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VILLA HAINES PHASE I ENVIRONMENTAL SITE ASSESSMENT

DRAFT

APN 431-022-08 ROSAMOND,
KERN COUNTY CALIFORNIA

HYDROSTOR, INC

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CONFIDENTIAL

PROJECT NO.: GL20449449.06
DATE: MARCH 2023

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EXECUTIVE SUMMARY

Hydrostor, Inc. (the User) retained WSP USA Inc. (WSP) to perform a Phase I Environmental Site Assessment (ESA) of the undeveloped parcel located at APN 431-022-08, Rosamond, Kern County, California (Villa Haines Parcel, the subject property). The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the subject property, to the extent feasible, pursuant to the processes prescribed in the ASTM Practice E 1527-21 entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM Standard); U.S. Environmental Protection Agency (EPA) Rule entitled “Standards and Practices for All Appropriate Inquiries, Final Rule” (AAI Rule), 40 CFR Part 312; the WSP proposal dated February 15, 2023 (the Proposal); and WSP’s professional judgment. WSP representatives performed the Phase I ESA in conformance with these criteria.

This summary is to be used only in conjunction with the attached Phase I ESA (the Report), dated March 15, 2023, for the Villa Haines parcel located at APN 431-022-08, Rosamond, Kern County, California. All definitions used in this summary have the same meanings as in the Report, and the use of this summary is subject to the limitations and conditions contained in the Report. The Report shall govern in the event of any inconsistency between this summary and the Report.

PROPERTY DESCRIPTION

The subject property is an undeveloped parcel located at APN 431-022-08, Rosamond, Kern County, California that is accessible from Dawn Road. The property is located about 3 miles north of Rosamond, California, and approximately 0.5 miles west of the intersection of Dawn Road and State Route 14. The unimproved parcel is one parcel equating approximately 80 acres. No property boundaries or fences delineate the subject property. According to the deed, the subject property is currently owned by a private citizen.

DATA GAPS

WSP did not encounter significant data gaps.

RECOGNIZED ENVIRONMENTAL CONDITIONS

WSP did not identify any RECs in connection with the subject property.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

WSP did not identify any CRECs in connection with the subject property.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITION

WSP did not identify any HRECs in connection with the subject property.

DE MINIMIS CONDITIONS

WSP identified the following de minimis condition at the subject property:

- Illegal dumping consisting of various solid waste, was found during site reconnaissance. It appears a high amount is limited to the southern boundary of the property near Dawn Road.

1 INTRODUCTION

1.1 SUBJECT PROPERTY DESCRIPTION

1.1.1 LOCATION

The subject property is located at APN 431-022-08, Rosamond, Kern County, California. The subject property is located on the United States Geological Survey (USGS) TP, Soledad Mountain, 2018, 7.5-minute quadrangle map as shown in Figure 1. The property is located about 3 miles north of Rosamond, California and approximately 0.5 miles west of the intersection of Dawn Road and State Route 14.

1.1.2 LEGAL DESCRIPTION

According to information available through the Kern County Interactive County Map, the subject property is located on parcel 431-022-08 which is approximately 80 acres and does not have a registered address (Kern County 2023). The subject property is currently owned by a private citizen. According to the October 15, 2018 deed found in the EDR Report Environmental Lien (Appendix C), the subject property has a legal description of the following:

The west half of the southeast quarter of Section 32, Township 10 north, Range 12 west, San Bernardino meridian as shown in the official United States plat of survey of said township approved September 19, 1956. Excepting therefore to the state of California all oil, gas, oil shale, coal, phosphate, sodium, gold, silver, and all other mineral deposits contained in said land, and the right to drill for and extract such deposits of oil and gas, or gas, and to prospect and use so much of the surface of said land as may be required therefor, upon compliance with the conditions and subject to the provisions and limitations of Chapter 5, Part I, Division 6 of the Public Resources Code.

1.2 PURPOSE

Hydrostor Inc. (the User) retained WSP USA Inc. (WSP) to perform a Phase I Environmental Site Assessment (ESA) of the undeveloped parcel located at APN 431-022-08, Rosamond, Kern County, California (the subject property). The purpose of the Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the subject property, to the extent feasible, pursuant to the processes prescribed in the ASTM Practice E1527-21 entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM Standard); EPA Rule entitled “Standards and Practices for All Appropriate Inquiries, Final Rule” (AAI Rule), 40 CFR Part 312; the WSP proposal dated December 28, 2022 (the Proposal); and WSP’s professional judgment. WSP representatives performed the Phase I ESA in conformance with these criteria.

Key definitions from ASTM Practice E1527-21, including Recognized Environmental Condition (REC), Controlled REC (CREC), Historical REC (HREC), and de minimis condition are included in Appendix A. The AAI Rule states that the ASTM Practice may be used to comply with the requirements of the AAI Rule, so, whenever reference is made in this Report to the ASTM Standard, it shall include the AAI Rule.

1.3 SCOPE OF WORK

The scope of services for this ESA consisted of the following tasks:

RECORDS REVIEW

- Reviewing property information from publicly available sources (e.g., local property assessor) to confirm the legal description and location of the subject property (Appendix B).

- Reviewing environmental record sources including federal and state regulatory databases to identify facilities with past or current regulatory enforcement actions within applicable distances of the subject property as defined in the ASTM Standard. The regulatory database search report is presented in Appendix C.
- Reviewing physical setting information sources to identify information about the geologic, hydrogeologic, hydrologic, and topographic conditions in the area of the subject property. The United States Geological Survey (USGS) 7.5-minute topographic map of the area of the subject property is shown in Figure 1.
- Reviewing historical record sources to identify past land use activities at the subject property. Selected historical information obtained during performance of the Phase I ESA is included in Appendix D.

SITE RECONNAISSANCE

- Performing a visual inspection of the subject property and surrounding properties to identify potential sources of chemical and petroleum contamination such as aboveground storage tanks (ASTs), underground storage tanks (USTs), potential sources of polychlorinated biphenyls (PCBs), chemicals, and hazardous materials. Surficial evidence of potential RECs such as distressed vegetation, stained soils, and/or stained paving was also evaluated. A site reconnaissance was performed on February 21, 2023 by Elizabeth Diaz, Consultant, Environmental Scientist of WSP. Photographs recorded during the Site reconnaissance are included in Appendix E.

INTERVIEWS

- Interviewing available individuals with knowledge of current or historical use, storage, or disposal of potentially hazardous materials or other environmentally related activities on or adjoining the subject property. User-provided information is included in Appendix F. Interview notes are incorporated into applicable sections of this report.

REPORT PREPARATION

- Preparing a report that documents the findings, opinions, and conclusions of the Phase I ESA investigation conducted at the subject property and provides the supporting documentation and references for those findings, opinions, and conclusions (the Report). Resumes for the environmental professionals (EPs) who performed the assessment and prepared this Phase I ESA Report are included in Appendix G.

NON-SCOPE CONSIDERATIONS

- The scope of work for this Phase I ESA excluded non-scope considerations listed in ASTM E1527-21 (Section 13.1.5).

1.3.1 SIGNIFICANT ASSUMPTIONS

This Phase I ESA was conducted in accordance with ASTM E1527-21.

In preparing this report, WSP relied upon certain verbal and/or written information and representations provided by the User and others, documents provided by the subject property owner and/or operator, and a computer search of government databases by a firm whose business is to provide that service. Except as discussed, WSP has relied upon that information and did not attempt to independently verify its accuracy or completeness but did not detect any inconsistency or omission of a nature that might call into question its validity. To the extent that the conclusions in this report are based in whole or in part on such information, they are contingent on its validity and WSP assumes no responsibility for any consequence arising from any information or condition that was concealed, withheld, misrepresented, or otherwise not fully disclosed or available to WSP.

In the absence of site-specific hydrogeologic information, WSP has relied on the assumption that groundwater flow generally follows surface topography. There are limits to this interpretation and WSP has exercised professional judgment in applying this assumption to the evaluation of off-site properties with the potential to impact the subject property.

1.4 GENERAL LIMITATIONS

WSP performed our services in accordance with the following principles, which are an integral part of the ASTM Standard:

- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with the subject property, and the ASTM Standard recognizes reasonable limits of time and cost.
- “All appropriate inquiry” does not mean an exhaustive assessment of a property. WSP performed this ESA in conformance with the ASTM Standard’s principle of identifying a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information.
- Not every property warrants the same level of assessment - the type of property subject to the assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry guided the appropriate level of assessment for this ESA.
- ESAs must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent ESAs should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.

The conclusions presented in this report represent WSP’s professional judgement based upon the information available and the conditions existing as of the date of this report. As such, the conclusions in this report are valid only to the extent that the information provided was complete and accurate. This assessment is not intended as legal advice or as an exhaustive review of site conditions. WSP makes no representations or warranties, expressed or implied, related to the presence or absence of pollutants or that all pollutants have been identified.

1.5 RELIANCE

Client acknowledges and agrees that this report was prepared solely on its behalf and functions solely as a Phase I ESA. By accepting this report, Client acknowledges and agrees that it may in part rely upon sources, either written or oral, that WSP considers reliable, but which are not guaranteed or independently verified by WSP.

Where Client is required to disseminate this report, either by law or in connection with Client’s business activities, to any other party to whom this report is not addressed (the “Third Party”), Client agrees to notify the Third Party of the terms of this disclaimer who in turn shall be bound by such terms. WSP is not responsible for independent conclusions, opinions, or recommendations made by others or otherwise based on the findings presented in this Report. Any Third Party wishing to rely on the information and opinions contained herein does so at its own risk.

1.6 TERM OF REPORT VIABILITY

In accordance with ASTM E 1527-21, this report is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). This Phase I ESA is viable for one year provided key components are updated within 180 days prior to the date of acquisition of the subject property. Note that the date of the report generally does not represent the date of the acquisition of key components and should not be used when evaluating compliance with the 180-day or one-year all appropriate inquiries requirements.

2 USER PROVIDED INFORMATION

The ASTM Standard defines a User as the party seeking to use Practice E1527 to complete an ESA of the subject property. The ASTM Standard describes certain tasks to be performed by or on behalf of a party seeking to qualify for a landowner liability protection (LLP) to CERCLA. WSP requested that the User provide information that may be material to identifying RECs, and WSP provided a User Questionnaire to facilitate the transfer of this information to WSP. A copy of responses provided by the User in the User Questionnaire is included in Appendix F.

3 SITE RECONNAISSANCE

3.1 GENERAL SITE SETTING

The subject property is located at APN 431-022-08, Rosamond, Kern County, California, and is generally situated in an undeveloped area within the Mojave Desert. A small community of residential properties resides approximately 3/4 mile to the west. The 14 Highway is located approximately 1/2 mile to the east.

3.2 CURRENT USES OF THE SUBJECT PROPERTY

The subject property is currently undeveloped and has no visible permanent structures or infrastructure. The property is currently zoned as *Limited Agriculture* which is characterized as Kern County Zoning Code *A-1* (Kern County 2023). Dawn Road, an unpaved road located to the south, provides the only egress into the subject property. Several unpaved access roads running through the subject property are visible from aerial photography. The site reconnaissance conducted in February 2023 indicated that no operations occur on the subject property.

3.3 SUBJECT PROPERTY SERVICES AND IMPROVEMENTS

The subject property does not have any permanent structures or buildings. The following table summarizes improvements observed at the subject property.

SERVICE	DESCRIPTION
Roads	The subject property is accessible from Dawn Road, which remained unpaved.
Potable Water Supply/Source	The subject property does not have a portable water system.
Sewage Disposal System	The subject property does not have sewage disposal system.
Heating/Cooling Systems	The subject property does not have heating or cooling systems.

3.4 INTERIOR AND EXTERIOR OBSERVATIONS

Features or conditions observed by WSP during the site reconnaissance for the subject property are summarized in the following table.

FEATURE / CONDITION	OBSERVED	NOT OBSERVED
Hazardous Substances and/or Petroleum Products Use and Management	☐	☒
Storage Tanks (USTs and ASTs)	☐	☒
Strong, Pungent, or Noxious Odors	☐	☒
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	☐	☒

FEATURE / CONDITION	OBSERVED	NOT OBSERVED
Potential PCB-Containing Items	☐	☒
Interior Stains and Corrosion	☐	☒
Drains, Sumps, and Clarifiers	☐	☒
Pits, Ponds and Lagoons	☐	☒
Stained Soil or Exterior Hardscapes	☐	☒
Stressed Vegetation	☐	☒
Evidence of Solid Waste Disposal	☐	☒
Water/Wastewater Discharges	☐	☒
Wells	☐	☒
Septic Systems/Dry Wells	☐	☒
Evidence of Use Illegal Dumping	☒	☐

Evidence of Site Use

During site reconnaissance, WSP observed several unpaved, partially graded roads to traverse throughout the property. Some of the roads appear to have been disturbed with several mounds for recreational off-roading. WSP did not observe permanent structures or operations at the subject property.

Evidence of Illegal Dumping

WSP observed evidence of illegal dumping throughout the property, although it appears a high amount is limited to the southern boundary of the property near Dawn Road. This observation is recognized as a *de minimus* condition.

3.5 ADJOINING PROPERTIES

Based on “drive-by” review, the current uses of properties adjoining the subject property are summarized below:

Direction	Address	Use / Occupant	Zoning
North	431-100-09	Undeveloped	Undeveloped
East	431-022-09	Undeveloped	Undeveloped
	431-022-09	Undeveloped	Undeveloped
South	471-210-04	Undeveloped	Undeveloped
	471-210-03	Undeveloped	Undeveloped
West	431-022-15	Unknown	Industrial
	431-022-06	Undeveloped	Undeveloped

From visual drive-by review, WSP did not observe any RECs from the adjoining properties.

4 RECORDS REVIEW

4.1 PHYSICAL SETTING

The table below provides an overview of the physical setting for the subject property.

Feature	Description
Topographic Gradient	The ground elevation of the subject property is approximately 2,683 feet above mean sea level. Regional topography slopes gently downward to the southeast (EDR 2023c and EDR 2023e). The entire property appears to be elevated from Dawn Road by approximately 6 inches to a foot. The subject property has several hills, ranging from minor to major sloping leading to peaks. The southern half of the property appears to have higher elevations in general, with lower elevations in the northeast portion and specifically the southwest corner.
Geologic and Hydrogeologic Conditions	According to the Geologic Map of the Conterminous United States at 1:2,500,000 Scale, the subject property has a rock stratigraphic unit in the Cenozoic era, Quaternary series (EDR 2023e).
Surface Water Runoff	It's estimated surface water runoff follows regional topography which slopes gently downward to the southeast. Although localized surface runoff may also collect in the southwest corner or eastern regions of the subject property.
Nearest Surface Water Body to the Subject property and Groundwater Flow	According to National Hydrography Dataset, The Piute Ponds are located approximately 8.5 miles south of the subject property (USGS 2023). Based on topographic gradient, shallow groundwater is estimated to be to the southeast.
Flood Plain	The subject property is not mapped as being located within a 100-year flood plain (FEMA 2023).
Wetlands	Federally designated wetlands were not identified on the subject property (USFWS 2023).
Soils	Regional soil is characterized with high infiltration rates, with deep well drained to excessively well drained sands and gravels (EDR 2023e).

4.2 HISTORICAL USE REVIEW

The following table summarizes the historical use record sources reviewed for this Phase I ESA and includes whether the source reviewed was applicable to the subject property and/or the adjoining properties. The table also includes relevant comments and reasons for excluding a particular resource, if applicable.

Historical Resource Summary				
Historical Resource Type	Source(s) / Dates	Applicability		Comments / Reasons for Excluding
		Subject Property	Adjoining Property	
Aerial Photographs	EDR / 1973, 1987, 1994, 2005, 2009, 2012, 2020	☒	☒	None
Fire Insurance Maps	EDR	☒	☐	Sanborn maps were not available from EDR.
Local Street Directories	EDR / 1973, 1976, 1980, 1985, 1990, 1992, 1995, 1996, 2000, 2005, 2010, 2014, 2017	☐	☐	The subject property was not listed in the city directory. Several properties within the region that are located on Dawn Road and 20 th St W are listed, however are not adjoining.
USGS Topographic Maps	EDR / 1917, 1943, 1947, 1956, 1973, 2012, 2015, 2018	☒	☒	Urban developments are not identifiable on the 2012, 2015 and 2018 maps.
Building Department Records	EDR / 2020, 2021	☐	☐	The EDR report did not find any building department records associated with the subject property.
Interviews		☐	☐	A User Questionnaire was sent to the current property owner in lieu of an interview.
Zoning/Land Use Records	Kern County	☒	☒	

4.2.1 HISTORICAL USES OF THE SUBJECT PROPERTY

A history of previous uses of the subject property since its first developed use was compiled from information obtained from standard historical sources to identify past uses that could have led to RECs in connection with the subject property. Historical aerial photos and topographic maps indicate that the subject property has not been historically developed.

4.2.2 HISTORICAL USE SUMMARY – ADJOINING PROPERTIES

Based on historical aerial photography, topographic maps, and city directories, the following table summarizes historical uses of adjoining properties.

Historical Use Summary – Adjoining Properties		
Direction	Address	Summary
North	431-100-09	This property does not have any historical evidence of development. The property is still undeveloped with no permanent structures or roads. Unpaved access roads occur occasionally throughout the property.
East	431-022-09	This property does not have any historical evidence of development. The property is still undeveloped with no permanent structures or roads. Unpaved access roads occur occasionally throughout the property. Evidence of a potential pipeline is observed in a 1956 historical topographic map. A dark spot in the northwest side of this property is visible in the 2005, 2009, 2012 and 2020 historical aerial photographs. The dark spots appear to fade and darken throughout the historical

Historical Use Summary – Adjoining Properties		
Direction	Address	Summary
		aerial imagery. These spots appear to be of natural occurrence likely representing a concentration of a certain vegetation community.
	431-022-09	This property does not have any historical evidence of development. The property is still undeveloped with no permanent structures or roads. Unpaved access roads occur occasionally throughout the property.
South	471-210-04	This property does not have any historical evidence of development. The property is still undeveloped with no permanent structures or roads. Unpaved access roads occur occasionally throughout the property.
	471-210-03	This property does not have any historical evidence of development. The property is still undeveloped with no permanent structures or roads. Unpaved access roads occur occasionally throughout the property.
West	431-022-15	In 1994, a structure appeared to be developed with one leveled dirt access road. According to Kern County GIS Tool, this property is an irregularly shaped lot that appears to only include the immediate boundaries.
	431-022-06	This property does not have any historical evidence of development. The property is still undeveloped with no permanent structures or roads. Unpaved access roads occur occasionally throughout the property. Evidence of mining was observed on the 1943 historical topographic map. Historical aerial photos do not show evidence of development in 1973 and 1987 photographs. A dark spot on the northwest side of this property is visible in the 2005, 2009, 2012, and 2020 historical aerial photographs. The dark spots appear to fade and darken throughout the historical aerial imagery. These spots appear to be of natural occurrence likely representing a concentration of a certain vegetation community.

4.2.3 USES OF PROPERTIES IN SURROUNDING AREA

A cursory review of historical uses of properties in the area surrounding the subject property was conducted using aerial photographs and topographic maps. Regionally the region was largely left undeveloped. Hidden Valley, a small community of residential properties, is located approximately 0.5 miles to the west. According to historical topographic maps, State Route 14, located approximately 0.3 miles to the east of the subject property, was built somewhere between 1954 and 1974. A small portion of the eastern and western segments of Dawn Road were paved as a result of Highway 14 construction. The Southern Pacific railroad is located adjacent to Sierra Highway, both located approximately 1 mile to the east.

4.3 PRIOR ENVIRONMENTAL REPORTS

No prior environmental reports were provided to WSP for review.

4.4 REGULATORY RECORDS REVIEW

WSP contracted EDR to conduct a search of publicly available information from federal, state, and tribal environmental regulatory agency databases that include information related to regulated facilities and facilities that have reported releases of hazardous substances and/or petroleum products. The standard government environmental records searched, and minimum search distances were consistent with criteria included in ASTM E1527-21 Section 8.2.2. The EDR report also included supplemental environmental record sources that are generally related to environmental compliance and may indicate a business environmental risk, but are not necessary indicative of a REC. The supplemental record sources were reviewed and discussed to the extent the record was pertinent within the scope of this assessment.

EDR gathers the regulatory search data into a cohesive report utilizing geocoded location information that is provided by the respective database sources. Resources with inadequate information are identified as “orphan” or “unmappable sites.” The listed sites are identified within the minimum search radii identified within the ASTM Standard E1527-21. The regulatory database report is included in Appendix C.

WSP generally considers the following criteria to determine if a listed database site is a potential environmental concern for the subject property: 1) the site’s distance from and/or position in relation to topography and groundwater gradient from the subject property; 2) indication of a spill or release; and 3) status of associated regulatory agency environmental cases.

The sites that have the greatest potential to have caused environmental contamination are those that have had releases or spills of hazardous substances or petroleum products located upgradient or in close proximity to the facility. The direction of localized groundwater flow at the subject property is presumed to be to the east. Therefore, the sites that are of the greatest potential concern are those that have had releases or spills of hazardous substances or petroleum products and are west (upgradient) or in close proximity to the subject site.

Regulatory database listings associated with the subject property, adjacent site(s), and surrounding properties of concern that WSP determined to warrant additional discussion based on the criteria above are identified in the summary table below.

Environmental Records Review Summary for Subject Property and Adjoining Parcels			
Distance / Direction / Gradient	Facility Name / Address	Federal & State Database Listing(s)	Discussion / Finding
Subject property	Property	None	The subject property was not identified in any federal or state databases.
Adjoining North	431-100-09	None	This property was not identified in any federal or state databases.
Adjoining East	431-022-09	None	This property was not identified in any federal or state databases.
	431-022-09	None	This property was not identified in any federal or state databases.
Adjoining South	471-210-04	None	This property was not identified in any federal or state databases.
	471-210-03	None	This property was not identified in any federal or state databases.
Adjoining West	431-022-15	None	This property was not identified in any federal or state databases.
	431-022-06	None	This property was not identified in any federal or state databases.

No other additional parcels within one mile were identified in any federal or state databases. However, two orphan sites were identified within the region of the subject property however, the exact location could not be identified:

- The Department of Toxic Substances Control's (DTSC's) EnviroStor database (ENVIROSTOR) identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List [NPL]); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. The Envirostor database identified a site with the approximate location of Sweetser Road near State Highway 14 and Frontage Road. This site was an unauthorized disposal site and historically used to mine quartz and feldspar. An initial site screening of the soil indicated that arsenic, barium, copper, lead, and mercury results were slightly elevated above background levels. According to the Envirostor Database located online, this site has case number 15140002 (DTSC 2023b). On June 26, 1990, DTSC issued a No Further Action on the site following results indicating that the results of the analysis show no significant contamination on site. The June 1990 letter is attached as Appendix G.
- The HIST National Clandestine Laboratory Sites (CDL) database includes a listing of historical clandestine drug labs that have been removed from the United States Drug Enforcement Administration (DEA) CDL database. A site, with an unknown address, was identified as an *Abandoned Drug Lab and Abandoned Drum Lab Waste*. The date of the database entry is July 1999 with a facility of 1999-07-079. The site is described to be on Dawn Road, approximately 0.5 miles east of Highway 14. No other information was identified.

4.5 REGULATORY AGENCY FILE AND RECORDS REVIEW

WSP submitted a Public Records Act Request to various regulatory agencies for the subject property. The following summarizes relevant information obtained:

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

A Public Records Act Request was submitted on February 9, 2023 to the Kern County Planning and Natural Resources Department. The Kern County Planning and Natural Resources Department responded on February 14, 2023 that there are no files, permits or land use entitlements related to the subject property. The letter of response is included in Appendix D.

4.6 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

WSP reviewed the following online databases for additional information for the Subject Property. Relevant information obtained is summarized below.

GEOTRACKER ONLINE DATABASE

Geotracker is a data management system managed by the California Water Resources Control Board for sites that impact, or have the potential to impact, water quality in California. GeoTracker contains records for sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted underground storage tanks (USTs), and Land Disposal Sites. No information was found regarding the Subject Property.

HAZARDOUS WASTE TRACKING SYSTEM

The Hazardous Waste Tracking Database (HWTS) is a data repository for hazardous waste manifest and identification (ID) number information dating back to 1993. No information was found regarding the Subject Property.

ENVIROSTOR

The California Department of Toxic Substances Control manages Envirostor, a data management system for tracking closing, permitting, enforcement and investigation efforts of hazardous waste facilities and sites. No information was found on any of these databases associated with the Subject Property.

4.7 ENVIRONMENTAL LIENS/ACTIVITY AND USE LIMITATIONS

An environmental lien/activity and use limitations search is a User responsibility and was not conducted as part of this Phase I ESA per the agreed upon scope of work; however, a search of engineering and institutional controls on the use of the property, including deed restrictions, was included in the regulatory database search conducted by EDR. The results of the search indicated that no current engineering or institutional controls exist for the subject property.

4.8 INTERVIEWS

SUBJECT PROPERTY OWNER

The current property owner was not interviewed as a part of this assessment. A User Questionnaire was submitted to the property owner in lieu of an interview. No RECs were identified in the answers provided in the User Questionnaire. A copy of the User Questionnaire is included in Appendix F.

SITE REPRESENTATIVE

The subject property was unoccupied the day of site reconnaissance and therefore no site representative was interviewed.

5 EVALUATION

5.1 FINDINGS AND OPINIONS

WSP did not identify evidence of RECs, HRECs, or CRECs in connection with the subject property. During site reconnaissance, WSP observed evidence of illegal dumping and is recognized as a de minimus condition.

5.2 DATA GAPS

WSP did not encounter significant data gaps.

6 CONCLUSIONS

WSP has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.3.1 of this report. This assessment has revealed no RECs, CRECs, HRECs, or significant data gaps in connection with the subject property.

7 ENVIRONMENTAL PROFESSIONAL DECLARATION

This report was prepared by Elizabeth Diaz under the supervision of Peter Masson, Vice President of Environmental Programs of WSP. Peter's resume is included in Appendix H.

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

DRAFT

Peter Masson

Vice President of Environmental Programs

WSP

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ACRONYMS

AAI	all appropriate inquiries
AST	Aboveground Storage Tank
CDL	Clandestine Laboratory Site
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Act Information System database
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition
DEA	United States Drug Enforcement Administration
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources
EP	Environmental professional
EPA	U.S. Environmental Protection Agency
HREC	Historical Recognized Environmental Condition
HWTS	Hazardous Waste Tracking Database
LLP	Landowner liability protection
LUST	leaking underground storage tank
NPL	National Priority List
OSHA	Occupational Safety and Health Administration
PCBs	polychlorinated biphenyls
REC	Recognized Environmental Condition
USGS	United States Geological Survey
UST	Underground Storage Tank