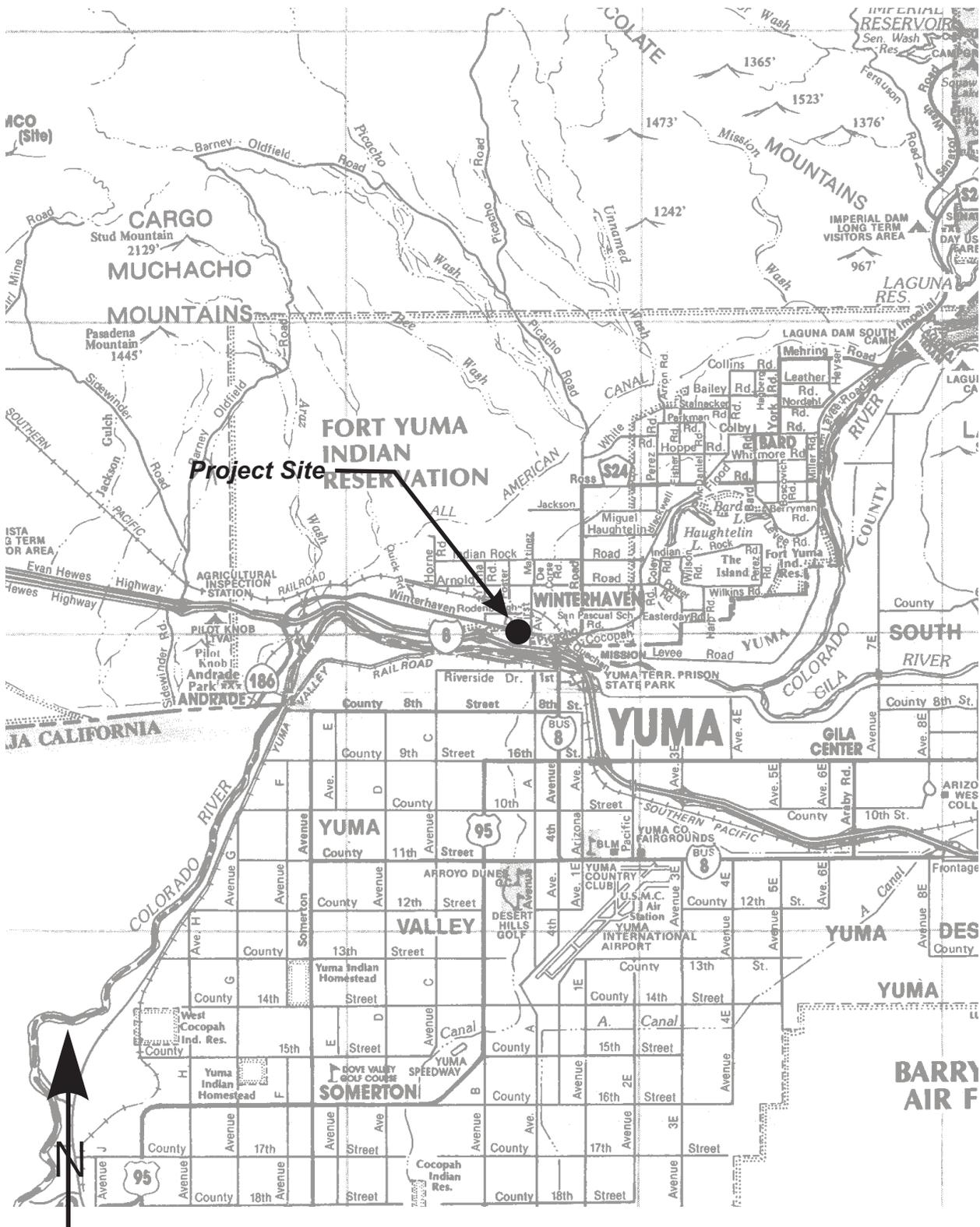


**Photo 9: Looking at a 50-gallon drum partially filled with oil substance located on the south end of the property.**



**Photo 10: Looking at the blue 50-gallon drums partially filled with unknown substance located at the west end of the property.**

# APPENDIX B



Project No.: GS1623

Vicinity Map

Plate  
1



S. 3rd Avenue

*Project Site*

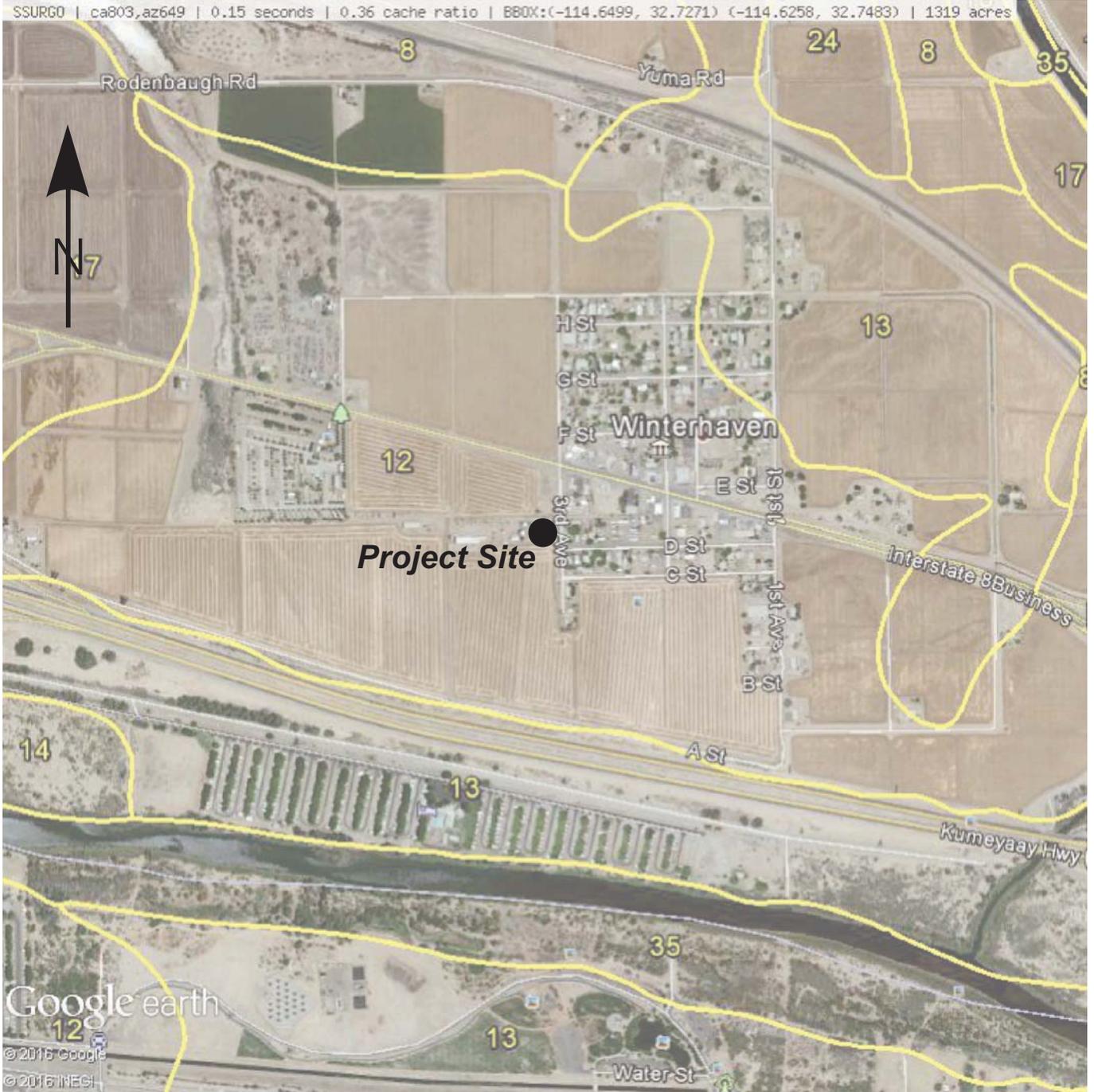


Project No.: GS1623

Site Plan

Plate  
2

SSURGO | ca803,az649 | 0.15 seconds | 0.36 cache ratio | BBOX:(-114.6499, 32.7271) (-114.6258, 32.7483) | 1319 acres



**GS Lyon**

Project No.: GS1623

Soil Survey Map

Plate  
3

SOIL SURVEY OF

# YUMA-WELLTON AREA

PARTS OF YUMA COUNTY, ARIZONA, and IMPERIAL COUNTY, CALIFORNIA

United States Department of Agriculture  
Soil Conservation Service  
in cooperation with the  
Arizona Agricultural Experiment Station and the  
California Agricultural Experiment Station



TABLE 14.--ENGINEERING INDEX PROPERTIES

[The symbol > means more than. Absence of an entry indicates that data were not estimated]

Soil name and map symbol	Depth	USDA texture	Classification		Frag-ments > 3 inches	Percentage passing sieve number--				Liquid limit	Plas-ticity index
			Unified	AASHTO		4	10	40	200		
	In				Pct					Pct	
1- Antho	0-4	Sandy loam-----	SM	A-2	0	90-100	80-90	55-65	25-35	---	NP
	4-60	Sandy loam, fine sandy loam.	SM	A-2	0	90-100	80-90	55-65	25-30	---	NP
2- Antho	0-3	Fine sandy loam	SM	A-4	0	90-100	80-90	65-75	45-50	---	NP
	3-60	Sandy loam, fine sandy loam, gravelly sandy loam.	SM	A-2, A-4, A-1	0	70-100	65-95	35-60	15-40	---	NP
3- Carrizo	0-3	Very gravelly sand.	SP-SM, GP, GP-GM	A-1	0-10	55-65	50-55	15-35	0-15	---	NP
	3-64	Very gravelly coarse sand, very gravelly sand, very gravelly loamy sand.	GP, GP-GM, SP, SP-SM	A-1	0-25	30-65	15-60	5-35	0-15	---	NP
4*: Cherioni	0-6	Extremely cobbly loam.	GM	A-1	35-80	40-65	30-45	20-30	15-25	20-30	NP-5
	6-13	Extremely gravelly loam.	GP-GM, GM	A-1	15-35	30-40	25-50	15-25	5-15	15-20	NP-5
	13-15	Indurated-----	---	---	---	---	---	---	---	---	---
	15	Unweathered bedrock.	---	---	---	---	---	---	---	---	---
Rock outcrop.											
5- Dateland	0-6	Loamy fine sand	SM	A-2	0	90-100	85-95	50-60	15-30	---	NP
	6-38	Fine sandy loam, loam.	SM, SM-SC	A-2	0	95-100	90-95	55-65	25-35	20-30	NP-10
	38-60	Gravelly sandy loam, sandy loam.	SM, SM-SC	A-2, A-1	0	70-80	50-80	30-50	15-30	20-30	NP-10
6- Dateland	0-6	Fine sandy loam	SM, SM-SC	A-2	0	90-100	85-95	60-70	25-35	20-30	NP-10
	6-27	Fine sandy loam	SM, SM-SC	A-2	0	95-100	90-95	55-65	25-35	20-30	NP-10
	27-54	Loam-----	ML, CL-ML	A-4	0	95-100	90-95	75-85	50-70	20-30	NP-10
	54-60	Fine sandy loam	SM, SM-SC	A-2	0	90-100	85-95	60-70	25-35	20-30	NP-10
7- Gachado	0-1	Very gravelly loam.	SM-SC, GM-GC	A-2, A-1	20-40	50-60	30-35	25-30	15-20	15-25	5-10
	1-6	Extremely gravelly sandy clay loam.	GC, SC	A-2	35-55	35-80	25-40	20-35	20-35	30-40	10-20
	6-12	Extremely gravelly loam.	GC, SC	A-2	35-55	50-60	20-35	20-25	15-20	30-40	10-15
	12	Unweathered bedrock.	---	---	---	---	---	---	---	---	---
8- Gadsden	0-10	Clay-----	CH	A-7	0	100	100	90-100	80-90	50-60	25-35
	10-60	Clay, silty clay loam.	CH	A-7	0	100	100	90-100	80-90	50-60	25-35
9- Gilman	0-15	Loam-----	ML, SM, SM-SC, CL-ML	A-4	0	100	95-100	70-100	40-75	20-30	NP-7
	15-24	Very fine sandy loam.	ML	A-4	0	100	95-100	80-100	60-75	25-35	NP-10
	24-60	Fine sandy loam	SM, SM-SC	A-4	0	100	95-100	75-90	40-50	20-30	NP-10

See footnote at end of table.

TABLE 14.--ENGINEERING INDEX PROPERTIES--Continued

Soil name and map symbol	Depth	USDA texture	Classification		Frag-ments > 3 inches	Percentage passing sieve number--				Liquid limit	Plas-ticity index
			Unified	AASHTO		4	10	40	200		
	In				Pct					Pct	
10----- Glenbar	0-16	Silty clay loam	CL	A-6	0	100	100	90-100	70-95	35-45	15-30
	16-60	Silty clay loam	CL	A-6	0	100	100	90-100	75-95	35-45	15-30
11*: Harqua-----	0-5	Gravelly loam	ML	A-4	0-5	90-100	65-75	60-70	50-55	30-40	5-10
	5-32	Gravelly clay loam, clay loam.	CL, SC	A-6	0	90-100	55-80	50-70	45-65	30-40	10-20
	32-60	Clay loam, gravelly clay loam.	CL	A-6	0	90-100	85-95	80-90	70-80	30-40	10-20
Tremant-----	0-12	Loam	ML	A-4	0-5	90-100	80-95	70-80	60-70	30-40	5-10
	12-23	Gravelly sandy clay loam.	CL, SC	A-6	0-10	70-95	50-90	50-70	45-60	30-40	10-20
	23-60	Gravelly clay loam.	CL, SC	A-6	0-10	80-90	50-75	50-70	45-55	20-30	10-20
12----- Holtville	0-13	Clay	CH	A-7	0	100	100	95-100	85-95	55-75	35-50
	13-23	Clay	CH	A-7	0	100	100	95-100	85-95	55-75	35-50
	23-75	Very fine sandy loam, silty clay loam.	ML	A-4	0	100	100	95-100	65-85	25-35	NP-10
13----- Indio	0-6	Silt loam	ML	A-4	0	95-100	95-100	85-100	75-90	20-30	NP-5
	6-63	Stratified very fine sandy loam to silt.	ML	A-4	0	95-100	95-100	85-100	75-90	20-30	NP-5
14----- Indio	0-12	Silt loam	ML	A-4	0	100	100	90-100	75-90	20-30	NP-5
	12-60	Stratified very fine sandy loam to silt.	ML	A-4	0	100	100	90-100	85-90	20-30	NP-5
15----- Indio	0-4	Silt loam	ML	A-4	0	100	100	90-100	75-90	20-30	NP-5
	4-60	Stratified very fine sandy loam to silt.	ML	A-4	0	100	100	90-100	85-90	20-30	NP-5
16*: Indio-----	0-6	Silt loam	ML	A-4	0	95-100	95-100	85-100	75-90	20-30	NP-5
	6-63	Stratified very fine sandy loam to silt.	ML	A-4	0	95-100	95-100	85-100	75-90	20-30	NP-5
Lagunita-----	0-8	Loamy sand	SM	A-1, A-2	0	95-100	80-90	45-55	15-30	---	NP
	8-60	Loamy sand	SM	A-1, A-2	0	95-100	80-90	45-55	15-30	---	NP
Ripley-----	0-6	Silt loam	CL-ML, ML	A-4	0	100	100	90-100	80-90	20-35	5-10
	6-25	Very fine sandy loam.	CL-ML, ML	A-4	0	100	100	90-100	80-90	20-35	5-10
	25-60	Sand	SM, SP-SM	A-2	0	100	100	50-80	10-20	---	NP
17----- Kofa	0-12	Clay	CH	A-7	0	100	100	95-100	85-95	55-75	35-50
	12-28	Clay	CH	A-7	0	100	100	95-100	85-95	55-75	35-50
	28-60	Sand	SM, SP-SM	A-2, A-3	0	100	100	60-80	5-15	<20	NP-5
18----- Lagunita	0-8	Loamy sand	SM	A-1, A-2	0	95-100	80-90	45-55	15-30	---	NP
	8-60	Loamy sand	SM	A-1, A-2	0	95-100	80-90	45-55	15-30	---	NP
19----- Lagunita	0-12	Silt loam	ML, CL-ML	A-4	0	100	100	95-100	85-95	20-30	NP-10
	12-60	Sand, loamy fine sand.	SP, SP-SM	A-1, A-2	0	70-90	65-75	30-40	0-10	---	NP
20*: Laposa-----	0-3	Extremely gravelly loam.	GM, SM	A-1	15-45	25-55	10-35	10-30	10-25	20-30	NP-5
	3-32	Extremely gravelly loam.	GM, SM	A-1	15-45	25-65	15-45	15-30	10-25	20-30	NP-5
	32	Unweathered bedrock.	---	---	---	---	---	---	---	---	---

See footnote at end of table.

TABLE 14.--ENGINEERING INDEX PROPERTIES--Continued

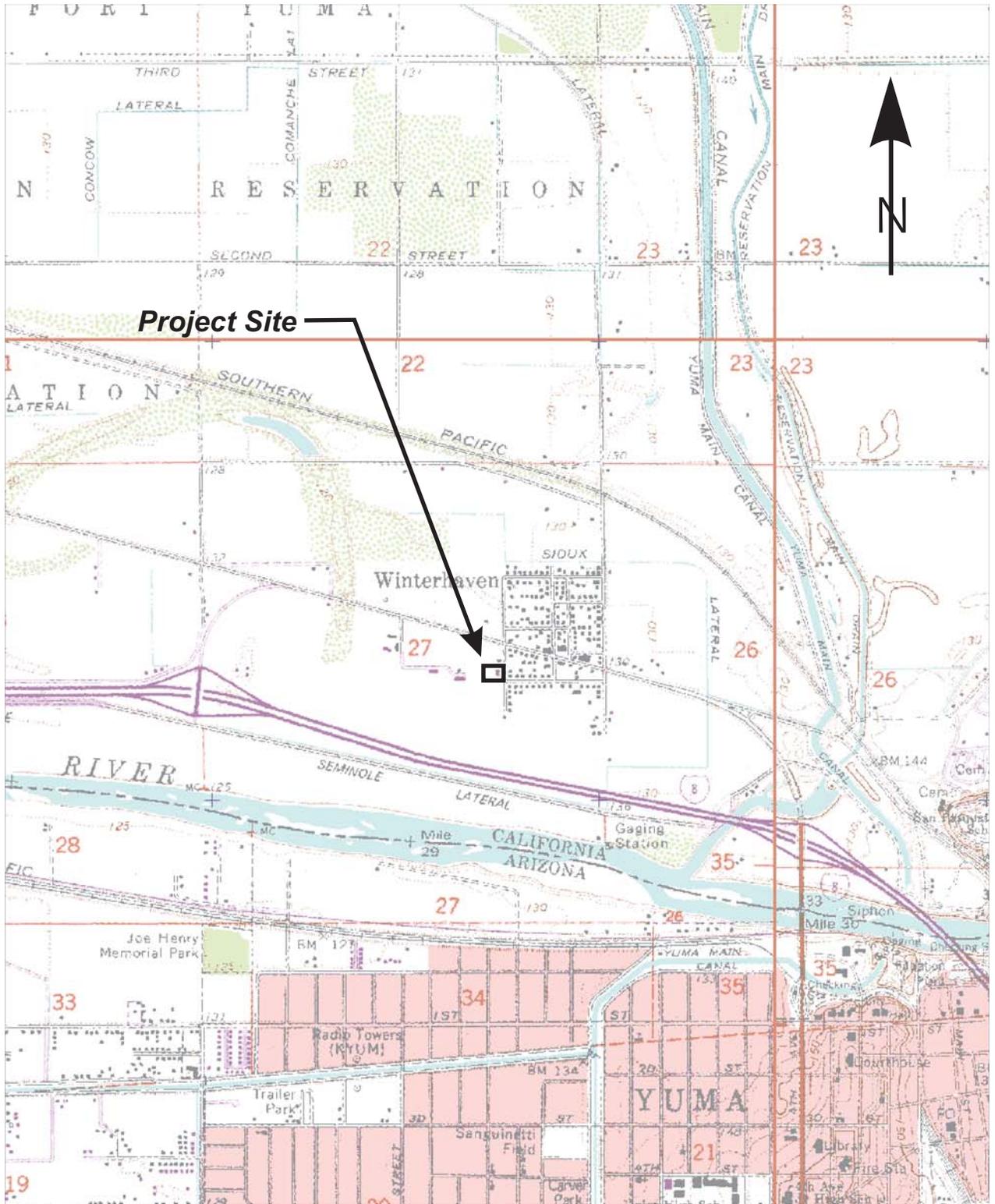
Soil name and map symbol	Depth	USDA texture	Classification		Frag-ments > 3 inches	Percentage passing sieve number--				Liquid limit	Plas-ticity index
			Unified	AASHTO		4	10	40	200		
	In				Pct					Pct	
20*: Rock outcrop.											
21*: Ligurta-----	0-2	Very gravelly loam.	GC, SC	A-2	0-5	50-60	30-35	20-25	15-20	30-40	10-15
	2-60	Gravelly clay loam, clay loam, gravelly loam.	GC, SC	A-2, A-6	0-5	50-80	50-80	45-75	25-50	30-40	10-20
Cristobal-----	0-2	Very gravelly loam.	GM, GM-GC, SM, SM-SC	A-1, A-2	0-5	50-60	30-35	20-25	15-20	20-25	NP-10
	2-25	Very gravelly clay loam, extremely gravelly clay loam, gravelly sandy clay loam	GM, GM-GC, SM, SM-SC	A-1, A-2	0-5	40-70	10-55	10-30	15-20	20-30	NP-10
	25-60	Very gravelly clay loam, gravelly clay loam.	GC, SC	A-2, A-6	0-5	40-70	10-55	10-30	15-20	30-40	10-20
22, 23*. Pits											
24----- Ripley	0-6	Silt loam-----	CL-ML, ML	A-4	0	100	100	90-100	80-90	20-35	5-10
	6-25	Very fine sandy loam.	CL-ML, ML	A-4	0	100	100	90-100	80-90	20-35	5-10
	25-60	Sand-----	SM, SP-SM	A-2	0	100	100	50-80	10-20	---	NP
25----- Rositas	0-5	Sand-----	SM, SP-SM	A-2, A-3	0	100	80-100	50-70	5-25	---	NP
	5-60	Sand-----	SM, SP-SM	A-2, A-3	0	100	80-100	50-70	5-30	---	NP
26*: Rositas-----	0-5	Sand-----	SM, SP-SM	A-2, A-3	0	100	80-100	50-70	5-25	---	NP
	5-60	Sand-----	SM, SP-SM	A-2, A-3	0	100	80-100	50-70	5-30	---	NP
Ligurta-----	0-2	Very gravelly loam.	GC, SC	A-2	0-5	50-60	30-35	20-25	15-20	30-40	10-15
	2-60	Gravelly clay loam, clay loam, gravelly loam.	GC, SC	A-2, A-6	0-5	50-80	50-80	45-75	25-50	30-40	10-20
27*. Salorthids											
28----- Superstition	0-5	Sand-----	SM	A-2	0	100	80-100	50-70	15-25	---	NP
	5-60	Sand-----	SM	A-2	0	100	80-100	50-70	15-25	---	NP
29*: Superstition-----	0-5	Clay-----	CH	A-7	0	100	100	90-100	80-90	50-60	25-35
	5-60	Sand-----	SM	A-2	0	100	95-100	70-85	15-25	---	NP
Superstition-----	0-10	Sandy clay loam	SM-SC	A-4	0	100	100	80-90	35-50	25-30	5-10
	10-60	Sand-----	SM	A-2	0	100	95-100	70-85	15-25	---	NP
Superstition-----	0-10	Loam-----	ML, CL-ML	A-4	0	100	100	90-100	70-80	20-30	NP-10
	10-60	Sand-----	SM	A-2	0	100	95-100	70-85	15-25	---	NP
30*: Torriorthents. Torrifluvents.											

See footnote at end of table.

TABLE 14.--ENGINEERING INDEX PROPERTIES--Continued

Soil name and map symbol	Depth In	USDA texture	Classification		Frag- ments > 3 inches Pct	Percentage passing sieve number--				Liquid limit Pct	Plas- ticity index
			Unified	AASHTO		4	10	40	200		
31*: Tremant-----	0-2 2-60	Gravelly loam--- Clay loam, gravelly loam, gravelly sandy clay loam.	SM, SM-SC CL, SC	A-4, A-2 A-6	0-5 0-10	90-100 70-95	45-75 50-90	35-60 50-70	25-50 45-60	20-30 30-40	NP-10 10-20
Rositas-----	0-5 5-60	Sand----- Sand-----	SM, SP-SM SM, SP-SM	A-2, A-3 A-2, A-3	0 0	100 100	80-100 80-100	50-70 50-70	5-25 5-30	--- ---	NP NP
32----- Vint	0-16 16-60	Loamy fine sand Stratified loamy fine sand to silty clay loam	SM SM	A-2 A-2	0 0	95-100 95-100	95-100 95-100	70-80 70-80	25-35 20-30	--- ---	NP NP
33----- Wellton	0-8 8-60	Loamy sand----- Fine gravelly sandy loam, fine gravelly coarse sandy loam.	SM, SP-SM SM	A-1 A-1	0 0	90-100 85-95	70-90 50-75	30-40 30-50	5-15 15-25	--- 15-20	NP NP-5
34*: Wellton-----	0-8 8-60	Loamy sand----- Gravelly sandy loam, loamy sand, sandy loam.	SM, SP-SM SM	A-1 A-1	0 0	90-100 85-95	70-90 50-75	30-40 30-50	5-15 15-25	--- 15-20	NP NP-5
Dateland-----	0-6 6-27 27-54 54-60	Loamy fine sand Sandy loam----- Loam----- Fine sandy loam, loam.	SM SM, SM-SC ML, CL-ML SM, SM-SC	A-2 A-2 A-4 A-2	0 0 0 0	90-100 95-100 95-100 70-80	85-95 90-95 90-95 50-80	50-60 55-65 50-70 30-50	15-30 25-35 20-30 15-30	--- 20-30 20-30 20-30	NP NP-10 NP-10 NP-10
Rositas-----	0-5 5-60	Sand----- Sand-----	SM, SP-SM SM, SP-SM	A-2, A-3 A-2, A-3	0 0	100 100	80-100 80-100	50-70 50-70	5-25 5-30	--- ---	NP NP

\* See description of the map unit for composition and behavior characteristics of the map unit.



**GS Lyon**

Project No.: GS1623

Topographic Map

Plate  
4

# APPENDIX C



INQUIRY #: 4692873.5

YEAR: 1937

\_\_\_\_\_ = 500'

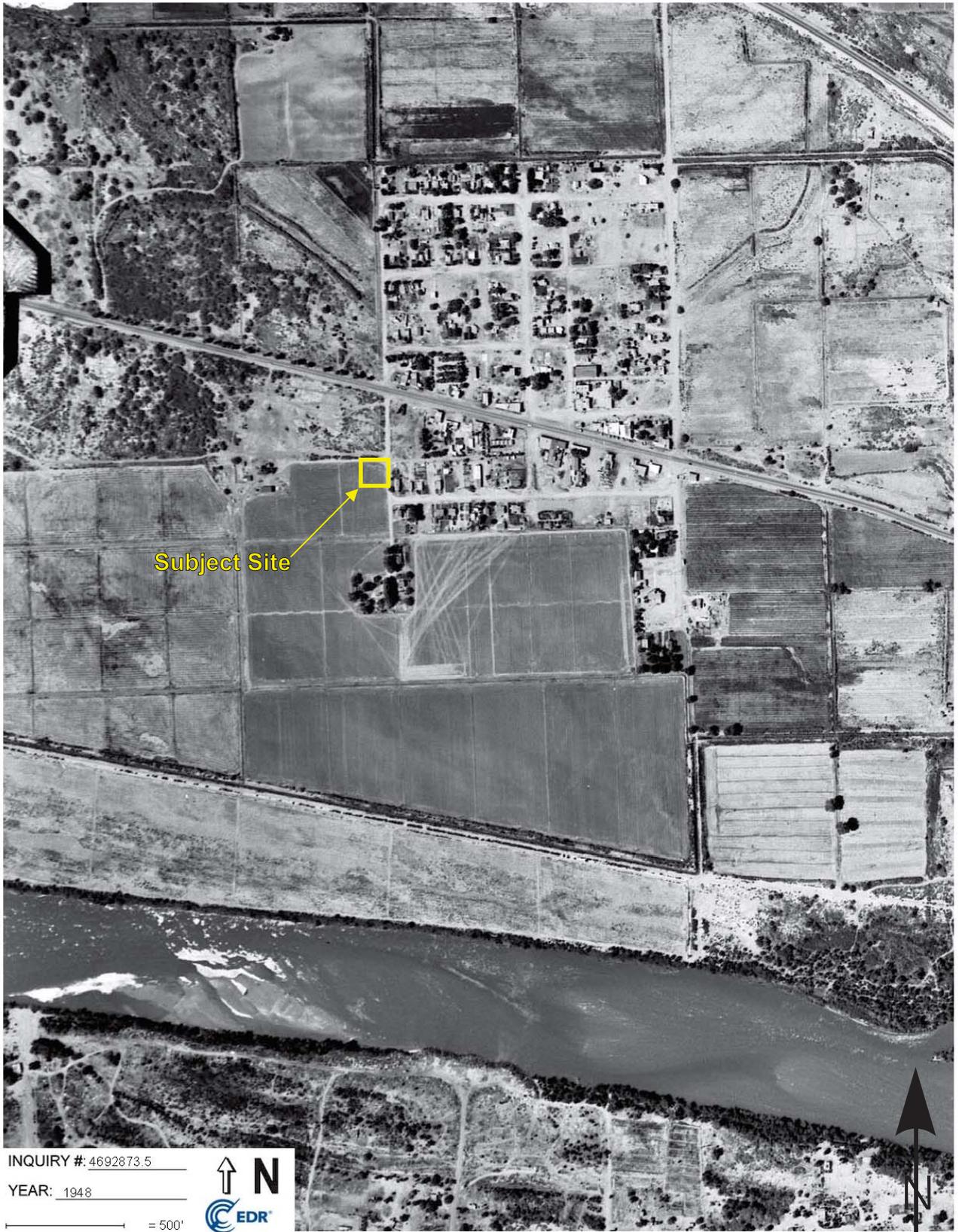


**GS Lyon**

Project No.: GS1623

1937 Aerial Photograph

Plate  
5



INQUIRY #: 4692873.5

YEAR: 1948

\_\_\_\_\_ = 500'



**GS Lyon**

Project No.: GS1623

1948 Aerial Photograph

Plate  
6



INQUIRY #: 4692873.5

YEAR: 1953

— = 500'



**GS Lyon**

Project No.: GS1623

1953 Aerial Photograph

Plate  
7



INQUIRY #: 4692873.5  
YEAR: 1962  
= 500'



**GS Lyon**  
Project No.: GS1623

1962 Aerial Photograph

Plate  
8



INQUIRY #: 4692873.5

YEAR: 1973

— = 500'



**GS Lyon**

Project No.: GS1623

1973 Aerial Photograph

Plate  
9



INQUIRY #: 4692873.5

YEAR: 1981

————— = 500'



**GS Lyon**

Project No.: GS1623

1981 Aerial Photograph

Plate  
10



INQUIRY #: 4692873.5

YEAR: 1992

— = 500'



**GS Lyon**

Project No.: GS1623

1992 Aerial Photograph

Plate  
11



**GS Lyon**

Project No.: GS1623

1996 Aerial Photograph

Plate  
12



Subject Site

Image U.S. Geological Survey

Google earth

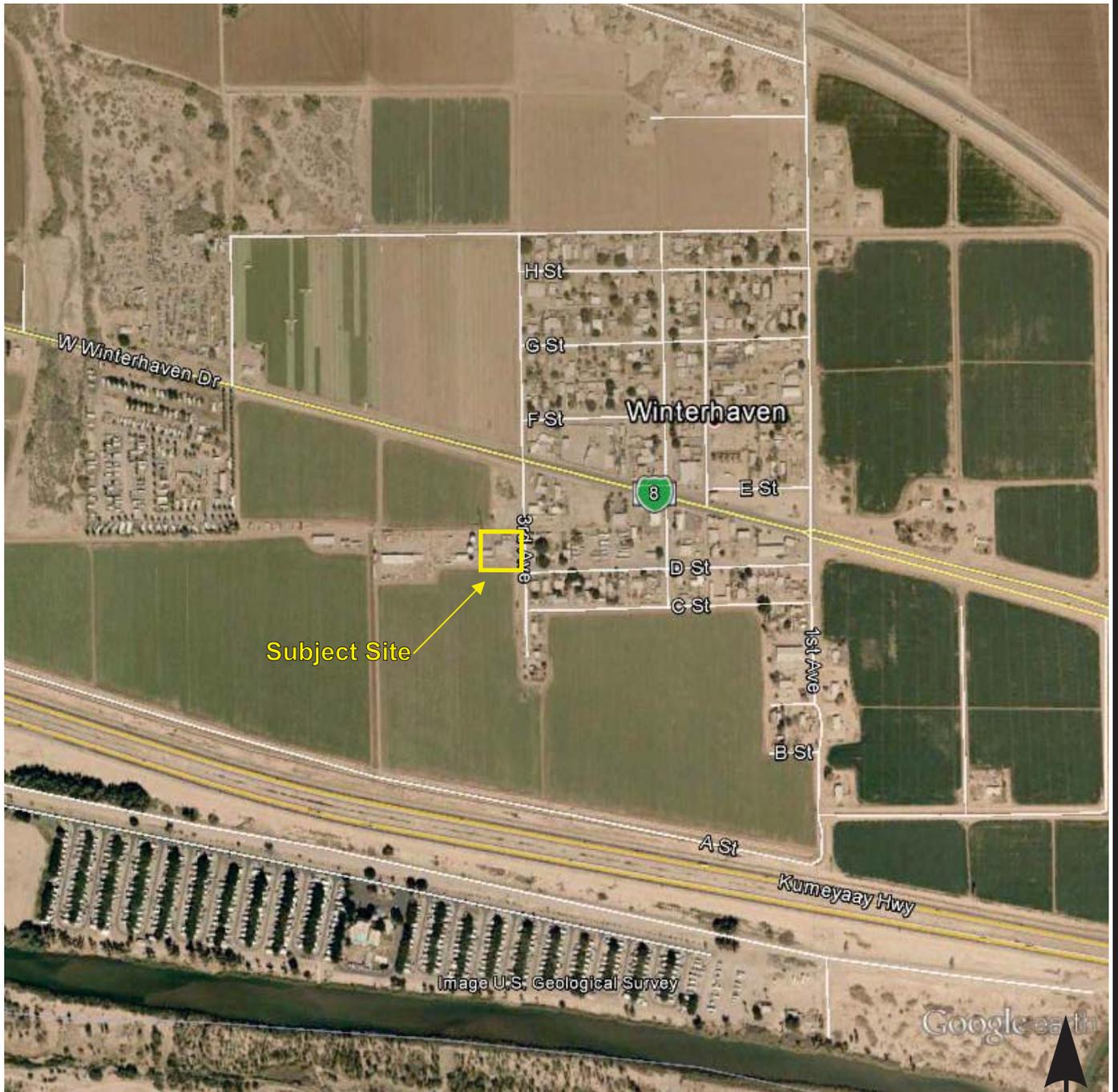


**GS Lyon**

Project No.: GS1623

2002 Aerial Photograph

Plate  
13





Subject Site

Image © 2016 DigitalGlobe

Google earth



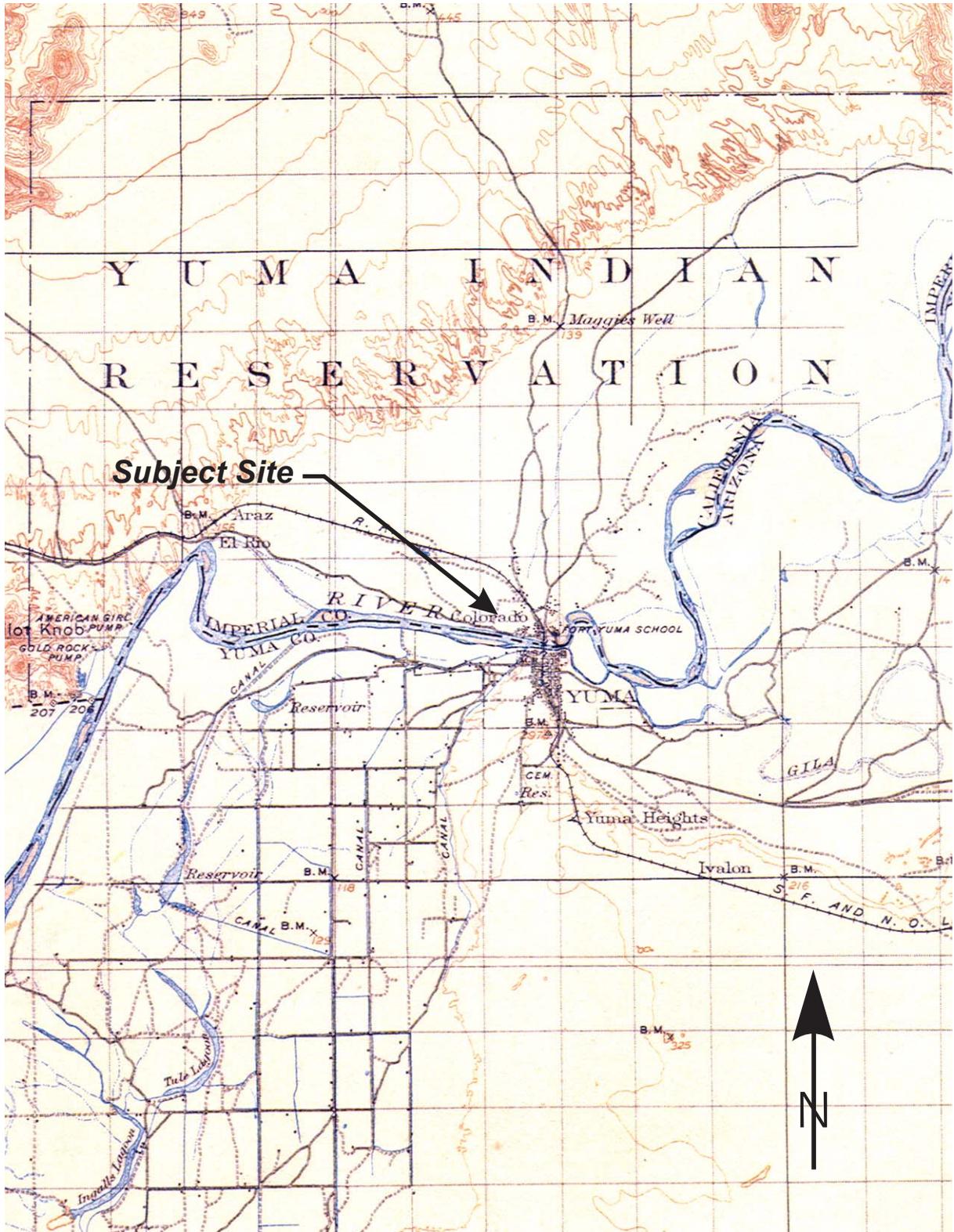
**GS Lyon**

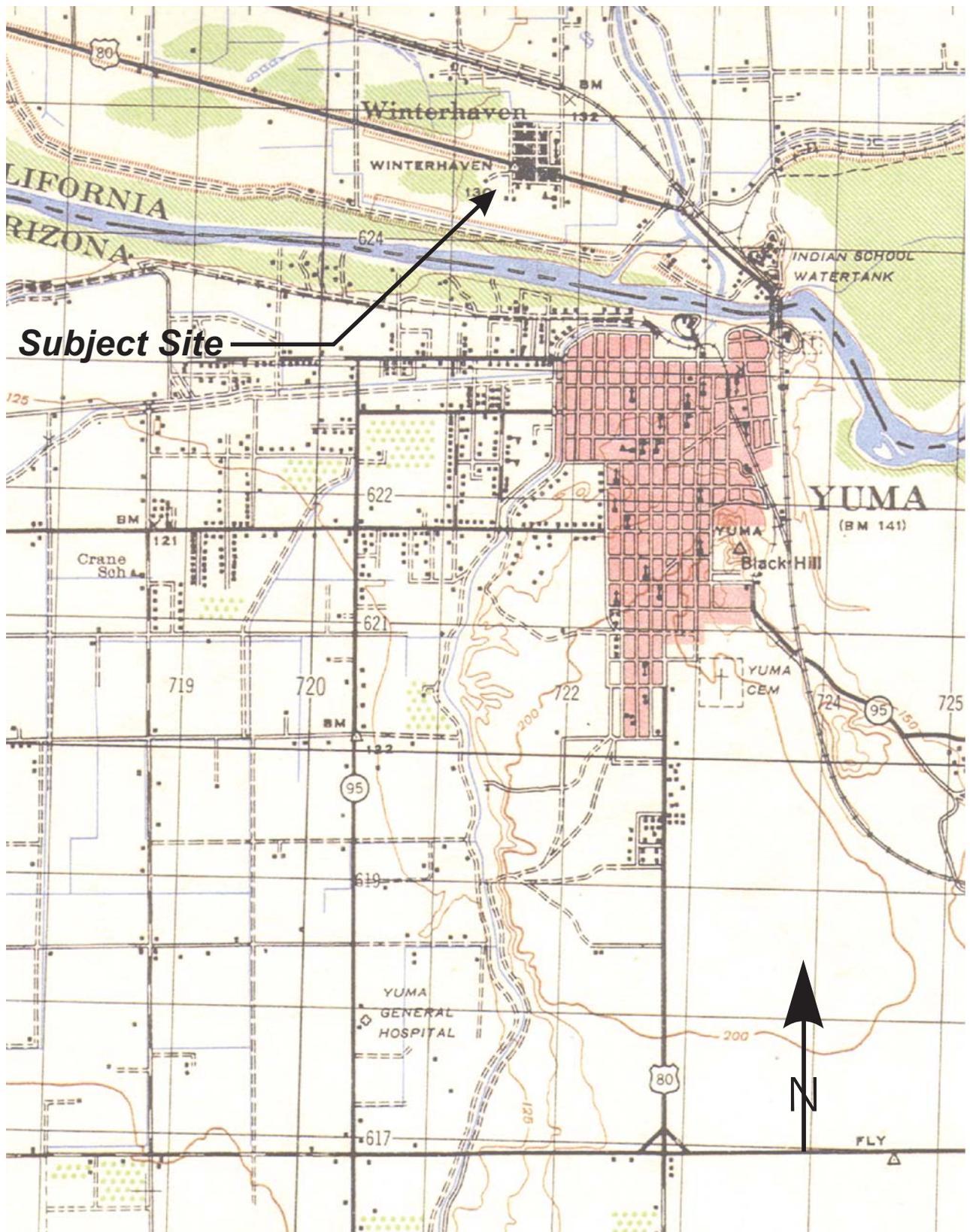
Project No.: GS1623

2014 Aerial Photograph

Plate  
15

# APPENDIX D





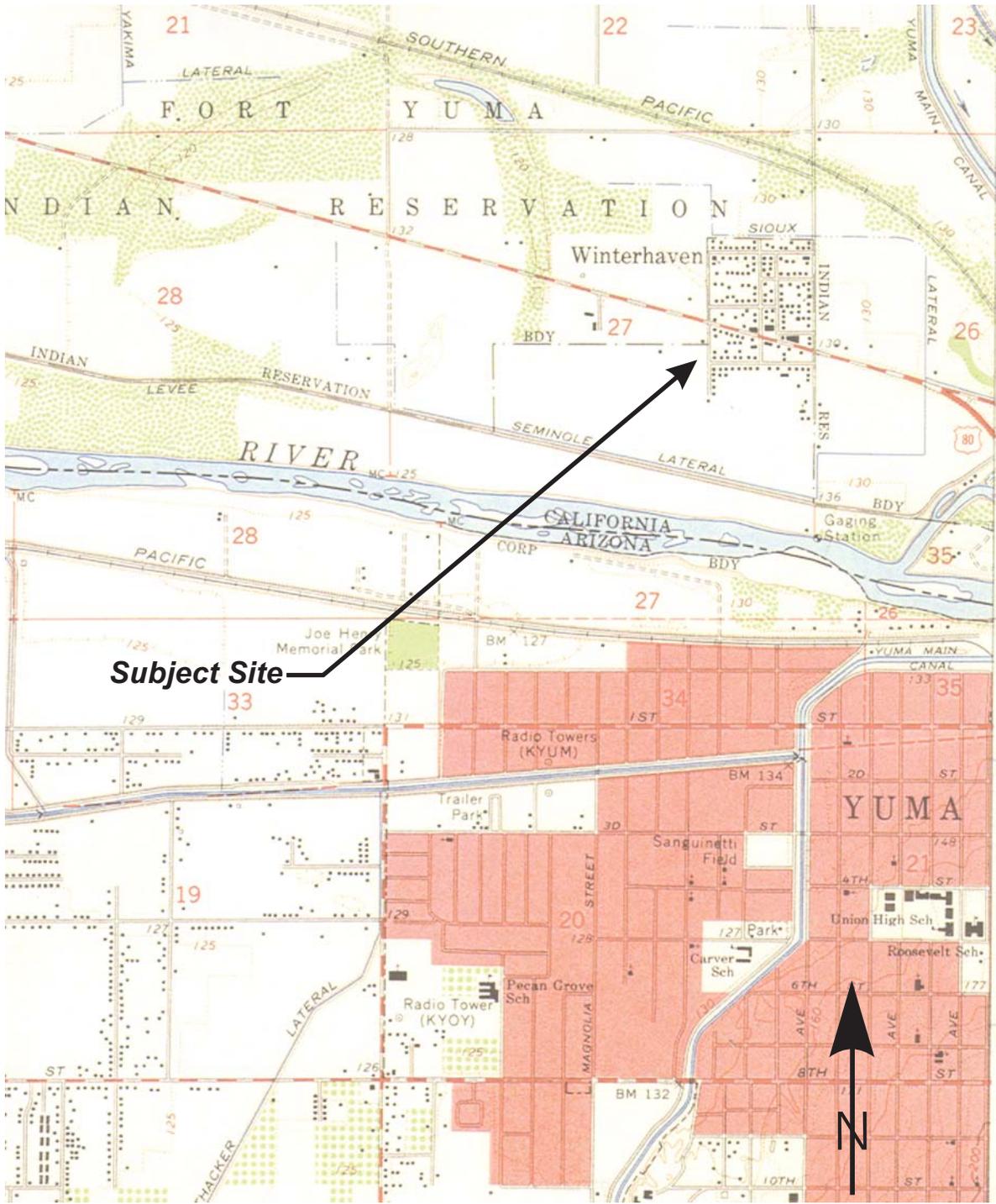
**Subject Site**

**GS Lyon**

Project No.: GS1623

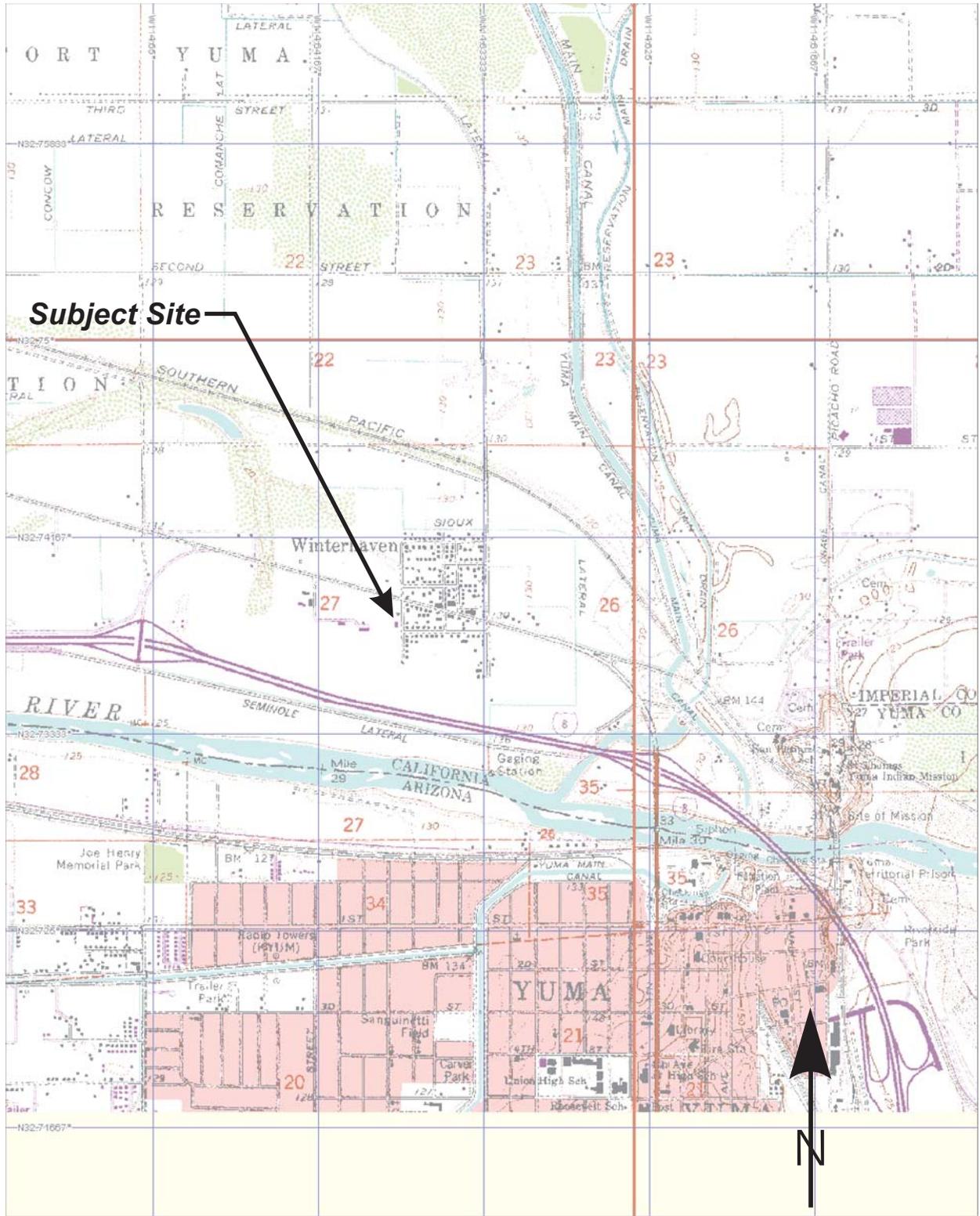
1947 Topographic Map

Plate  
17



**Subject Site**



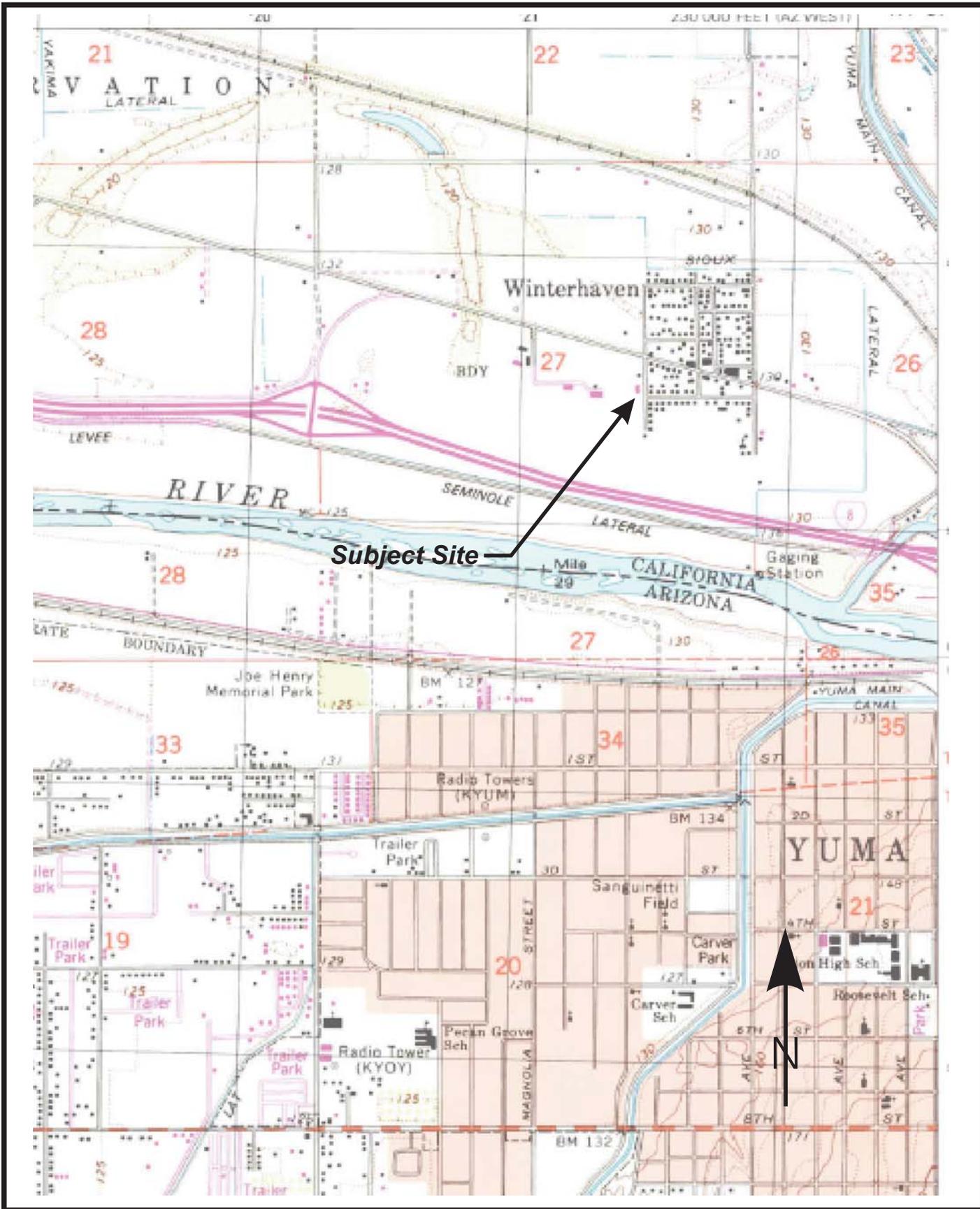


3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 700 ft Scale: 1: 24,000 Detail: 13-1 Datum: WGS84

**GS Lyon**  
 Project No.: GS1623

1979 Topographic Map

Plate  
 19



**GS Lyon**

Project No.: GS1623

1997 Topographic Map

Plate  
20

# APPENDIX E



Winterhaven Fire Dept.

495 S. 3rd Avenue

Winterhaven, CA 92283

Inquiry Number: 4692873.3

August 04, 2016

## Certified Sanborn® Map Report



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

# Certified Sanborn® Map Report

08/04/16

**Site Name:**

Winterhaven Fire Dept.  
495 S. 3rd Avenue  
Winterhaven, CA 92283  
EDR Inquiry # 4692873.3

**Client Name:**

GS Lyon Consultants  
780 N. Fourth Street  
El Centro, CA 92243  
Contact: Pete Labrucherie



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by GS Lyon 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](http://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 #** 2360-4900-87EC

**PO #** NA

**Project** GS1623

### 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 #: 2360-4900-87EC

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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# APPENDIX F

**Winterhaven Fire Dept.**

495 S. 3rd Avenue

Winterhaven, CA 92283

Inquiry Number: 4692873.2s

August 04, 2016

# The EDR Radius Map™ Report with GeoCheck®



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

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## 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) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

495 S. 3RD AVENUE  
WINTERHAVEN, CA 92283

#### COORDINATES

Latitude (North): 32.7379480 - 32° 44' 16.61"  
Longitude (West): 114.6378190 - 114° 38' 16.14"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 721346.2  
UTM Y (Meters): 3624514.5  
Elevation: 130 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 6719333 YUMA WEST, AZ  
Version Date: 2014

Northeast Map: 5630695 BARD, CA  
Version Date: 2012

Southeast Map: 6718247 YUMA EAST, AZ  
Version Date: 2014

Northwest Map: 5630693 ARAZ, CA  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140516, 20150714, 20150708  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
 495 S. 3RD AVENUE  
 WINTERHAVEN, CA 92283

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">Reg</a>	FORT YUMA INDIAN RES		INDIAN RESERV	Same	1 ft.
<a href="#">1</a>		2148 WINTERHAVEN DR	EDR Hist Auto	Higher	458, 0.087, NNW
<a href="#">2</a>	STANDARD STATION	2143 WINTERHAVEN	CA LUST, CA HIST CORTESE	Higher	648, 0.123, NW
<a href="#">3</a>	T&R BODY SHOP	2138 WINTERHAVEN DR	CA CUPA Listings	Higher	757, 0.143, NW
<a href="#">4</a>	WINTERHAVEN TELEPHON	512 2ND AVE	CA CUPA Listings	Higher	852, 0.161, ENE
<a href="#">5</a>	VERNS UNION SERVICE	2118 D ST	CA HIST UST	Lower	904, 0.171, East
<a href="#">A6</a>	MCNEIL (VACANT LOT)	2130 WINTERHAVEN	CA LUST, CA HIST CORTESE	Higher	1052, 0.199, NW
<a href="#">A7</a>	GONZO PIT SHOP	2129 WINTERHAVEN	CA LUST, CA SWEEPS UST, CA HIST CORTESE	Higher	1142, 0.216, NW
<a href="#">8</a>	USA SUPERSAVE/SALVAD	2115 WINTERHAVEN	CA LUST, CA SWEEPS UST, CA CUPA Listings, CA HIST...	Higher	1689, 0.320, WNW

# 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  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List

## EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

### **Federal ERNS list**

ERNS..... Emergency Response Notification System

### **State- and tribal - equivalent NPL**

AZ WQARF..... Water Quality Assurance Revolving Fund Sites

CA RESPONSE..... State Response Sites

### **State- and tribal - equivalent CERCLIS**

CA ENVIROSTOR..... EnviroStor Database

### **State and tribal landfill and/or solid waste disposal site lists**

CA SWF/LF..... Solid Waste Information System

AZ SWF/LF..... Directory of Solid Waste Facilities

### **State and tribal leaking storage tank lists**

AZ LUST..... Leaking Underground Storage Tank Listing

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

CA SLIC..... Statewide SLIC Cases

### **State and tribal registered storage tank lists**

FEMA UST..... Underground Storage Tank Listing

CA UST..... Active UST Facilities

AZ UST..... Underground Storage Tank Listing

CA AST..... Aboveground Petroleum Storage Tank Facilities

AZ AST..... List of Aboveground Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

### **State and tribal voluntary cleanup sites**

CA VCP..... Voluntary Cleanup Program Properties

AZ VCP..... Voluntary Remediation Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **State and tribal Brownfields sites**

CA BROWNFIELDS..... Considered Brownfields Sites Listing

AZ BROWNFIELDS..... Brownfields Tracking System

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### **Local Brownfield lists**

US BROWNFIELDS..... A Listing of Brownfields Sites

### **Local Lists of Landfill / Solid Waste Disposal Sites**

CA WMUDS/SWAT..... Waste Management Unit Database

## EXECUTIVE SUMMARY

CA SWRCY.....	Recycler Database
CA HAULERS.....	Registered Waste Tire Haulers Listing
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODI.....	Open Dump Inventory

### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL.....	Delisted National Clandestine Laboratory Register
CA HIST Cal-Sites.....	Historical Calsites Database
CA SCH.....	School Property Evaluation Program
CA CDL.....	Clandestine Drug Labs
AZ CDL.....	Clandestine Drug Labs
CA Toxic Pits.....	Toxic Pits Cleanup Act Sites
US CDL.....	National Clandestine Laboratory Register

### **Local Lists of Registered Storage Tanks**

CA FID UST.....	Facility Inventory Database
-----------------	-----------------------------

### **Local Land Records**

CA LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
CA DEED.....	Deed Restriction Listing

### **Records of Emergency Release Reports**

HMIRS.....	Hazardous Materials Information Reporting System
CA CHMIRS.....	California Hazardous Material Incident Report System
AZ SPILLS.....	Hazardous Material Logbook
CA LDS.....	Land Disposal Sites Listing
CA MCS.....	Military Cleanup Sites Listing
CA SPILLS 90.....	SPILLS 90 data from FirstSearch
AZ SPILLS 90.....	SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
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)

## EXECUTIVE SUMMARY

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
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
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
AZ AIRS.....	Arizona Airs Database
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CA Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
AZ Dry Wells.....	Drywell Registration
CA DRYCLEANERS.....	Cleaner Facilities
AZ DRYCLEANERS.....	Drycleaner Facility Listing
CA EMI.....	Emissions Inventory Data
CA ENF.....	Enforcement Action Listing
AZ Enforcement.....	Enforcement and Violation Listing
CA Financial Assurance.....	Financial Assurance Information Listing
AZ Financial Assurance.....	Financial Assurance Information Listing
CA HAZNET.....	Facility and Manifest Data
CA HWP.....	EnviroStor Permitted Facilities Listing
CA HWT.....	Registered Hazardous Waste Transporter Database
AZ MANIFEST.....	Facility and Manifest Data
CA MINES.....	Mines Site Location Listing
CA MWMP.....	Medical Waste Management Program Listing
CA NPDES.....	NPDES Permits Listing
CA PEST LIC.....	Pesticide Regulation Licenses Listing
CA PROC.....	Certified Processors Database
CA Notify 65.....	Proposition 65 Records
CA UIC.....	UIC Listing
AZ UIC.....	Underground Injection Control Wells
CA WASTEWATER PITS.....	Oil Wastewater Pits Listing
CA WDS.....	Waste Discharge System
CA WIP.....	Well Investigation Program Case List
AZ WWFAC.....	Waste Water Treatment Facilities
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historic Dry Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

CA RGA LF.....	Recovered Government Archive Solid Waste Facilities List
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## EXECUTIVE SUMMARY

AZ RGA LF..... Recovered Government Archive Solid Waste Facilities List  
 CA RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank  
 AZ 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

#### ***State and tribal leaking storage tank lists***

CA LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the CA LUST list, as provided by EDR, has revealed that there are 4 CA LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>STANDARD STATION</i></b> Database: LUST REG 7, Date of Government Version: 02/26/2004 Database: LUST, Date of Government Version: 03/14/2016 Status: Completed - Case Closed Status: 9 - Case Closed Global Id: T0602500180 Global ID: T0602500180	<b><i>2143 WINTERHAVEN</i></b>	<b><i>NW 0 - 1/8 (0.123 mi.)</i></b>	<b><i>2</i></b>	<b><i>8</i></b>
<b><i>MCNEIL (VACANT LOT)</i></b> Database: LUST REG 7, Date of Government Version: 02/26/2004 Database: LUST, Date of Government Version: 03/14/2016 Status: Completed - Case Closed Status: 9 - Case Closed Global Id: T0602500181 Global ID: T0602500181	<b><i>2130 WINTERHAVEN</i></b>	<b><i>NW 1/8 - 1/4 (0.199 mi.)</i></b>	<b><i>A6</i></b>	<b><i>11</i></b>
<b><i>GONZO PIT SHOP</i></b> Database: LUST REG 7, Date of Government Version: 02/26/2004 Database: LUST, Date of Government Version: 03/14/2016 Status: Completed - Case Closed Status: 5C - Pollution Characterization Global Id: T0602500187 Global ID: T0602500187	<b><i>2129 WINTERHAVEN</i></b>	<b><i>NW 1/8 - 1/4 (0.216 mi.)</i></b>	<b><i>A7</i></b>	<b><i>13</i></b>
<b><i>USA SUPERSAVE/SALVAD</i></b> Database: LUST REG 7, Date of Government Version: 02/26/2004 Database: LUST, Date of Government Version: 03/14/2016	<b><i>2115 WINTERHAVEN</i></b>	<b><i>WNW 1/4 - 1/2 (0.320 mi.)</i></b>	<b><i>8</i></b>	<b><i>21</i></b>