# Attachment G: Phase I Environmental Site Assessment

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

SITE: Wallula Gap Solar Project
LOCATION: (Plymouth), Benton County, Washington

(Farmland Reserve Inc.)


Prepared for:

OneEnergy Development, LLC
OER WA Solar 1, LLC
2003 Western Avenue, Suite 225
Seattle, Washington 98121

Prepared by:

EarthTouch, Inc.
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Layton, Utah 84041

3-Feb-2022

Mr. Blake Bjornson
OneEnergy Development, LLC
OER WA Solar 1, LLC
2003 Western Ave, Ste. 225
Seattle, WA 98121

Subject: Phase I Environmental Site Assessment Report
OER-0079-21-WA / Wallula Gap Solar Project
169604 South 321 PR SE
Plymouth, (Benton County), Washington 99346

Dear Mr. Bjornson:

EarthTouch, Inc. has completed a Phase I Environmental Site Assessment (ESA) of the above-referenced property on behalf of OneEnergy Development, LLC and OER WA Solar 1, LLC. The Phase I ESA is intended to initiate *all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner,* or *bona-fide prospective purchaser* limitations on liability provided by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

The Phase I ESA failed to identify any *recognized environmental conditions* associated with the site. Based on the review of *readily available* historical information, site inspection, and interview with knowledgeable parties; no additional investigation of the proposed lease area appears to be warranted at this time. The subject property has been primarily used for agricultural crop production and some cattle/sheep grazing for more than 40 years. There is no evidence of a spill(s), release(s), and/or unauthorized discharge(s) of potentially hazardous substances and/or petroleum products at the site.

The proposed lease area consisted of vacant land in the 1950s and has been used for agricultural purposes with areas of irrigated crops since at least the 1970s.

From the 1950s through the 1970s, there was widespread use and application of a variety of organic and inorganic pesticides, herbicides, and fertilizers within the United States. The proposed lease area appears to have been used for agricultural production during this period of time; and there is the potential for application of pesticides, herbicides, and fertilizers at the site. However, any application of pesticides, herbicides, and fertilizers during this timeframe were likely applied in a relatively uniform and customary manner consistent with manufacturer guidelines in the routine course of agricultural operations; which would pose a low concern of adverse environmental impact to the site, and particularly with respect to future commercial development of a solar energy facility. But, in the event that ground disturbing activities encounter stained or malodorous soils, construction activities should cease in these areas and soil and/or groundwater sampling should be considered.

We appreciate the opportunity to provide OneEnergy Development, LLC and OER WA Solar 1, LLC with environmental assessment services for this proposed solar energy project location. Should you have any questions regarding the attached report, please reach out to me at: 801.771.2800; or via email at bcox@earthtouchinc.com.

Sincerely,

EarthTouch, Inc.
Brett E. Cox
President / Senior Scientist

# PHASE I ENVIRONMENTAL SITE ASSESSMENT OF AN AGRICULTURAL LAND USE PROPERTY AND PROPOSED SOLAR ENERGY FACILITY LOCATION AT 169604 SOUTH 321 PR SE NEAR THE COMMUNITY OF PLYMOUTH IN UNINCORPORATED BENTON COUNTY, WASHINGTON

3-Feb-2022

Prepared for:

OneEnergy Development, LLC
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# PHASE I ENVIRONMENTAL SITE ASSESSMENT OF AN AGRICULTURAL LAND USE PROPERTY AND PROPOSED SOLAR ENERGY FACILITY LOCATION AT 169604 SOUTH 321 PR SE NEAR THE COMMUNITY OF PLYMOUTH IN UNINCORPORATED BENTON COUNTY, WASHINGTON

**(Farmland Reserve Inc.)**

## 1.0 INTRODUCTION

EarthTouch, Inc. has completed a Phase I Environmental Site Assessment (ESA) of an agricultural property located at 169604 South 321 PR SE near Plymouth in unincorporated Benton County, Washington ("site" or "subject property"). The subject property is located to the west of 321 PR SE Road immediately north of State Route 14 about 5.25 miles to the west northwest of the 131 exit/entrance to/from Interstate 82 and approximately four miles northwest of the unincorporated community of Plymouth (Figure 1). The unincorporated community of Plymouth is located in southeastern Benton County near the Oregon/Washington border to the north of the Columbia River about 180 miles to the east-southeast of Olympia, the state capital; roughly 23 miles to the south-southwest of Kennewick; and about 32 miles southeast of Prosser, the Benton County seat. The topography of the site and site vicinity can be generally described as gently sloping terrain with dendritic drainage patterns toward the Columbia River partially developed with agricultural-related uses (Figure 2). The site is an irregular-shaped tract of land composed of three contiguous parcels that encompass about 1,220 acres. The site is generally bordered by variable sized agricultural and rural residential properties, quasi-public facilities, and public/private roads, easements, and rights-of-way (Figure 3). The subject property consists of apple orchards in the northern portion, an aircraft landing strip, potato cellar, truck scale, two pivot-irrigated fields, and an equipment yard in the central portion of the site. The southeastern portion of the site is developed with two potato cellars, two pump houses, one bulk propane tank, and a chain-link fenced equipment storage area along with vacant/undeveloped and agricultural land (Figure 4). The proposed ground lease would occupy about 415 acres on the southern and west-central areas of the subject property.

This Phase I ESA was conducted on behalf of OneEnergy Development, LLC and OER WA Solar 1, LLC which are considering developing a solar-panel electrical-power generation facility at the site. This Phase I ESA was performed in order to render an opinion as to whether past or present land uses and/or contemporary physical setting may indicate the presence of petroleum products and/or potentially hazardous substances under circumstances suggestive of a past, present, or *material threat* of a spill(s), release(s), and/or unauthorized discharge(s) impacting the environmental condition of the subject property.

### 1.1 Objective and Scope of Work

The Scope of Work was performed in general accordance with the American Society for Testing and Materials (ASTM) Designation E1527-13, titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard Practice). The ASTM Standard Practice is intended to initiate *all appropriate inquiry into previous ownership and uses of the subject property consistent with good commercial or customary practice,* as defined at 1,497 USC §9601 (35)

(B); and satisfy one of the requirements for qualification of the *innocent landowner, contiguous property owner,* or *bona fide prospective purchaser* limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended. However, no warranty or guarantee is made as to whether this report, as a stand-alone document, constitutes *all appropriate inquiry*. The Phase I ESA is a technical report and not a legal representation or an interpretation of federal, state, or local environmental laws, rules, regulations, or policies.

The primary objective of the Phase I ESA was to evaluate past and current land uses to identify and document *recognized environmental conditions, controlled recognized environmental conditions,* and/or *historical recognized environmental conditions* in connection with the subject property as defined in the ASTM Standard Practice.

**Scope of Work**

The Scope of Work included the following:

***Environmental Regulatory Agency Records and Historical Use Information Review***

- Review *readily available* federal, state, and local environmental regulatory agency databases regarding the listing of properties, facilities, and/or business operations due to spill(s), release(s) and/or unauthorized discharge(s) of potentially hazardous substances and/or petroleum products.
- Review historical topographic maps, aerial photographs, fire insurance maps, city directories, land/title records, and other historical land use information to identify past use(s) of the site with respect to potential source(s) of potentially hazardous substances and/or petroleum products.
- Review *readily available* information related to the site and adjoining properties that may be on file with federal, state, or local environmental regulatory agencies as a result of being listed on an environmental regulatory agency database.

***Site Inspection and Site Vicinity Reconnaissance***

- Conduct a site inspection to observe the environmental condition at the subject property and reconnaissance of adjoining/nearby properties to identify possible present/past operations, practices, and/or features/structures that may be indicative of the use of potentially hazardous substances and/or petroleum products that, in our judgment, may pose a concern of adverse impact the subject property.

***Interviews***

- Conduct interviews with *Owners*, *Operators*, neighbors, and/or government officials, as appropriate, to obtain information about historical uses and current conditions of the subject property and adjacent/nearby properties with respect to the possible presence of potentially hazardous substances and/or petroleum products in the environment at these locations.

***Data Evaluation and Report Compilation***

- Evaluate the data gathered and prepare a report summarizing the findings and providing conclusions regarding known or suspect *recognized environmental conditions*, *controlled recognized environmental conditions*, *historical recognized environmental conditions*, and *de minimis* conditions and offer recommendations for further assessment of the environmental condition of the site, if any.

**Authorization**

This Phase I ESA was conducted by personnel from EarthTouch, Inc. in response to the request and authorization of Mr. Blake Bjornson of OneEnergy Development. The evaluation was conducted of the

"site" or "subject property" as defined by the legal description in Section 5.1, or as otherwise defined.

**Terminology**

For the purposes of discussion, the following terms are used in this report:

- The terms "subject property" or "site" are used more or less interchangeably and refer to the area within the approximate boundaries of the legal description of the property described in Section 5.1.
- The "site vicinity" refers to an area within an approximately ½-mile radius of the site.
- The term *recognized environmental condition* is "the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (*1*) due to release to the environment; (*2*) under conditions indicative of a *release* to the *environment*; or (*3*) under conditions that pose a *material threat* of a future *release* to the *environment*." The term *property* as used in this definition is defined in as "… the real *property* that is the subject of the *environmental site assessment* described in this practice."
- The term *controlled recognized environmental condition* is "…a *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls."
- The term *historical recognized environmental condition* is "…a past *release* of any *hazardous substances* or *petroleum products* that has occurred in connection with the *property* and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the *property* to any required controls."

## 2.0 LIMITATIONS OF THIS ASSESSMENT

The Scope of Work was conducted in a manner consistent with the level and degree of skill and care ordinarily exercised by members of the environmental consulting profession for this type of evaluation; but was limited and did not necessarily include inquiry into drinking water quality; potential contaminants in soil or groundwater; naturally occurring hazards; issues related to worker safety; compliance with environmental regulations; structural hazards; off-site management of potentially hazardous substances, petroleum products, or other solid wastes; or other issues not specifically identified in this report.

Although EarthTouch, Inc. has taken steps to obtain information deemed to be reliable; there is no warranty expressed or implied regarding the authenticity, veracity, or reliability of the data supplied by others to complete this report. EarthTouch, Inc. has relied on information obtained from secondary sources including government agencies and departments, computer databases, and interviews with parties related to or knowledgeable of the subject property; and through review and evaluation deems this information reliable. However, EarthTouch, Inc. does not guarantee, warrant, or certify the reliability or thoroughness of this information and cannot be responsible for conditions or consequences that may arise from relevant facts being incorrect, concealed, or not fully disclosed during the course of this evaluation.

Physical setting information provided in this report, unless stated otherwise, is based upon regional data augmented by information from adjacent of nearby properties. Site-specific data, if *readily available*, may be referenced, summarized, or included in this report. EarthTouch, Inc. has assumed that the site has been accurately identified by the *User*, representative of the *User*, *Owner*, or representative of the *Owner*.

The findings presented in this report are professional opinions based upon observations of the site and site vicinity, interviews of knowledgeable individuals, the data obtained and described, and our interpretation of *readily available* information. Opinions and conclusions presented in the report strictly apply to the

environmental regulations and the conditions of the site and site vicinity at the time the evaluation was performed. Information obtained during the course of this assessment was analyzed using currently accepted practices and methods. With the exception that the technical services have been performed in accordance with generally accepted practices for the environmental evaluation of real properties applicable at the time of this report; EarthTouch, Inc. make no other warranty, expressed or implied.

Considerations identified by the ASTM Standard Practice as beyond the scope of a Phase I ESA may be identified as *business environmental risks*. Even though these environmental issues, concerns, or conditions may warrant evaluation due to the type of transaction contemplated; these environmental issues are 'Non-Scope Considerations' with respect to the ASTM Standard Practice.

This Phase I ESA was prepared for the use and reliance of OneEnergy Development, LLC and OER WA Solar 1, LLC to satisfy one of the requirements for qualification of the *innocent landowner*, *contiguous property owner*, or *bona-fide prospective purchaser* limitations on liability, as provided by CERCLA, as amended. However, it should be noted that a Phase I ESA is not intended to be a definitive investigation of all environmental conditions that may be present at the site or within the site vicinity, and the recommendations provided are not necessarily inclusive of all possible environmental considerations.

The Scope of Work performed for this Phase I ESA may not be appropriate to satisfy the needs of entities not specifically identified with reliance. As such, EarthTouch, Inc. is not responsible for any claims, damages, or liabilities related to the interpretation by a third-party of the findings, conclusions, opinions, or recommendations of this report. In addition, any use or reuse of this report by a third-party, without the express written authorization of EarthTouch, Inc. is at the sole risk of the third-party.

## 3.0 PHYSICAL SETTING

Descriptions of the environmental characteristics and physical setting of the subject property are based upon a reconnaissance of the site and review of *readily available* information.

### *Topography*

The site is within the Walla Walla Plateau section of the Columbia Plateau physiographic province that covers parts of western Idaho, southeastern Washington, and much of northern Oregon. The Columbia Plateau consists primarily of thick flood basalts that have been cut by rivers forming deep canyons. Additionally, hills have formed in this area from the erosion of wind-blown glacial sediments. The general topography can be described as a broad, volcanic plain that has been cut by the Columbia River. Elevations in the general area range from about 300 feet above mean sea level (amsl) along the Columbia River to the south of the site to about 900 feet amsl along Patterson Ridge about two miles north of the site. The local terrain consists of a relatively flat to gently sloping area cut by a dendritic pattern of streams and dry washes with an overall slope to the south towards the Columbia River. The US Geological Survey 7.5-minute series Quadrangle Maps of the general area (Irrigon, Oregon / Washington) depict the site at elevations of roughly 400 feet amsl on the southern portion of the site and roughly 600 feet amsl on the northern portion of the site. Elevation change across the subject property appears to be about 200 feet sloping from south to north.

### *Geology*

The geology of southeastern Washington in the Walla Walla Plateau is generally composed of Miocene igneous rocks consisting of flood basalts. The Wanapum Basalt Formation of the Columbia River Basalt Group cover this region and consist of basalt and basaltic andesite lava flows and are the most widely distributed geologic unit in the Pacific Northwest, with parent material originating in the Blue Mountains. The site lies within the Yakima Fold Belt that contains Miocene sedimentary deposits from the Ellensburg

Formation that underlie, intercalate, and overlie the Columbia River Basalt Group and account for most of the thickness of the unconsolidated deposits in the basinal regions. These deposits include fluvial sand and gravels, as well as overbank, lacustrine, alluvial-fan, sandstone, conglomerate, and interbedded volcaniclastic sediments. The near surface geology of the site includes wind-blown sediments from Pleistocene glaciation and from alluvial, colluvial, eolian, and debris flow deposits.

***Soil***

Soils at the site are identified by the Natural Resources Conservation Service as Burbank loamy fine sand, Burbank loamy fine sand (basalt substratum), Dune land, Koehler loamy fine sand, Quincy loamy sand, Scooteney silt loam, and Warden very fine sandy loam in the Soil Survey of Benton County Area, Washington.

Dune Land is described as soil on dunes from eolian sands.

The Burbank loamy fine sand consists of very deep, excessively drained soils formed in basaltic glacial outwash or alluvium. These soils are on terraces and terrace escarpments with slopes from 0 to 60 percent at elevations of 300 to 1,300 feet amsl with rapid permeability.

The Burbank loamy fine sand (basalt substratum) consists of very deep, excessively drained soils formed in basaltic glacial outwash or alluvium. These soils are on terraces with slopes from 0 to 30 percent at elevations of 200 to 790 feet amsl with rapid permeability.

The Koehler loamy fine sand consists of moderately deep soils formed in eolian sand over a duripan. These soils have slopes from 0 to 15 percent at elevations of 300 to 2,200 feet amsl, are somewhat excessively drained, and have very rapid permeability.

The Quincy loamy sand consists of very deep soils formed in sands on dunes and terraces. These soils have slopes from 0 to 65 percent at elevations of 200 to 4,500 feet amsl, are well drained, and have very rapid to rapid permeability with very slow to moderate runoff.

The Scooteney silt loam consists of very deep soils formed in alluvium on alluvial fans and terraces. These soils have slopes from 0 to 5 percent at elevations of 400 to 1,300 feet amsl, are well drained, and have moderate permeability.

Warden very fine sandy loam consists of well drained, deep to very deep soils formed from loess. These soils have slopes from 0 to 15 percent at elevations of 600 to 1,300 feet amsl.

***Surface Water***

The subject property is located within the Columbia River drainage that encompasses about 259,000 square miles, the fourth largest river in North America. The Columbia River is over 1,200 miles in length and extends from the Canadian Rockies in British Columbia to the Pacific Ocean; draining portions of seven states and British Columbia. The Columbia River is part of the border between Oregon and Washington. Major tributaries include the Snake, Kootenai, the Pend Oreille/Clark's Fork/Flathead, Spokane, Okanogan, Methow, Yakima, Snake, Umatilla, John Day, Deschutes, White Salmon, Wind, Sandy, Willamette, Lewis and the Cowlitz Rivers. The site is traversed by ephemeral creeks and is located about two miles north of the Columbia River.

### *Groundwater*

The site is located within the Columbia Plateau regional aquifer system that is primarily composed of the Miocene basaltic-rock aquifers and unconsolidated-deposit aquifers. In the area of the site the unconsolidated-deposit aquifers are composed primarily of sand and gravel and are the most productive and widespread aquifers. These aquifers are along present and ancestral stream valleys and in lowlands that are associated with structural or erosional basins. The deposits in these aquifers consist primarily of alluvium, but in areas consist of eolian, glacial, or volcanic deposits. Permeability and thickness vary in these aquifers and can range from 250 to 5,500 feet thick. The Miocene basaltic-rock aquifers underly the unconsolidated-deposit aquifers in this region of the aquifer system. The Miocene basalt-rock aquifers consist primarily of thick flood-type basaltic lava flows that were extruded from major fissures and can extend along former lowlands for about 100 miles. Two flows are present in the area of the site and include the Wanapum Basalt and the Grande Ronde Basalt which are interbedded with unconsolidated deposits in some areas that act as confining units. Permeability varies greatly in these aquifers and thickness can be as great as 15,000 feet. In general, the depth to shallow groundwater tends to follow surface topography from valley bottomlands and rivers, but at less of a slope; and groundwater gradient tends to follow terrain, more or less, toward creeks, streams, and rivers; which form a dendritic drainage pattern within the site vicinity sloping toward the Columbia River. Within the site vicinity the depth to shallow groundwater is estimated to be as much as 300 feet below ground surface (bgs). Groundwater gradient is estimated to be to the south toward the Columbia River.

## 4.0 CHARACTERISTICS OF THE SITE VICINITY AND ADJOINING PROPERTIES

The characteristics of the general area, site vicinity, and adjoining properties are based upon information gathered during a site reconnaissance and review of *readily available* public information.

### *Characteristics of the General Area*

The unincorporated community of Plymouth is located in southeastern Benton County near the Oregon/Washington border to the north of the Columbia River about 180 miles to the east-southeast of Olympia, the state capital; roughly 23 miles to the south-southwest of Kennewick; and about 32 miles southeast of Prosser, the Benton County seat. The county was settled in the early 1900s with the current economy centered around agriculture, livestock, and recreational activities. Benton County is bordered by Grant County to the north, Franklin and Walla Walla to the east, Morrow and Umatilla Counties to the south (Oregon), Yakima and Klickitat to the west. Primary transportation routes connecting areas of Benton County with other areas of Oregon and Washington include Interstate 82; US Highways 395 and 12; State Routes 14, 240, and 397; and other state and county roads.

### *Site Vicinity and Adjoining Properties*

Adjoining properties and nearby properties were observed from the subject property and adjacent public roads, easements, or rights-of-way to identify land uses and the potential presence of structures, operations, activities, or environmental conditions that may involve the use, treatment, storage, disposal, or generation of hazardous wastes, non-hazardous regulated wastes, and/or petroleum products under conditions that may pose a concern of adverse impact to the site. For the purposes of this report, *adjoining property* means a property that borders or is contiguous or partially contiguous with the subject property including those properties separated from the subject property by a public street or alley or private easement.

A summary description of the site vicinity and adjoining properties are included in Table 2.

| TABLE 1 | Site Vicinity and Adjoining Properties |
|---|---|
| Site Vicinity | The site vicinity is primarily composed of agricultural, rural residential, vineyards, large-scale farming operations, and public land uses. The subject property is bordered by the following: |
| *Adjoining Properties* | |
| North | Developed orchards, a residence, and maintenance shop |
| East | 321 PR SE (road), then a maintenance shop, gravel pit, Benton PUD (substation) and agricultural land use |
| South | State Route 14, then agricultural land use |
| West | Agricultural land use |

A reconnaissance of the site vicinity failed to identify any facilities, properties, or business operations or activities situated within a 1,000-foot radius of the site and located in apparent up-slope and/or inferred up-gradient positions with respect to the subject property that would appear to pose a concern to the environmental condition of the site, with the exception of a maintenance shop immediately north of the northeastern portion of the site.

During the site reconnaissance bulk storage of petroleum products was identified on adjoining properties to the north and east of the site. There was a maintenance facility located immediately north of the northeastern portion of the site where multiple 55-gallon drums, and an approximate 150-gallon AST and 500-gallon AST was observed. This facility is situated in an inferred up-gradient position with respect to the subject property. Additionally, there was a maintenance facility with two ASTs situated to the east of the central portion of the site. There was one approximate 15,000-gallon AST for diesel fuel and one approximate 15,000-gallon AST for unleaded gasoline. This facility is situated in an inferred cross-gradient position with respect to the subject property. These facilities are located about 0.8 mile to the northeast and east of the proposed solar energy facility. Given the distance and physical setting with respect to the proposed ground lease area the presence of bulk petroleum products would pose a low concern of adverse environmental impact with respect to the lease area.

## 5.0 SITE INFORMATION, DESCRIPTION, AND RECONNAISSANCE

EarthTouch, Inc. personnel conducted an inspection to observe the present use(s) and condition(s) pertaining to the possible presence of potentially hazardous substances, non-hazardous regulated substances, and/or petroleum products at the site. Mr. Bryon Reyna, a Staff Geologist working under the direction of Mr. Brett Cox, an *Environmental Professional* at EarthTouch, Inc. inspected the subject property on 21-Jan-2022. Access to the site was provided by Amy Nadeau (representative of the owner), who was also *readily available* to answer questions regarding the historical uses and environmental conditions of the subject property and lease area.

Photographic documentation of the subject property and adjoining properties is included in Appendix A.

### 5.1 Address, Legal Description, and Specific Zoning of the Site

Address, legal description, and related information regarding the site are summarized in Table 3.

| TABLE 2 | Address, Legal Description, Specific Zoning, and Utilities for Site |
|---|---|
| Civic Address | 169604 S 321 PR SE<br>Plymouth, Benton County, Washington 99346 |
| Parcel Number(s) | 133671000001000, 104571000001000, 104571000002000 |

| | |
|---|---|
| Summarized Legal Description | SECTION 33 TOWNSHIP 6 RANGE 27 ALL SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.<br>SECTION 4 TOWNSHIP 5 RANGE 27 ALL, LESS SOUTH 1/2 NORTHEAST AND LESS NORTHEAST SOUTHEAST. LESS 9.34 ACRES TO STATE HIGHWAY 4/20/56 SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD. 05/27/65 - 10/01/57 RIGHT OF WAY 11/18/69 BENTON RURAL ELECTRIC EASEMENT<br>SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 27: LESS PORTION TO STATE 03/13/56 - 9.36 ACRES PIPELINE EASEMENT 03/07/57 SUBJECT TO EASEMENT AND RESTRICTION OF RECORD. |
| Size of Parcel / Tract | Approx. 1,220.47 acres |
| Site Specific Zoning | Agricultural (AG) |
| Purpose of Zoning | The purpose of the agriculture (AG) district is to preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and separate especially sensitive land uses from customary and innovative agricultural land management practices. The AG district implements the Comprehensive Plan that calls for the preservation of agricultural lands. |
| Utilities<br>- Electricity<br>- Natural Gas<br>- Water<br>- Wastewater/Sewer<br>- Storm Water | <br>Benton PUD<br>Not Applicable — Propane<br>No Municipal Service in Site Vicinity — Private Well<br>No Municipal Service in Site Vicinity — Septic System<br>Not Applicable — Not located in Municipality |

## 5.2 General Description of Site Improvements

The site was an irregular-shaped tract of land composed of three contiguous parcels that encompass about 1,220 acres of agricultural and vacant/undeveloped land with native vegetation generally used for periodic grazing. Improvements were situated on the central and southeastern parts of the site. These improvements include storage sheds (Conex® containers), well-house, landing strip for small planes, potato cellars, truck-scale, and weigh-house, gravel-covered areas for vehicle circulation and equipment parking. The landing strip, potato cellar, truck-scale, and gravel-covered areas were situated in the central portion of the site, along with a bulk propane trailer, equipment wash pad and two potato cellars in the southeastern portion of the site. There was an approximate 3,000-foot landing strip-oriented northeast southwest situated in the west central portion of the site. Along the northeastern portion of the landing strip were two Conex® containers and three nurse tanks.

The potato cellar in the central portion of the site was rectangular-shaped, roughly 300- by 335-feet; and oriented east-west. The potato cellar is constructed with a vented concrete floor and concrete sub-floor, concrete and insulated metal-sided walls, and insulated metal-roof with an east-west dividing wall that separates the interior into four equal size halves with interior clear heights of about 30 feet. There are garage doors for access along the western elevations. The potato cellar includes climatized zones with interior air circulation systems and a chiller system adjacent to the eastern elevation. Roughly 800 feet south of the potato cellar was a truck-scale and weigh-house. The potato cellars in the southeastern portion of the site were rectangular-shaped, roughly 200- by 130-feet; and oriented east-west with garage door access on the western elevations. The potato cellars include climatized zones with interior air circulation systems and a chiller system adjacent to the western elevation. To the northeast of these potato cellars was a well house with a concrete pad for equipment washing and a bulk trailer containing

propane. To the east of the potato cellars was a fenced area with a roughly 60- by 12-feet metal-roofed and sided building used for equipment storage. Remaining areas of the site include apple orchards in the northern portion of the site, two central pivots along the central-eastern portion of the site, a gas pipeline in the southwestern portion and vacant native vegetated land in the western and southwestern portions of the site. The proposed solar facility would occupy about 415 acres of the west central and southern portions of the site. Currently there is a gravel landing strip developed within the west central portion of the proposed lease area; otherwise, this area of the site was agricultural use.

### 5.3 Site-Specific Observations and Features

Observations made during the course of an inspection of the subject property are summarized in Table 4 with those structures/features noted discussed further with respect to possible environmental concerns and/or *recognized environmental conditions*.

***TABLE 3 Summary of Site-Specific Observations and Structures/Features***

| Structures/Features Observed on the Subject Property | Yes | No | (If, "Yes," Specify) |
|---|---|---|---|
| Evidence of the past or present use of underground storage tanks (USTs) containing potentially hazardous substances or petroleum products, including; fill-ports, vent-pipes, valves, containment, or equipment manholes or covers, ancillary sensors, alarms, or equipment | ☐ | ☒ | |
| Evidence of the past or present use of aboveground storage tanks (ASTs) containing potentially hazardous substances or petroleum products, including; bulk tanks, lube-cubes, used/waste oil drain tanks, built-in tanks for back-up electrical generators, and tanks for used oil burners | ☐ | ☒ | Roughly 11,500-gallon AST for propane, one 500-gallon propane AST, and three nurse tanks |
| Evidence or observation of ±300-gallon totes, 55-gallon drums, 20-gallon kegs of potentially hazardous substances or petroleum products, including; petroleum products, automotive fluids such as antifreeze, transmission or hydraulic fluids, or motor or gear oil. | ☐ | ☒ | 300-gallon totes of DEF, two empty 55-gallon drums |
| Transformers or other equipment potentially containing polychlorinated biphenyls (PCBs), including; capacitors or electromagnets; hydraulic-fluid driven lifts/hoists, elevators, machining/tooling equipment, or conveyors; or circuit breakers or reclosers | ☐ | ☒ | |
| Blind or single-stage sumps, trench- or sump-drains, grease- or sediment-traps, oil-water separators, or clarifiers, or other sub-grade structures/features for the capture or pre-treatment of effluent with potentially hazardous substances and/or petroleum products | ☐ | ☒ | |
| Man-made surface impoundments for process waters or effluent, including; cisterns, pits, ponds, or lagoons, which are associated with holding or storing, treating, evaporating, or disposing of process liquids, slurries, or sludge | ☐ | ☒ | |
| Engineering systems designed to mitigate the environmental conditions associated with potentially hazardous substances and/or petroleum products in soil, soil vapor, or groundwater, including; groundwater treatment systems, vapor recovery systems, dual treatment systems, chemical or biological injection systems, slurry walls, permeable reactive barriers, or cap or liner systems | ☐ | ☒ | |
| Oil/gas exploration/production wells, irrigation wells, drinking water wells, injection wells, dry wells, or observation wells or groundwater monitoring wells | ☐ | ☒ | Irrigation well |

| *TABLE 3* | *Summary of Site-Specific Observations and Structures/Features* | | |
|---|---|---|---|
| **Structures/Features Observed on the Subject Property** | **Yes** | **No** | (If, "Yes," Specify) |
| Stationary equipment or machinery that involves petroleum products or potentially hazardous substances, including; solvent-based parts-washers or wash stations; spray-paint booths; dust collection systems and/or bag-houses; hydraulic fluid-driven machines, conveyors, or hoists/lifts; or other equipment or machinery | ☐ | ☒ | |
| Significant staining of ground surfaces with petroleum products or potentially hazardous substances and/or evidence of spill(s), release(s) or unauthorized discharge(s) of potentially hazardous substances or petroleum products to storm drains or dry wells | ☐ | ☒ | |
| Evidence of improper disposal of potentially hazardous substances, petroleum products, bio-hazardous wastes, or universal wastes to dumpsters or containers intended for disposal of solid waste or other improper disposal of solid waste burial on site including; mounds, filled areas, depressions, surface subsidence, or leachate seep | ☐ | ☒ | |
| Strong, pungent, noxious, or unusual odors that may indicate the spillage, leakage or improper storing or disposing of petroleum products or potentially hazardous substances, including; on-site effluent treatment, or on-site solid waste disposal, or overall poor handling practices | ☐ | ☒ | |
| (As appropriate) - Significant staining or corroding of building materials within the interior areas of building or buildings with boilers/heating units fueled by heating oil or cooling systems that require aqueous ammonia | ☐ | ☒ | |
| Crude oil or refined petroleum product pipelines (other than natural gas), dehydration units, or pump stations, or other chemical pipeline systems that abut or cross the site | ☐ | ☒ | Natural gas pipeline in the southwestern portion of the site |

**Discussion of Site-specific Features and Observations**

The following observations during the course of a site inspection are discussed in more detail based on the inclusion of these environmental issues or structures/features in Table 2.

***Aboveground Storage Tanks (AST)***

There was one roughly 11,500-gallon and one 500-gallon propane tank situated in the southeastern portion of the site. These ASTs were situated to the northeast of the southernmost portion of the lease area. Propane volatilizes at ambient temperatures and pressures and as such, the presence of propane canisters on the subject property would not pose a significant concern of adverse impact to the environmental condition of the site. However, propane stored under pressure poses a human health and safety concern if released catastrophically.

Adjacent to the northeastern portion of the landing strip were three roughly 1,200-gallon aboveground storage tanks (ASTs) aka, 'nurse-tanks' that are used for storing and introducing fertilizers, herbicides, and pesticides into the irrigation units and or transfer to aircraft. These ASTs were situated to the east of the central portion of the lease area. The presence of these 'nurse-tanks' and the process of transferring contents into aircraft would be considered an environmental concern for the subject property due to the possible release and or spill during the transfer process.

***Drums and other Multi-Gallon Containers***

There was one ±300-gallon tote containing DEF situated in the southeastern portion of the site. The tote is situated to the northeast of the southernmost portion of the lease area adjacent to the 11,500-gallon propane tank. DEF is not regulated by either the state or federal agencies as a petroleum product or potentially hazardous substance as the amount of ammonia (a CERCLA regulated hazardous substance) contained in the DEF is considered de minimis by the US EPA and, therefore, not considered to be a regulated substance. The presence of the DEF container of the site would not pose a concern to the environmental condition of the site and is located in the storage area on the southeast part of the site, outside of the proposed lease area.

There were two empty 55-gallon drums used for solid waste receptacles within the southeastern portion of the site which would not pose a concern to the environmental condition of the site.

The Wenatchee Loop natural gas pipeline bisects the southwestern portion of the site and proposed lease area. The pipeline is owned and operated by Northwest Pipeline Inc. The presence of a natural gas pipeline on the subject property would not pose a significant concern of adverse impact to the environmental condition of the site. However, natural gas stored under pressure poses a human health and safety concern if released catastrophically.

## 6.0 HISTORICAL USE INFORMATION

Historical land use information for the subject property that was *readily available* was obtained by reviewed, including; title information and tax assessor records, aerial photographs, city directories, fire insurance maps, historic maps, and other historic land use information resources.

### 6.1 Land Use Records

Review of readily available records on file with the Benton County Assessor and Recorder pertaining to the subject property was completed to obtain information regarding previous ownership and possible land uses associated with the site. In addition, land use records were inspected to identify legal or physical restrictions or limitations that may be associated with the use or access to the subject property.

***Title***

Title information for the subject property obtained from the Benton County Assessor indicated that ownership of the site at the time of this assessment was vested with:

- Farmland Reserve Inc.

***'Cursory' Review of Chain-of-Title / Sales History***

Review of *readily available* recorded land title records indicated ownership of the subject property has included the following legal entities and/or individuals:

| | |
|---|---|
| c. 1948 to 1976 | Individuals |
| 1976 to 1979 | U & I Incorporated |
| 1979 to 1984 | Columbia Ridge Farms Inc. |
| 1984 to 2018 | K2H Farms Inc. |
| 2018 to present | Farmland Reserve Inc. |

### *Liens, Deed Restrictions, Activity Use Limitations, and/or Environmental Covenants*

Review of readily available information on file with the Benton County Recorder indicated the following with respect to possible activity use limitations, environmental covenants, deed restrictions, and/or liens indicated the following:

| Activity Use Limitations, Environmental Covenants or Liens | Yes | No |
|---|---|---|
| Restrictive covenants or deed restrictions limiting the use(s) of the site due to the presence or potential presence of potentially hazardous substances and/or petroleum products | ☐ | ☒ |
| Recorded documents requiring institutional controls or engineering controls at the site due to known or suspected environmental conditions | ☐ | ☒ |
| Environmental liens imposed by judicial authorities or recorded against the subject property by Federal, State, or local environmental regulatory agencies, private entities, or individuals | ☐ | ☒ |

## 6.2 Historical Resource Review

A summary of historical resource information obtained as part this Phase I ESA is included in the applicable historical resource category in this section. Representative historical maps, aerial photographs, and other figures obtained as part of this historical review are included in Appendices B and C.

### *Topographic Maps*

Topographic maps at discrete timeframes with coverage of the site and site vicinity were *readily available* from the US Geological Survey and were reviewed to evaluate land uses in the general area and changes over time. Representative topographic maps are included as Appendix B.

1908 The site and site vicinity are depicted as vacant land traversed by ephemeral streams and unimproved roads.

1975 The site was depicted with a northwest-southeast trending pipeline with an adjoining unimproved road, remaining portions of the site were depicted as vacant undeveloped land crossed by several ephemeral streams. Adjoining properties to the north, east, and west were shown as vacant undeveloped land. To the south was State Route 14, then vacant undeveloped land. The site vicinity was generally vacant undeveloped land to the north of the Columbia River crossed by State Route 14, transmission lines, and the Burlington Northern.

1993 The site was shown to be improved with the existing potato cellars in the southeastern portion, an east-west unimproved road, gravel pit in the southern part, and a landing strip in the central portion of the site. To the north was an east-west trending road, then vacant undeveloped land. To the east was the existing electrical substation, north-south trending road (321 PR SE), gravel pit, and a long rectangular building. The long rectangular building is likely the existing maintenance facility. The site vicinity generally remained vacant undeveloped land to the north of the Columbia River.

2017, 2020
These maps depict topographic contours, surface water features, arterial routes, surface streets but no additional level of detail.

### *Aerial Photographs*

Aerial photographs of the subject property and surrounding vicinity at discrete time-frames were *readily available* from the US Geological Survey, US Farm Service Agency, Google Earth, and private sources. Historical aerial photographs were obtained and reviewed to evaluate past land uses and document changes over time. Representative aerial photographs are summarized and included in Appendix C.

1952, 1955

The site and adjoining properties are depicted as vacant undeveloped land traversed by streams/creeks. The site vicinity consists primarily of vacant land with some agricultural land uses.

1965, 1970

The site was shown with a northwest-southeast trending pipeline bisecting the southwestern portion. Areas to the north, east, and west were shown to be vacant or undeveloped land. To the south was State Route 14, then vacant or undeveloped land. By 1970 agricultural land uses increased in the site vicinity, primarily on adjoining properties to the south of the site along the Columbia River.

1977, 1981

The site was shown to be developed with four center pivot irrigated crops, one in the southwestern portion of the site, one in the east-central portion of the site and two in the northern portion of the site. There was a single square building along the central-eastern portion of the site, likely a well or pump house. The potato cellars in the southeastern portion of the site were shown to be developed by 1981. The adjoining property to the north of the site was shown to be agricultural land use. To the east of the site 321 PR SE Road was shown to be developed along with a large rectangular building and a gravel pit, then agricultural land use, with graded areas near the central portion of the site. The substation on the adjoining property near the southeastern portion of the site appeared to be develop. The site vicinity was shown to be developed with agricultural land uses.

1996, 2001

The central portion of the site appeared to be developed with a landing strip, several dirt roads, and a gravel pit. The northern portion of the site was shown to be partially developed with orchards by 1996. The metal building to the east of the potato cellars was shown to be developed by 2001. The adjoining property to the east of the site was shown with the existing gravel pit and rectangular maintenance facility, then agricultural crops. To the south and west were agricultural crops. The site vicinity was generally unchanged

2002, 2006, 2009, 2012, 2015, 2017, 2018

The site consists primarily of vacant land with crops developed on the northern and eastern portions of the site. By 2002 the site is traversed by numerous dirt/gravel roads and there were multiple pieces of equipment parked in the central eastern portion of the site within a graded area. Adjoining properties remained generally unchanged.

2021 The site and site vicinity appear generally similar to the observations made at the time of the site inspection.

### *City Directories*

City directories generally include a listing of residents, businesses, and professional concerns organized both alphabetically and alphanumerically by street names and street addresses. These directories have prepared for many urban and suburban areas of the United States since the early 1900s. Where available,

city directories were reviewed at a minimum of five-year increments to determine historic uses of the subject property and adjoining properties.

- Local city directories with coverage of the site vicinity were not *readily available* for the site and the site vicinity given the rural nature of the general area.

***Fire Insurance Maps***

In the late 1800s, a number of companies began preparing maps for use by fire insurance companies that identified construction materials of specific structures in developed urban areas. When the use of tanks associated with retail gasoline service stations and other professional/personal services businesses, the approximate locations of these structures were often noted. These maps were periodically updated, and coverage expanded geographically as central business districts and core urban areas increased in size or became established.

- Fire insurance maps for the subject property or site vicinity were not *readily available* due to the historically rural/agricultural nature of the site vicinity and a general low density of structures within the site vicinity during the timeframe in which these historical resources were produced.

***Local Department Records***

Information from the Benton County Assessor reported two 30,688-square-foot potato cellar buildings were reportedly constructed in 1976 and a 51,720-square-foot potato cellar building was constructed in 2020.

## 6.3 Previous Environmental Reports

No previously completed environmental reports pertaining to the subject property were identified during this assessment.

## 6.4 Interviews

Interviews were conducted to obtain information regarding the environmental history and current conditions of the subject property and to evaluate the potential presence of hazardous substances and petroleum products on the site. Information obtained from these interviews is summarized in this section and included in the relevant sections of this report as appropriate.

- Ms. Amy Nadeau (representative of the site owner) indicated that prior uses of the site consisted of vacant or agricultural land from the 1970s to the present. She further stated than a landing strip was developed in the central western portion of the site in the early 1990s and used for the application of fertilizers, herbicides, and pesticides by aircraft. To the east of the landing strip were three (ASTs) aka, 'nurse-tanks' that are used for storing and introducing fertilizers, herbicides, and pesticides into the irrigation units and or transfer to aircraft, along with two Conex® containers for periodic temporary storage of fertilizers, herbicides, and pesticides. Ms. Nadeau stated that aircrafts were owned operated and maintained by a contract company, as such they were not refueled on site and there was no bulk storage of fuel associated with the landing strip. Ms. Nadeau indicated that she was not aware of any aboveground storage tanks (ASTs), drums, or other containers of potentially hazardous substances located at the site and was not aware of any sub-grade 'point-sources' for potential contaminant releases such as underground storage tanks (USTs), sumps, oil-water separators, or other features. Ms. Nadeau was not aware of any environmental issues associated with the site and not aware of pending, threatened, or past litigation, administrative proceedings, and/or

notices from a government agency regarding violations with respect to potentially hazardous substances and/or petroleum products associated with the site.

### 6.5 User Information

The ASTM Standard Practice identifies the "User" of a Phase I ESA as, *"...the party seeking to use the Practice (E1527-13) to complete and environmental site assessment of the property,"* including; a potential purchaser, a possible tenant, and existing owner, a lender, or property manager.

As stated in Section 1.1, the purpose of this Phase I ESA is to assist OER WA Solar 1, LLC with the initiation of *all appropriate inquiries* into previous ownership and uses of the site generally consistent with *good commercial or customary practice*, as defined at 42 USC §9601 (35) (B) and satisfy one of the requirements to qualify for the limitation liability protections (LLPs) to CERCLA, as amended.

Pursuant to Section 6 of the ASTM Standard Practice ("User's Responsibilities"), EarthTouch, Inc. received "User" information from OneEnergy Development, consistent with the scope, content, and substance of the "User's Responsibilities," which is summarized in Table 3 and included as Attachment 2.

***TABLE 5 "User" Information***

| Question | Yes | No | (Explanation) |
|---|---|---|---|
| Are there environmental cleanup liens filed or recorded against the site under federal, tribal, state or local law? | ☐ | ☒ | |
| Are there engineering controls, institutional controls, land use restrictions, or activity use limitations (AULs) for the site that are filed or recorded in a registry under federal, tribal, state, or local law? | ☐ | ☒ | |
| Does the 'User' have any specialized knowledge or experience related tenant operations, specific chemical uses or processes, or general industry experience that may be indicative of past or present spills, releases, and/or unauthorized discharges? | ☐ | ☒ | |
| Does the purchase price (or lease price) for the subject property, reasonably reflect the fair market value without significant deviation to market price or lease rate due to adverse environmental conditions? | ☒ | ☐ | Transaction is associated with a long-term lease |
| Is there commonly known or *readily available* information about the site with respect to obvious indicators of past or present spills, releases, or unauthorized discharges of potentially hazardous substances and/or petroleum products? | ☐ | ☒ | |
| Is there commonly known or *readily available* information about the site with respect to obvious indicators for past or current presence of contamination at the subject property in soil, soil vapor, or groundwater? | ☐ | ☒ | |
| Are there pending, threatened, or past litigation; pending, threatened, or past administrative proceedings related to potentially hazardous substances or petroleum products in, on, or from the site; and/or any notices from government agencies regarding any possible violations of environmental laws or possible liability relating to potentially hazardous substances or petroleum products in, on, or from the site? | ☐ | ☒ | |

## 6.6 Historical Summary

Historical information indicated the site consisted of vacant undeveloped land from at least the early-1950s to the mid-1970s. By the mid-1970s, agricultural use was present along the northern, eastern, and southwestern portions of the site. An outbuilding was present on the central-eastern portion of the subject property by the late-1970s along with gravel/dirt roads. The potato cellars in the southeastern portion of the site were reportedly constructed in the mid to late 1970s. In the early 1990s a landing strip was constructed in the central portion of the site. The apple orchard on the northern part of the site was added in the mid-1990s. The site remained relatively unchanged with the exception of the construction and demolition of outbuildings from the mid-1990s to the early 2020s when an additional potato cellar and truck-scale and weigh-house were constructed.

Historical information indicated the subject property was undeveloped/vacant grazing areas and from at least the 1950s to the 1970s and agricultural land uses from the 1970s to present. Agricultural uses have included the planting and harvesting of agricultural products from the time of original development to the present time; and may have included limited livestock activities. A representative of the *Owner* stated that herbicides may have been applied in the past but was generally unaware of the types and volumes and are currently used at the site and applied through irrigation systems and aircraft. Herbicides have been periodically stored or mixed on the subject property since the 1990s. Aerial photographs depicted some areas of the subject property as cultivated fields from the mid-1970s to the present and the past applications of persistent organic pesticides (POPs), organochlorine pesticides and/or herbicides (OCPs), organophosphate pesticides (OPPs), or metal-based pesticides) cannot be ruled out; but given the historical uses any applications of fertilizers, pesticides, or herbicides would be reasonable assumed to be relatively uniform and generally consistent with manufacturer guidelines.

There is a possibility that POPs were mixed and applied at the subject property, however, storage of POPs is unlikely given the lack of outbuildings, or structures. The proposed lease area includes areas used for agricultural production and where POPs, if applied, were likely applied in a relatively uniform and customary manner consistent with manufacturer guidelines. There is no evidence that POPs were stored, staged, mixed, or disposed within the proposed lease area, or applied through irrigation in the past. Therefore, the possible past applications of POPs within the proposed ground lease would pose a low concern of adverse environmental impact, particularly with respect to future development of a solar energy facility.

Historical information indicated the site vicinity has been used primarily for agricultural purposes with scattered rural residential properties and with modest development along State Route 14 into the unincorporated community of Plymouth since at least the mid-1970s. There have only been modest changes over time to adjoining properties and in the general area, with agricultural development increasing over time.

# 7.0 SITE REGULATORY RECORDS REVIEW

Information gathered from various federal, state, regional and local environmental regulatory agency databases compiled by and obtained from a subcontractor was reviewed (regulatory database report) to identify environmental regulatory agency listings, suspect environmental concerns or issues, and/or possible *recognized environmental conditions* that may be associated with the subject property, adjoining/adjacent properties, and other properties, facilities, and/or business operations within a specified search radius from the site. The accuracy or completeness of the information contained in the regulatory database report (Appendix D) was not independently verified by EarthTouch, Inc. However, the use and reliance on this information is a generally accepted practice in performing environmental due diligence.

Review of the information in regulatory database report also included a cursory evaluation of the potential for vapor migration in general conformance with the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (ASTM Standard Practice E2600), which involved approximating groundwater gradient, reviewing the distances and positions of reported releases to soil and/or groundwater relative to the site, and identifying possible vapor migration and 'encroachment conditions,' defined as '…the presence or likely presence of contaminant vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil or groundwater either on or near the site.' Unless specifically identified within Section 7 or Section 8 as 'existing,' 'likely to exist,' or 'cannot be ruled out;' the potential for vapor migration and/or possibility of vapor encroachment at the subject property is considered to be 'ruled out because it does not exist or is not likely to exist.'

### 7.1 Regulatory Database Search and Information on file with Regulatory Agencies for the Subject Property

The regulatory database report provides information regarding environmental regulatory agency listings for the site and whether past or current activities or operations have the potential to adversely impact the environmental condition of the subject property. The presence or absence of data regarding the subject property on the regulatory database report does not necessarily mean that there are or are not environmental issues associated with the site.

- The civic address and past/present tenants and/or business operations at the site are not listed on any of the environmental regulatory agency databases reviewed as a part of this assessment. Based on the lack of environmental regulatory agency listings, no environmental reports or documents pertaining to the subject property on file with government regulatory agencies that are *readily available* for review.

### 7.2 Regulatory Database Search and Information on file with Regulatory Agencies for the Properties that adjoin the Subject Property

The regulatory database report identified the following information with respect to environmental regulatory agency listings/databases for adjoining properties:

- There were no listings in the regulatory database report for the adjoining properties to the north, east, south, or west of the subject property; and there were no environmental reports or documents for these adjoining properties that were *readily available* for review.

## 8.0 REGULATORY RECORDS REVIEW FOR THE SITE VICINITY

The regulatory database report includes a list of government databases searched, a statistical profile listing the number of properties within ASTM Standard Practice specified search radii, selected detailed information from environmental regulatory agency databases, and a map illustrating the identified properties, facilities, or business operations of interest within specified radii of the site. The purpose of the regulatory database report review is to evaluate, to the extent possible, whether activities, processes, operations or actions on the subject property, adjoining properties, and/or nearby locations within a specified radius may be suspected sources of adverse impact to the environmental condition of the site, have the potential to adversely impact the environmental condition of the subject property, or may be *recognized environmental condition* for the site.

## 8.1 Regulatory Database Report Review and Summary

The regulatory database report includes information from a number of federal, state, local, military, and tribal environmental regulatory agency databases, which was obtained from a subcontractor (Appendix D) is summarized in Table 6.

The regulatory database report provides a mechanism to evaluate a relatively large number of environmental regulatory agency databases and eliminate many properties, facilities, and/or business operations that have a low potential of adversely impacting the subject property. However, it should be noted that the information included in the regulatory database report is not necessarily all-inclusive and environmental regulatory agency files may have been purged by public officials prior to release to the public. In addition, mapping errors may not reflect actual distances and directions between the site and the properties, facilities, and/or business operations listed in the regulatory database report.

Properties, facilities, and/or business operations identified in the regulatory database report were screened using location-specific criteria that took into consideration the nature of the database listing; the physical environment of the site vicinity; and distance and position of the listed properties, facilities, and/or business operations relative to the subject property. These factors include topography, geology, soils, and groundwater hydrology and chemical conditions, and man-made surroundings (physical setting); distances and positional relationships between a contaminant source(s) and the subject property (geographic setting); and the type(s) of operation(s) and/or operational characteristics, contaminant type and source characteristics, information *readily available* regarding investigations, characterizations, and/or remedial/corrective actions.

After applying location-specific screening criteria; the properties, facilities, and/or business operations that, in the judgment of the *Environmental Professional*, pose a potential environmental concern to the subject property were further reviewed and the potential adverse impact to the subject property addressed. The primary purpose of identifying environmental concerns associated with adjoining and/or nearby properties, facilities, and/or businesses operations is to provide additional detail supportive of a *contiguous property owner* limitation to liability that may extend into the future; and is generally inclusive of an analysis of potential impact to environmental condition and likelihood determination.

***TABLE 5 Summary Information from the Regulatory Database Report***

| Standard Environmental Records | Search Radius (miles) | Total Listings | | < ⅛-mile | ⅛-mile to ¼-mile | ¼-mile to ½-mile | ½-mile to 1 mile |
|---|---|---|---|---|---|---|---|
| National Priority List (Superfund) | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Proposed National Priority List | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Delisted National Priority List | *0.5* | 0 | | 0 | 0 | 0 | |
| Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Facilities | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Mineral Resource Data Systems (MRDS) | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Superfund Enterprise Management System (SEMS) formerly known as CERCLIS | *0.5* | 0 | | 0 | 0 | 0 | |
| Superfund Enterprise Management System Archived (SEMS Archive) – formerly known as CERCLIS-NFRAP | *0.5* | 0 | | 0 | 0 | 0 | |
| US Brownfields | *0.5* | 0 | | 0 | 0 | 0 | |
| Federal Facility Site Information | *0.5* | 0 | | 0 | 0 | 0 | |
| Engineering Controls Locations (US ENG CONTROLS) | *0.5* | 0 | | 0 | 0 | 0 | |
| Sites with Institutional Controls (US INST CONTROL) | *0.5* | 0 | | 0 | 0 | 0 | |

| TABLE 5 Summary Information from the Regulatory Database Report | | | | | | | |
|---|---|---|---|---|---|---|---|
| Deed Restricted Properties (DEEDS) | *0.5* | 0 | | 0 | 0 | 0 | |
| RCRA – Treatment Storage Disposal Facility (TSDF) | *0.5* | 0 | | 0 | 0 | 0 | |
| RCRA – Large Quantity Generator (LQG) | *0.25* | 0 | | 0 | 0 | | |
| RCRA – Small Quantity Generator (SQG) | *0.25* | 0 | | 0 | 0 | | |
| RCRA – Conditionally Exempt Small Quantity Generator (CESQG) | *0.25* | 0 | | 0 | 0 | | |
| RCRA – Former Generators of Hazardous Waste (NonGen) | *0.25* | 0 | | 0 | 0 | | |
| **State or Tribal Environmental Records** | Search Radius (miles) | Total Listings | | < ⅛-mile | ⅛-mile to ¼-mile | ¼-mile to ½-mile | ½-mile to 1 mile |
| State Hazardous Waste Sites (SHWS) | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Delisted SHWS | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Surface Mining Control Reclamation Act (SMCRA) | *1.0* | 0 | | 0 | 0 | 0 | 0 |
| Leaking Underground Storage Tank (LUST) | *0.5* | 0 | | 0 | 0 | 0 | |
| Leaking Aboveground Storage Tank (LAST) | *0.5* | 0 | | 0 | 0 | 0 | |
| No Further Action Sites List (CSCSL NFA) | *0.5* | 0 | | 0 | 0 | 0 | |
| Facility/Site Identification System (ALL SITES) | *0.5* | 0 | | 0 | 0 | 0 | |
| Independent Cleanup Reports (ICR) | *0.5* | 0 | | 0 | 0 | 0 | |
| Historical Leaking Aboveground Storage Tanks (HIST LAST) | *0.5* | 0 | | 0 | 0 | 0 | |
| Historical Leak Sites | *0.5* | 0 | | 0 | 0 | 0 | |
| Voluntary Cleanup Program (VCP) | *0.5* | 0 | | 0 | 0 | 0 | |
| Cleanup Efacts | *0.5* | 0 | | 0 | 0 | 0 | |
| Solid Waste Facility / Landfill (SWF/LF) | *0.5* | 0 | | 0 | 0 | 0 | |
| Underground Storage Tank (UST) | *0.25* | 0 | | 0 | 0 | | |
| Aboveground Storage Tank (AST) | *0.25* | 0 | | 0 | 0 | | |
| Air Permits | *0.25* | 0 | | 0 | 0 | | |
| Mines | *0.25* | 0 | | 0 | 0 | | |
| Dry Cleaning Operations (DRYCLEANER) | *0.25* | 0 | | 0 | 0 | | |
| Spill (SPILLS) | *0.125* | 0 | | 0 | 0 | | |
| Integrate Compliance Information Systems (ICIS) | *PO* | 0 | | 0 | | | |
| Facility Index System (FINDS) | *PO* | 0 | | 0 | | | |
| Unmapped/Non-locatable (“Orphan”) Listings | *N/A* | 0 | | | | | |

The purpose of attempting to categorize ‘low,’ ‘moderate,’ or ‘high’ concern of adverse impact to the environmental condition of the site associated with adjoining or nearby properties has little to do with the practicality of moving forward with a proposed action. The concern of adverse impact relates more to long-term implications of acquiring the subject property with respect to nearby properties, facilities, and/or business operations that may have contaminant conditions possibly affecting the future environmental conditions at the site and the protections offered, specifically through application of the *contiguous property owner* limitations to liability, as opposed to immediate or short-term concerns of a contaminant condition adversely impacting the subject property.

Given the foregoing summary of the analysis of information in the regulatory database report summarized in Table 6, the following terms are used in the evaluation of adjoining or nearby properties:

- A ‘high’ concern assumes that under optimistic environmental conditions known, observed, or suspected contaminant conditions not significantly mitigated could be reasonably anticipated to

adversely impact soil, soil vapor, and/or groundwater at the subject property and/or proposed lease area at some point in the future potentially rising to the level of a *recognized environmental condition* at the source property in the future.

- The term "moderate" concern assumes there is a reasonable expectation that known or suspected contaminant conditions and/or ongoing business operations not significantly mitigated or modified could adversely impact the environmental condition of the subject property and/or proposed ground lease at some point in the future.
- A 'low' concern assumes that with optimistic environmental conditions that known or suspected contaminant conditions or ongoing business operations pose a limited threat of adverse effect on the subject property and/or proposed ground lease and would probably not occur in most circumstances given known, observed, or potential contaminant conditions, business activities, and mitigation activities.

### 8.2 Regulatory Database Report Listings posing a Moderate or High Concern of Adverse Impact to the Environmental Condition of the Subject Property

Unless specifically discussed in this section of the Phase I ESA, the listings in the regulatory database report have been evaluated by the *Environmental Professional* and considered to pose a low or insignificant concern of adverse impact to the environmental condition of the subject property based on combinations of distances and/or positions with respect to inferred groundwater gradient and/or other elements of the geographical and physical setting of the site and surrounding properties; contaminant investigation, characterization, and/or remedial action reported to and *readily available* from public sources; and/or regulatory status of the property, facility, and/or business operation listed.

- There were no database listings within the designated radii of the subject property that appear to be of a moderate to high concern of adverse impact to the environmental condition of the site based on distances, positions, physical setting, and regulatory database listing.

### 8.3 Unmapped ('Orphan') Properties

There are no facilities, properties, and/or business operations that could not be mapped due to inadequate address information being reported to the applicable environmental regulatory agencies and associated databases.

## 9.0 FINDINGS, CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment (ESA) of an agricultural use property located at 169604 S 321 PR SE near Plymouth in unincorporated Benton County, Washington. This Phase I ESA has been conducted in conformance with the scope and limitations of the ASTM Standard Practice E1527-05 and in a manner generally consistent with the agreement between OneEnergy Development and EarthTouch, Inc. for this type of report. Any exceptions to, or deletions from, the ASTM Standard Practice are described below.

- This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

***Additional Comments***

Other environmental concerns associated with the subject property that do not meet the definition of a *recognized environmental condition*, but may or may not be considered as business environmental risks associated with the site, include:

- Historical information indicated the subject property was undeveloped/vacant grazing areas and from at least the 1950s to the 1970s and agricultural land uses from the 1970s to present. Agricultural uses have included the planting and harvesting of agricultural products from the time of original development to the present time; and may have included limited livestock activities. A representative of the Owner stated that herbicides may have been applied in the past but was generally unaware of the types and volumes and are currently used at the site and applied through irrigation systems and aircraft. Herbicides have been periodically stored or mixed on the subject property since the 1990s. Aerial photographs depicted some areas of the subject property as cultivated fields from the mid-1970s to the present and the past applications of persistent organic pesticides (POPs), organochlorine pesticides and/or herbicides (OCPs), organophosphate pesticides (OPPs), or metal-based pesticides) cannot be ruled out; but given the historical uses any applications of fertilizers, pesticides, or herbicides would be reasonable assumed to be relatively uniform and generally consistent with manufacturer guidelines.

  There is a possibility that POPs were mixed and applied at the subject property, however, storage of POPs is unlikely given the lack of outbuildings, or structures. The proposed lease area includes areas used for agricultural production and where POPs, if applied, were likely applied in a relatively uniform and customary manner consistent with manufacturer guidelines. There is no evidence that POPs were stored, staged, mixed, or disposed within the proposed lease area, or applied through irrigation in the past. Therefore, the possible past applications of POPs within the proposed ground lease would pose a low concern of adverse environmental impact, particularly with respect to future development of a solar energy facility.

- Adjacent to the northeastern portion of the landing strip were three roughly 1,200-gallon aboveground storage tanks (ASTs) aka, 'nurse-tanks' that are used for storing and introducing fertilizers, herbicides, and pesticides into the irrigation units and or transfer to aircraft. These ASTs were situated to the east of the central portion of the lease area. The presence of these 'nurse-tanks' and the process of transferring contents into aircraft would be considered an environmental concern for the subject property due to the possible release and or spill during the transfer process.

***Opinion***

The following is the opinion of the *Environmental Professional* based on the findings of the Phase I ESA.

- Based upon the information gathered and evaluated as a part of this Phase I ESA, no further investigation of the proposed ground lease area appears warranted with respect to the environmental condition of the site.

  The site has been used for agricultural purposes since the 1970s to the present time, during a period of time in which some application of a variety of organic and inorganic pesticides, herbicides, and fertilizers may have occurred. Past applications of fertilizers, pesticides, and herbicides commonly used in conjunction with agricultural activities in the past may have included persistent organic pesticides (POPs); which have relatively long latency in the near surface. The majority of the proposed lease areas appear to have been used for agricultural production and the potential application of POPs in the past, if used, were likely applied within the proposed lease area in a relatively uniform and customary manner consistent with manufacturer guidelines in the routine

course of agricultural operations which would pose a low concern of adverse environmental impact, particularly with respect to future commercial development of a solar energy facility. However, in the event that ground disturbing activities encounter stained or malodorous soils, construction activities should stop until soil samples can be collected and analyzed to determine if there is a concern to human health and/or the environment.

Should additional information regarding the environmental condition of the subject property become available or should the proposed action be changed, it should be provided to EarthTouch, Inc. for review and re-evaluation of this *Opinion*.

***Deviations***

There were no *Deviations* to the ASTM Standard Practice associated with preparing and developing this Phase I ESA, with the exception that not all areas of the site were *readily available* for inspection due to the size and topography and access to the interiors of the buildings was not *readily available*. These *Deviations* are not considered significant.

***Data Gaps***

In general, a *Data Gap* is the inability to gather information as prescribed in the ASTM Standard Practice despite good faith efforts. This may include, but not be limited to, a lack of historical information, inability to interview knowledgeable individuals, or inspect portions of the subject property. There were no significant *Data Gaps* encountered as a part of this assessment.

***Data Failures***

The objective of reviewing historical information is to identify all obvious uses of the subject property from first developed use or 1940, whichever is earlier, in order to identify the likelihood of previous uses resulting in a *recognized environmental condition(s)*. Generally, a *Data Failure* is when all obvious uses of the site cannot be determined despite gathering and reviewing all of the standard historical sources that are reasonably ascertainable. A historical source is considered reasonably ascertainable if it is (1) publicly available, (2) obtainable within a reasonable period of time and at a reasonable cost, and (3) practically reviewable. Substantially detailed historical information for the subject property prior to 1952 was not *readily available* during the course of this assessment. However, given that the site consisted of vacant land in the 1950s and agricultural land in the 1970s, this *Data Failure* is not deemed to be significant, and would not appear to affect the conclusions of this report.

## 10.0 REFERENCES

The following documents and databases were queried during the course of this Phase I ESA.

- Environmental Risk Information Service, Database Report, Order No. 22011300728 (18-Jan-2022).
- US Geological Survey Topographic 7.5-Minute Series Map, Irrigon, Oregon / Washington 7.5-minute Quadrangle Maps 1975, 1993, 2017, and 2020.
- US Geological Survey Topographic Map, Umatilla, Washington 30-Minute Quadrangle Map 1908.
- US Geological Survey, Earth Resources & Observation Services Section, Aerial Photography.
- US Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Benton County Area, Washington.
- Washington Department of Ecology, Toxics Cleanup Program databases.
- US Environmental Protection Agency, EnviroFacts database.
- Washington State Department of Natural Resources.

- Benton County Assessor and Clerk/Recorder.
- Benton County Building Department.
- Groundwater Atlas of the U.S.
- Google Earth.
- OneEnergy provided information.
- MapQuest

## 11.0 QUALIFICATIONS OF TECHNICAL STAFF

Short resumes for the environmental professionals contributing to the completion of this report are included in this section as required by the ASTM Standard Practice.

***C. Bryon Reyna*** ***Staff Geologist***

Mr. Reyna earned his Bachelor of Science in Geoscience from the University of Utah with an emphasis on Environmental Geosciences. Since beginning his professional career as a geologist, Mr. Reyna's emphasis has been on environmental cleanup activities in the mining and petroleum industry as well as environmental site assessments. He also has nearly 15 years of experience in the petroleum distribution industry with an emphasis in information technologies and air pollution compliance systems.

***Brett E. Cox*** ***Senior Scientist***

Mr. Cox has a diverse educational background and professional experience in environmental compliance, air quality, asbestos, geology, and geophysics. He has managed environmental site assessments and subsurface investigations, conducted compliance evaluations, and managed remedial action projects, and developed and implemented large-scale site evaluation programs. Mr. Cox has conducted and managed site assessment programs that have involved 100s of Phase I ESAs and NEPA checklist evaluations of proposed wireless telecommunications sites in seven western states. As a project manager, he has overseen a multi-disciplinary effort to complete site evaluations, formulate deliverables, interface with relevant regulatory agencies, and complete additional environmental processing in compliance with Federal Communications Commission rules. Scopes of work completed have included FCC-focused NEPA Checklist evaluations, Phase I ESAs, ASTM Transaction Screens, geotechnical analysis, soil and groundwater contaminant assessment, historical/cultural resource inventories, biological assessments/inventories, and Environmental Assessments.

### 11.1 Technical Staff Signatures

The following EarthTouch, Inc. personnel were responsible for this Phase I ESA.

C. Bryon Reyna
Staff Geologist
Site Inspection / Phase I Environmental Site Assessment

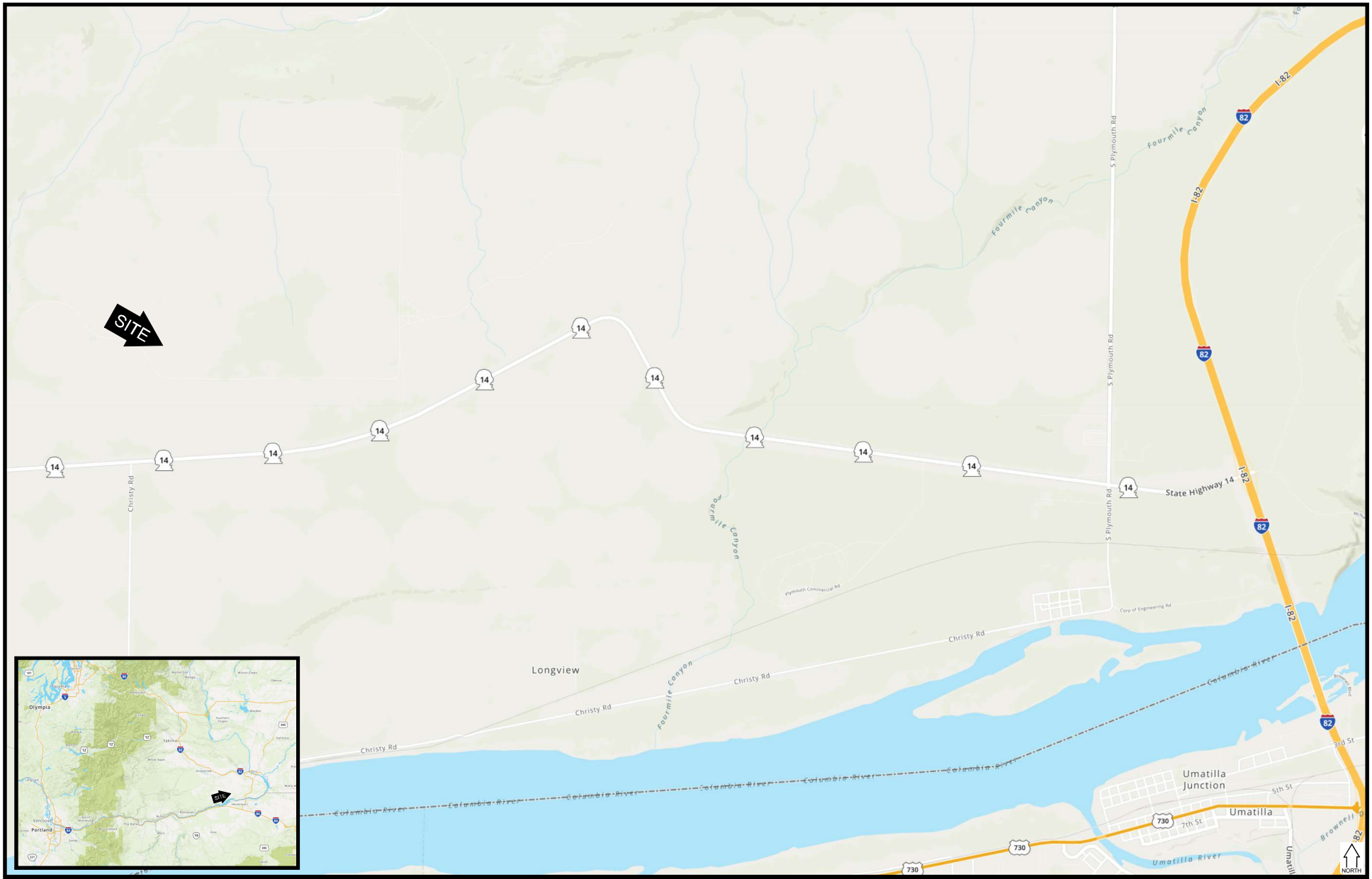
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on

education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Brett E. Cox
Senior Scientist / Environmental Professional
Technical Review

# FIGURE 1

# SITE LOCATION








**EarthTouch, Inc.**
**3135 North Fairfield Road**
**Layton, Utah 84041**


**FIGURE 1**

**Street Map**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

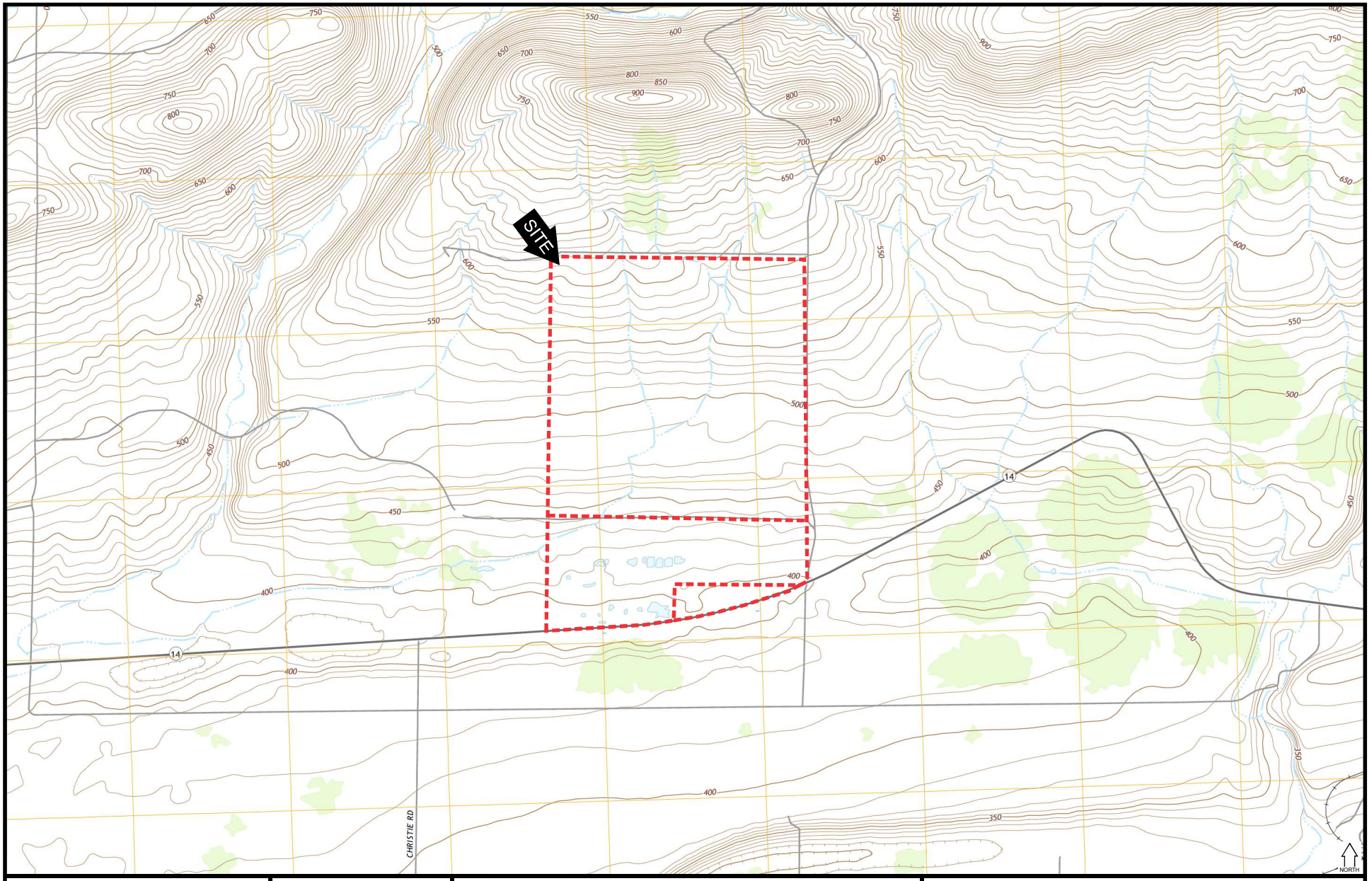
Figure: 1
Append: Phase I Environmental Assessment

Project: OER-0079-WA / Wallula Gap Solar Project
Analyst: Bryon Reyna

Source: MapQuest

# FIGURE 2

# TOPOGRAPHIC MAP




EarthTouch, Inc.
3135 North Fairfield Road
Layton, Utah 84041

**FIGURE 2**

**Topographic Map**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | 2 |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey 7.5-Minute Map Series<br>Irrigon, OR, WA Map |

# FIGURE 3

# TAX ASSESSOR MAP


EarthTouch, Inc.
3135 North Fairfield Road
Layton, Utah 84041

**FIGURE 3**

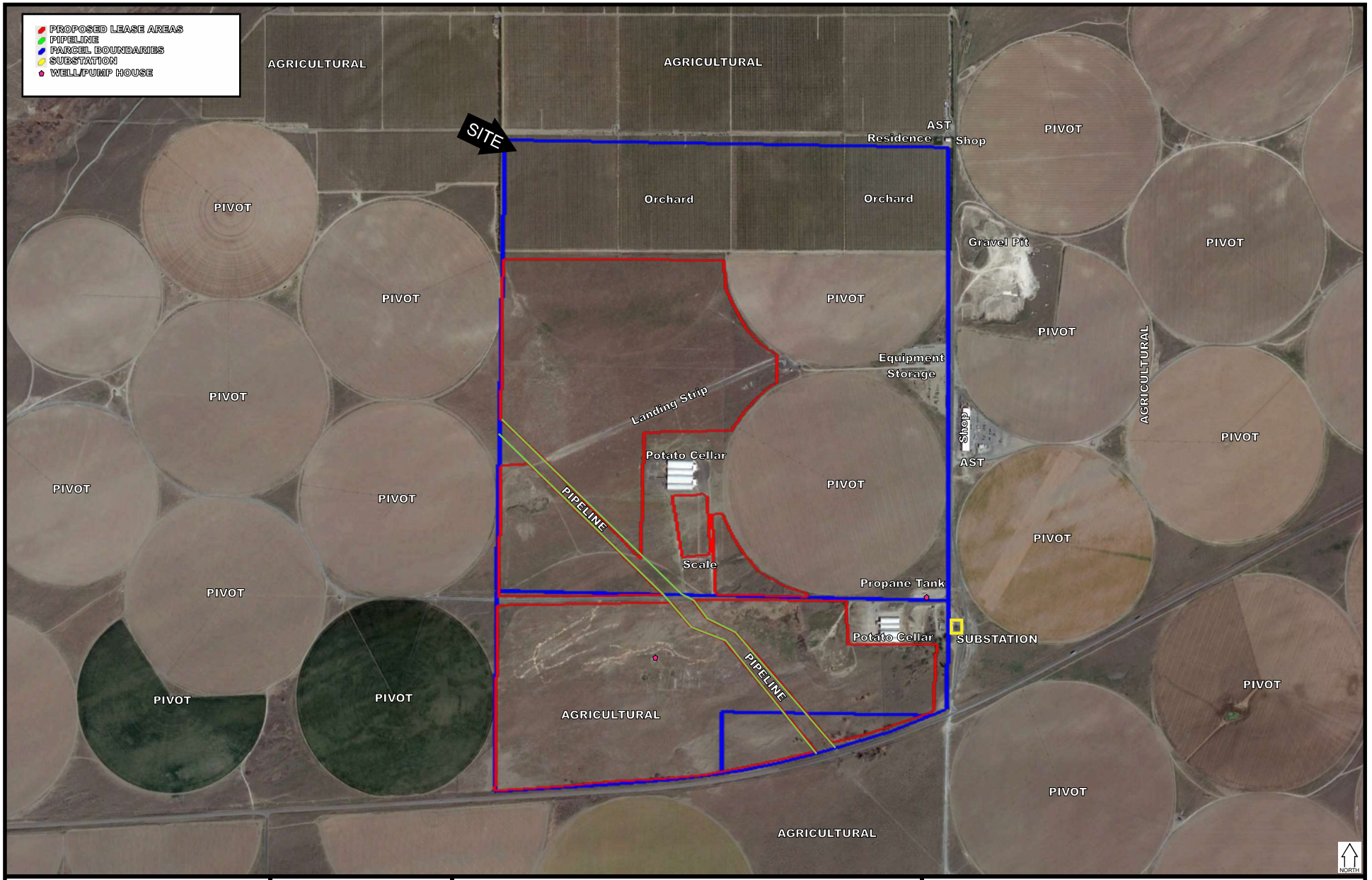
**Tax Assessor Map**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | 3 |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | Benton County Assessor |

# FIGURE 4

# SITE SKETCH





EarthTouch, Inc.
3135 North Fairfield Road
Layton, Utah 84041


**FIGURE 4**

**Site Sketch**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | 4 |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | Google Maps and Site Observations |

# ATTACHMENT 1

# ENGAGEMENT LETTER

# SCOPE OF WORK / COST ESTIMATE

17-Dec-2021

via email
tanner@oneenergyrenewables.com

Mr. Tanner Gillespie
Associate Project Manager, Project Development
OneEnergy Development, LLC
2003 Western Avenue, Suite 225
Seattle, Washington 98121

Property Location(s): Cunningham Solar - Adams County, Washington
Palouse Junction Solar – Connell, Franklin County, Washington
Wallula Gap Solar - Benton County, Washington

## SCOPE OF WORK

EarthTouch, Inc. proposes to complete Phase I Environmental Site Assessments (ESAs) in accordance with the American Society for Testing and Materials (ASTM) Designation E1527-13, titled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard Practice) to identify, *historical recognized environmental conditions*, *controlled recognized environmental conditions*, and/or *recognized environmental conditions* in connection with the aforementioned sites.

The Phase I ESAs would consist of the following tasks.

- ***Regulatory Records Review***

  Review Federal, State, regional, and local environmental regulatory agency information pertaining to the site and adjoining and nearby properties regarding potential structures/features used for storing, processing, treating, and/or disposing potentially hazardous substance and/or petroleum products; reported spills, releases, or discharges; and evidence of contamination at the site or migration of contaminants from off-site properties to the site.

- ***Physical Setting Information***

  Review *readily available* maps, reports, and documents to develop an understanding of the physical setting of the site, site vicinity, and general area including; geological, topographical, hydrological, and hydrogeological characteristics that may affect the migration of potentially hazardous substances and/or petroleum products, including vapor migration.

- ***Historical Setting Information***

  Obtain and review historical resources information to identify past uses of the site and possibility of past use of potentially hazardous substances and/or petroleum products, including; city directories, fire insurance maps, assessor records, building permits, aerial photographs, and historical topographic maps, and/or historical society information.

- ***Site Inspection and Site Vicinity Reconnaissance***

  Perform an inspection of the site, preferably with the *Owner* or Representative of the *Owner*, to identify and photographically document existing uses, operations, improvements, structures/features environmental conditions, and physical conditions; and conduct a windshield survey of the site vicinity to identify nearby companies, businesses, or operations that may use petroleum products and/or potentially hazardous substances and may potentially impact the environmental condition of the site.

- ***Interviews with 'Knowledgeable Individuals'***

  Make reasonable attempts to conduct interviews with the *Owner* or Representative of the *Owner*, adjacent property owners, and/or personnel with local government agencies; and obtain information from the "User" regarding familiarity with the site.

- ***Data Compilation and Report Preparation***

  The information gathered would be reviewed and report prepared summarizing past and present uses of the site, physical attributes of the site with respect to environmental condition, physical setting of the site and site vicinity, environmental regulatory agency information, photographic documentation, potential for contamination and/or contaminant migration, including vapor migration; and presence or absence of *recognized environmental conditions*, *controlled recognized environmental conditions*, and/or *historical recognized environmental conditions.*

**SCHEDULE**

Field activities would be scheduled upon authorization and completed within roughly three weeks. An electronic copy of the Phase I ESAs would be provided within 3-5 weeks (potentially adjustable with project needs and presumes that field work is coordinated with all three projects).

**FEE**

The Scope of Work would be completed at a cost of $

The cost estimate includes all labor, travel, and miscellaneous and incidental expenses to complete the scope of work as described and presumes two other projects authorized concurrently. Standard payment for the Scope of Work would be on a 'Net 30' basis.

**AUTHORIZATION**

The Scope of Work, proposed fees, and conditions of services are satisfactory and herby accepted and EarthTouch, Inc. is authorized to perform the Scope of Work as described.

1/5/2022

_____ _____

Authorization-to-Proceed (Signature) Date

Thank you for the opportunity to provide OneEnergy Development, LLC with this Scope of Work/Cost Estimate. Should you have questions; please reach out to **Brett Cox** or **Cheri Dillon** at **801.771.2800**.

# ATTACHMENT 2

# USER QUESTIONNAIRE

# USER QUESTIONNAIRE

Pursuant to ASTM E 1527-13 Appendix X.3, 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 (EP). (The *User* is defined as the party seeking to use Practice ASTM E 1527: 13 to complete an environmental site assessment of the Property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager). Failure to provide the information could result in a determination that "All Appropriate Inquiry" is not complete. This form represents a type of interview and as such, the User has an obligation to answer all questions in good faith, to the extent of his or her actual knowledge.

1. Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law? This can be determined by providing a current title report.

   No ☑ Yes ☐ If yes please explain.

2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

   No ☑ Yes ☐ If yes please explain.

3. As the User of this Environmental Site Assessment (ESA) do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining Property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   No ☑ Yes ☐ If yes please explain.

4. Does the purchase price (or lease price) being paid, for this Property, reasonably reflect the fair market value of the Property?

   No ☐ Yes ☑

   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?

   No ☐ Yes ☐ If yes please explain.

5. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as User (a) do you know of the past uses of the Property?; (b) Do you know of specific chemicals that are present or were once present at the Property?; (c) Do you know of spills or other chemical releases that have taken place at the Property?; (d) Do you know of any environmental cleanups that have taken place at the Property?

   No ☑ Yes ☐ If yes please explain.

6. As the User of this ESA, based on your knowledge and experience related to the Property are there any obvious indicators that point to the presence or likely presence of contamination at the Property?

   No ☑ Yes ☐ If yes please explain.

**Proceedings Involving the Property**

Pursuant to ASTM E 1527-13 §10.9, as the User of this ESA do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

No ☑ Yes ☐ If yes please explain.

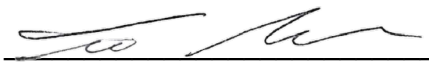
**Helpful Documents Checklist**

Pursuant to ASTM E 1527-13 §10.8, do you know whether any of the following documents exist related to the Property, and if so, whether copies can and will be provided to EarthTouch, Inc. for review? Check all that apply. If none apply then please check the last box.

- ☐ Previous environmental site assessment reports (ESAs) such as Phase I and II ESAs, remediation reports, asbestos reports, etc.
- ☐ Environmental compliance audit reports
- ☐ Environmental permits (for example solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits)
- ☐ Registrations for above or underground storage tanks
- ☐ Registration for underground injection systems
- ☐ Material safety data sheets
- ☐ Community right-to-know plan
- ☐ Risk assessments
- ☐ Safety plans; preparedness and prevention plans; spill prevention, countermeasure and control (SPCC) plans; etc.
- ☐ Reports regarding hydrogeologic conditions on the Property or surrounding area

- ☐ Notices or other correspondence from any governmental agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property
- ☐ Hazardous waste generation notices or reports
- ☐ Geotechnical studies
- ☐ Recorded activity and land use limitations (AULs)
- ☑ User has no knowledge of any of the above documents available for the Property

This Phase I is being performed to qualify OneEnergy Development, LLC. as an innocent landowner and/or lessee under applicable state and federal law.

| Tanner Gillespie | Associate Project Manager |
|---|---|
| Name (User or Authorized User Representative) | Title |
|  | 1/31/2022 |
| Signature | Date |

PLEASE NOTE THAT THE RESPONSES HEREIN ARE MADE ON BEHALF OF THE USER, PURSUANT TO ASTM E 1527-13 AND NOT AS THE ENVIRONMENTAL PROFESSIONAL. THE RESPONSES TO ITEMS 1 & 2 ABOVE ARE NOT FROM A LEGAL REVIEW, BUT AS THE USER UNDER THE ASTM STANDARD. THE ENVIRONMENTAL PROFESSIONAL WILL TAKE THIS AND ALL INFORMATION HEREIN INTO ACCOUNT FOR THE PHASE I AND WILL MAKE THEIR OWN INDEPENDENT DETERMINATION.

# APPENDIX A

# SITE PHOTOGRAPH(S)

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 1**

Description: View of the southeastern portion of the site

View: Northwest


**Photograph 2**

Description: View of the potato cellars on the southeastern portion of the site

View: Southwest

**Photograph 3**

Description: View of the metal building and storage area on the southeastern portion of the site

View: North-northwest

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 4**

Description: View of the southwestern portion of the site and the proposed lease area

View: Southeast

**Photograph 5**

Description: View of the central portion of the site and the proposed lease area

View: Northeast

**Photograph 6**

Description: View of the truck-scale and weigh-house on the central portion of the site

View: East-northeast

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 7**

Description: View of the potato cellar on the central portion of the site

View: Northwest

**Photograph 8**

Description: View of the central portion of the site and the proposed lease area

View: North

**Photograph 9**

Description: View of the central portion of the site

View: West

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 10**

Description: View of the landing strip on the western portion of the site

View: Southwest

**Photograph 11**

Description: View of the northern portion of the site and the proposed lease area

View: North

**Photograph 12**

Description: View of the northeastern portion of the site and cultivated areas

View: West

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 13**

Description: View of adjoining property to the North of the site

View: Southwest

**Photograph 14**

Description: View of adjoining property to the north of the site

View: Northeast

**Photograph 15**

Description: View of adjoining property to the north of the site

View: Southwest

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 16**

Description: View of adjoining property to the east of the site

View: Southeast


**Photograph 17**

Description: View of adjoining property to the east of the site

View: Southeast

**Photograph 18**

Description: View of adjoining property to the east of the site

View: West

**OER WA Solar 1, LLC**
**Wallula Gap Solar Project**
**OER-0079-WA**

**Agri Northwest**
**169604 South 321 PR SE**
**Plymouth, Washington 99346**

**Photograph 19**

Description: View of adjoining property to the east of the site

View: North

**Photograph 20**

Description: View of adjoining property to the east of the site

View: North

**Photograph 21**

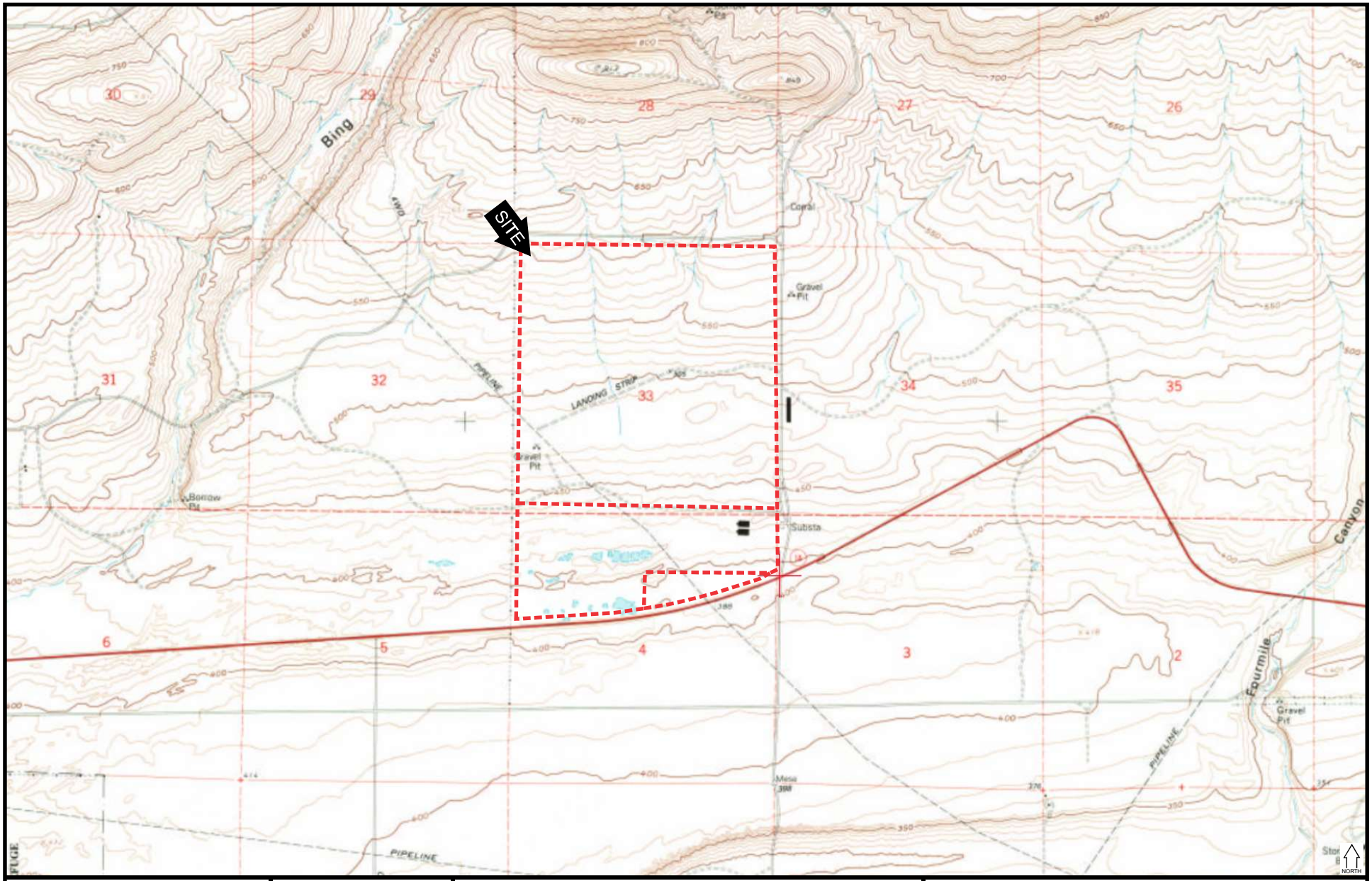
Description: View of adjoining property to the east of the site

View: West

# APPENDIX B

# HISTORIC MAP(S)

(representative maps are shown /
not all photographs that were reviewed are included in this appendix)




earthTouch inc
www.earthtouchinc.com

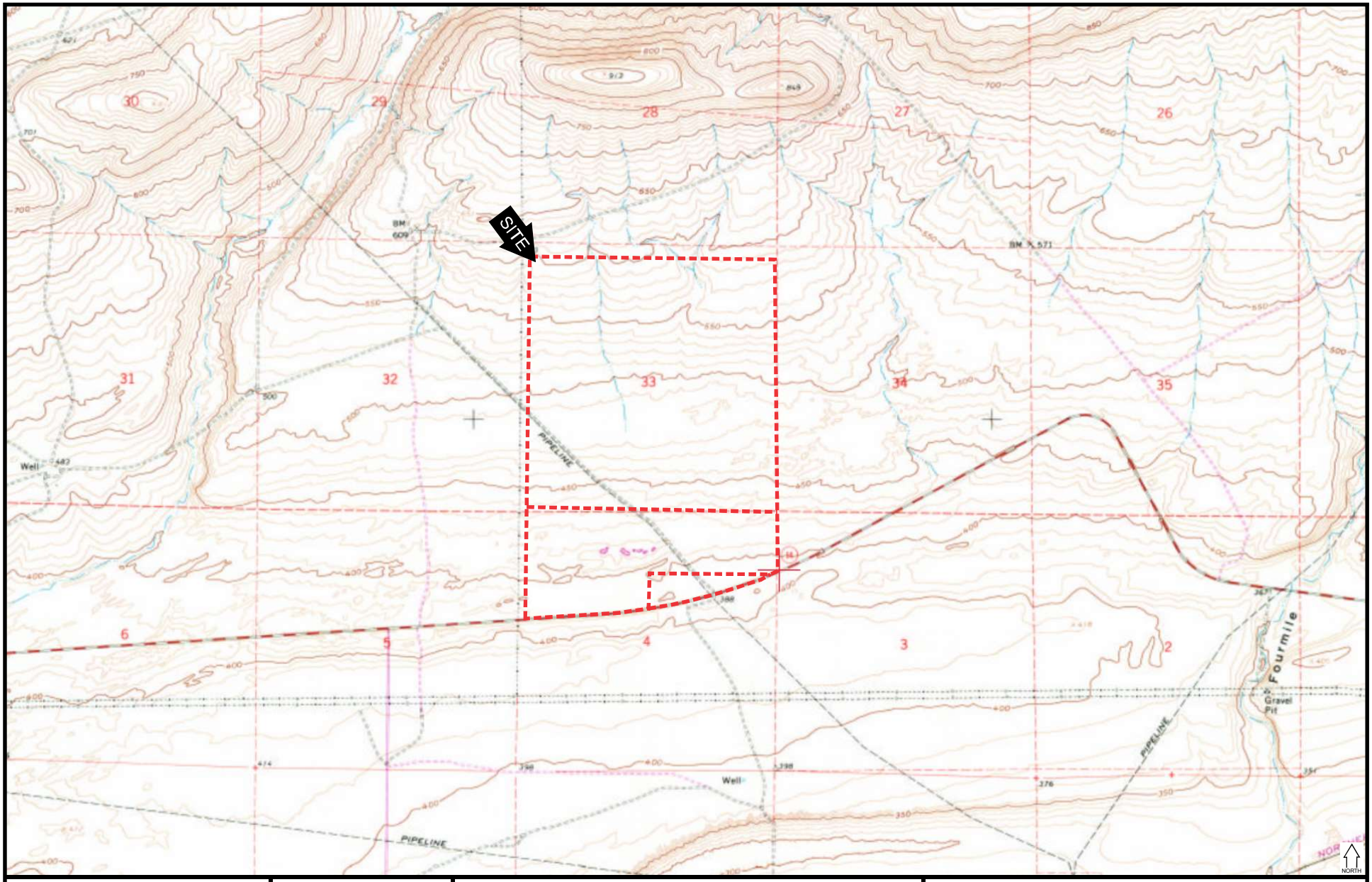
**EarthTouch, Inc.**
**3135 North Fairfield Road**
**Layton, Utah 84041**

**APPENDIX B**

**Topographic Map**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey (1993)<br>Historic Topographic Map Collection |

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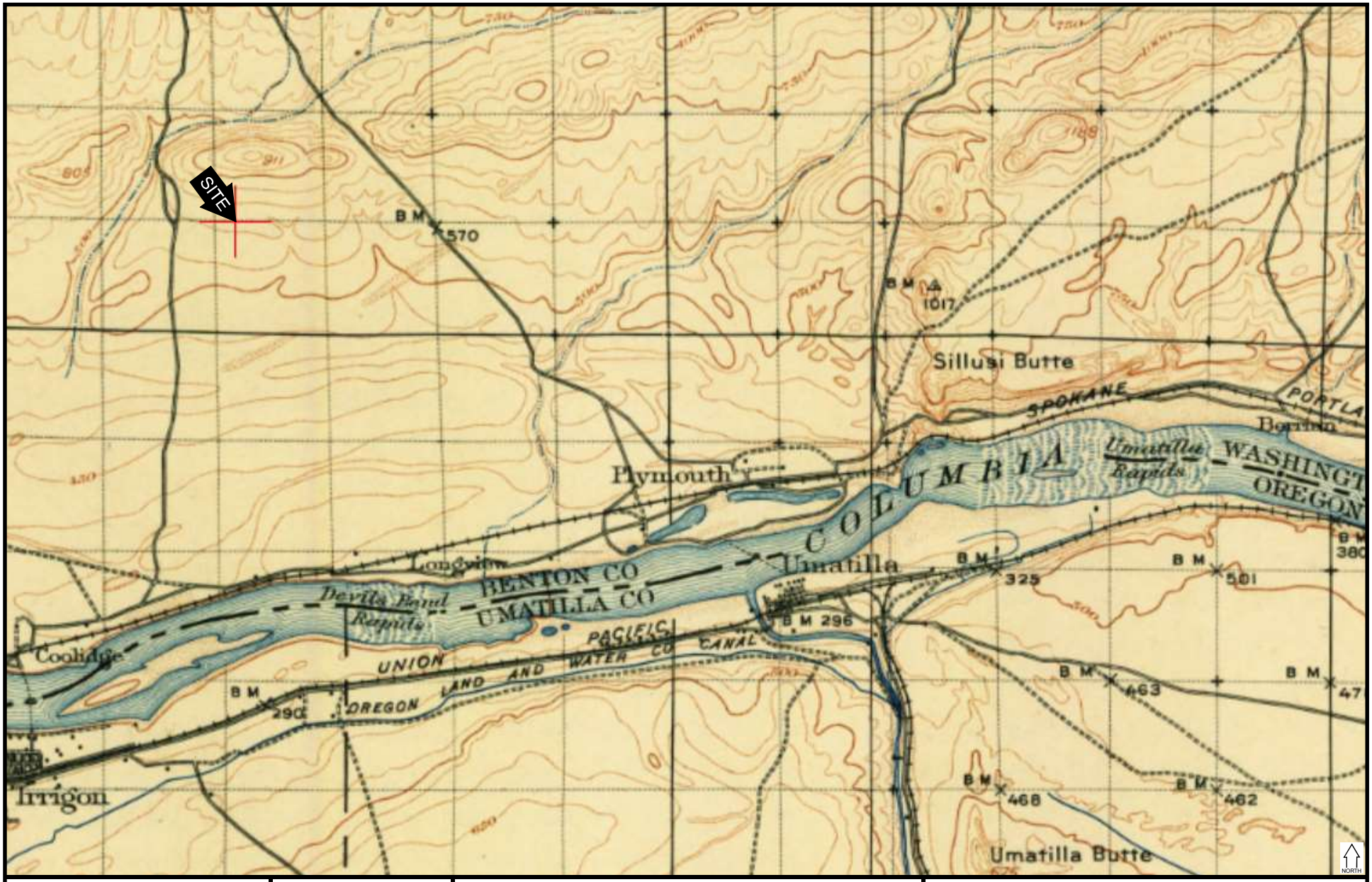
**Layton, Utah 84041**

**APPENDIX B**

**Topographic Map**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey (1975)<br>Historic Topographic Map Collection |





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|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey (1908)<br>Historic Topographic Map Collection |

# APPENDIX C

# AERIAL PHOTOGRAPH(S)

(representative photographs are shown /
not all photographs that were reviewed are included in this appendix)


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**APPENDIX C**

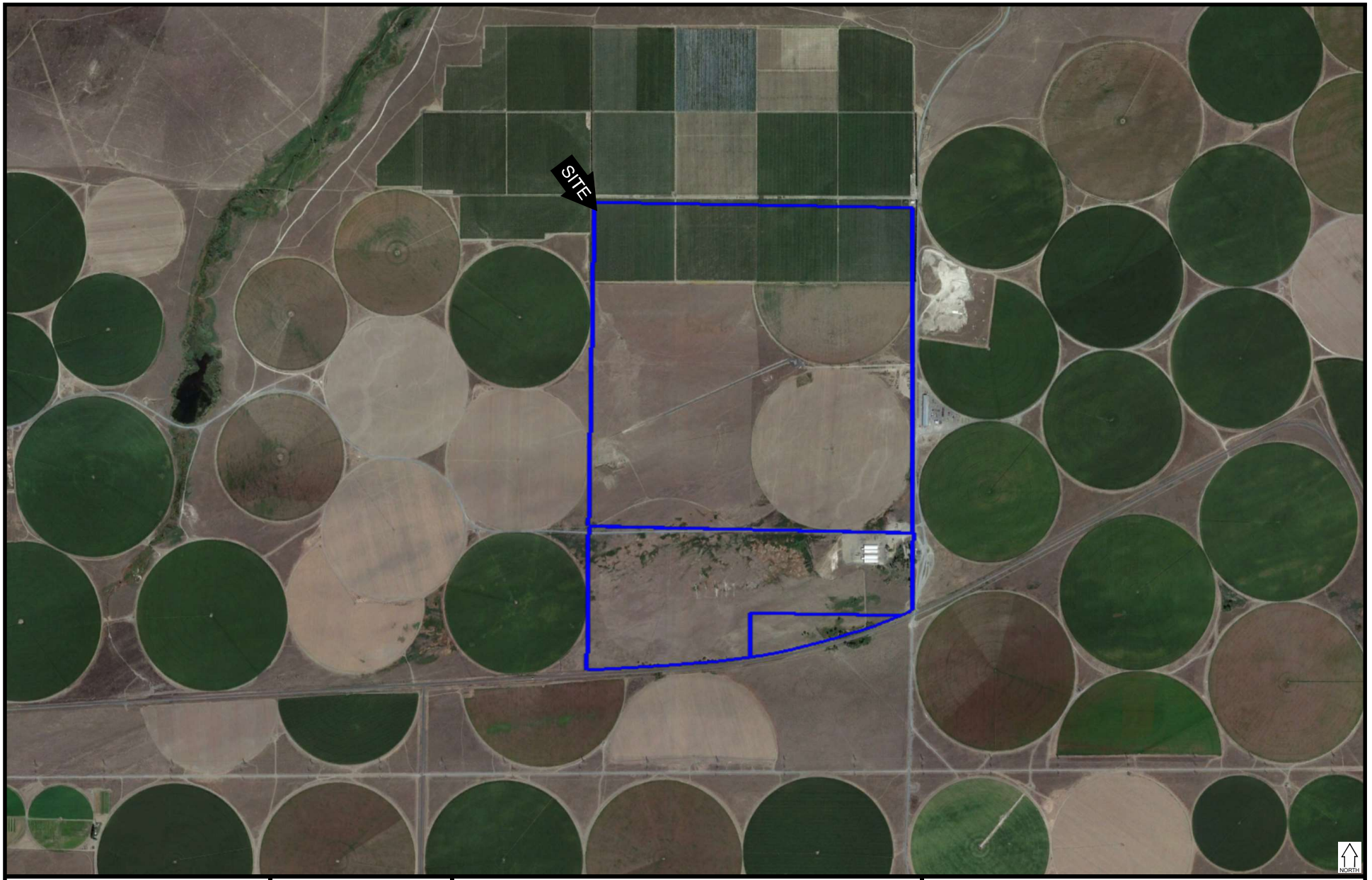
**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

Figure: Appendix
Append: Phase I Environmental Assessment

Project: OER-0079-WA / Wallula Gap Solar Project
Analyst: Bryon Reyna

Source: Google Earth (2021)

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**Agri Northwest**
**169604 South 321 PR SE**
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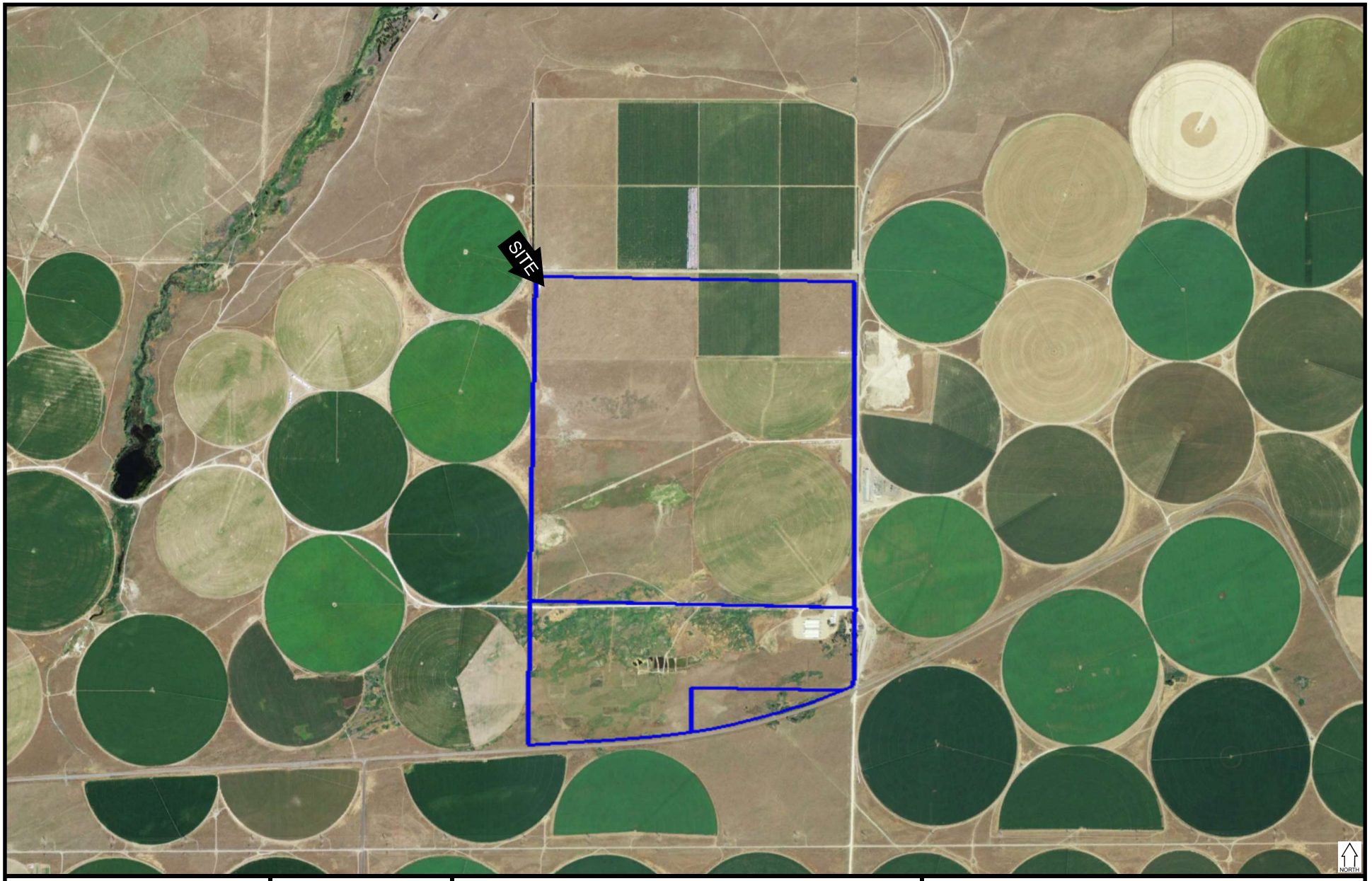
Figure: Appendix
Append: Phase I Environmental Assessment

Project: OER-0079-WA / Wallula Gap Solar Project
Analyst: Bryon Reyna

Source: Google Earth (2016)

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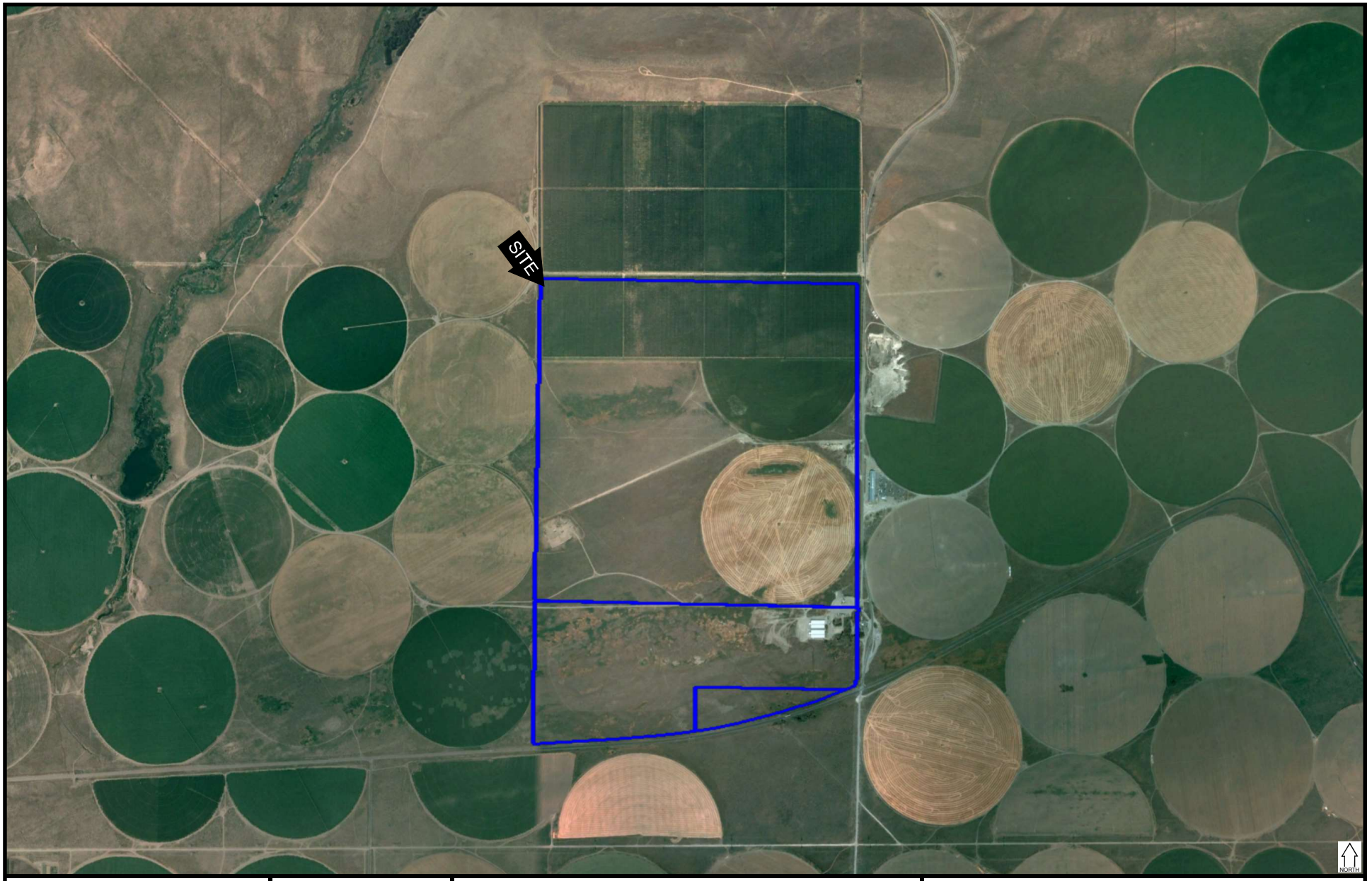
**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

Figure: Appendix
Append: Phase I Environmental Assessment

Project: OER-0079-WA / Wallula Gap Solar Project
Analyst: Bryon Reyna

Source: Google Earth (2011)

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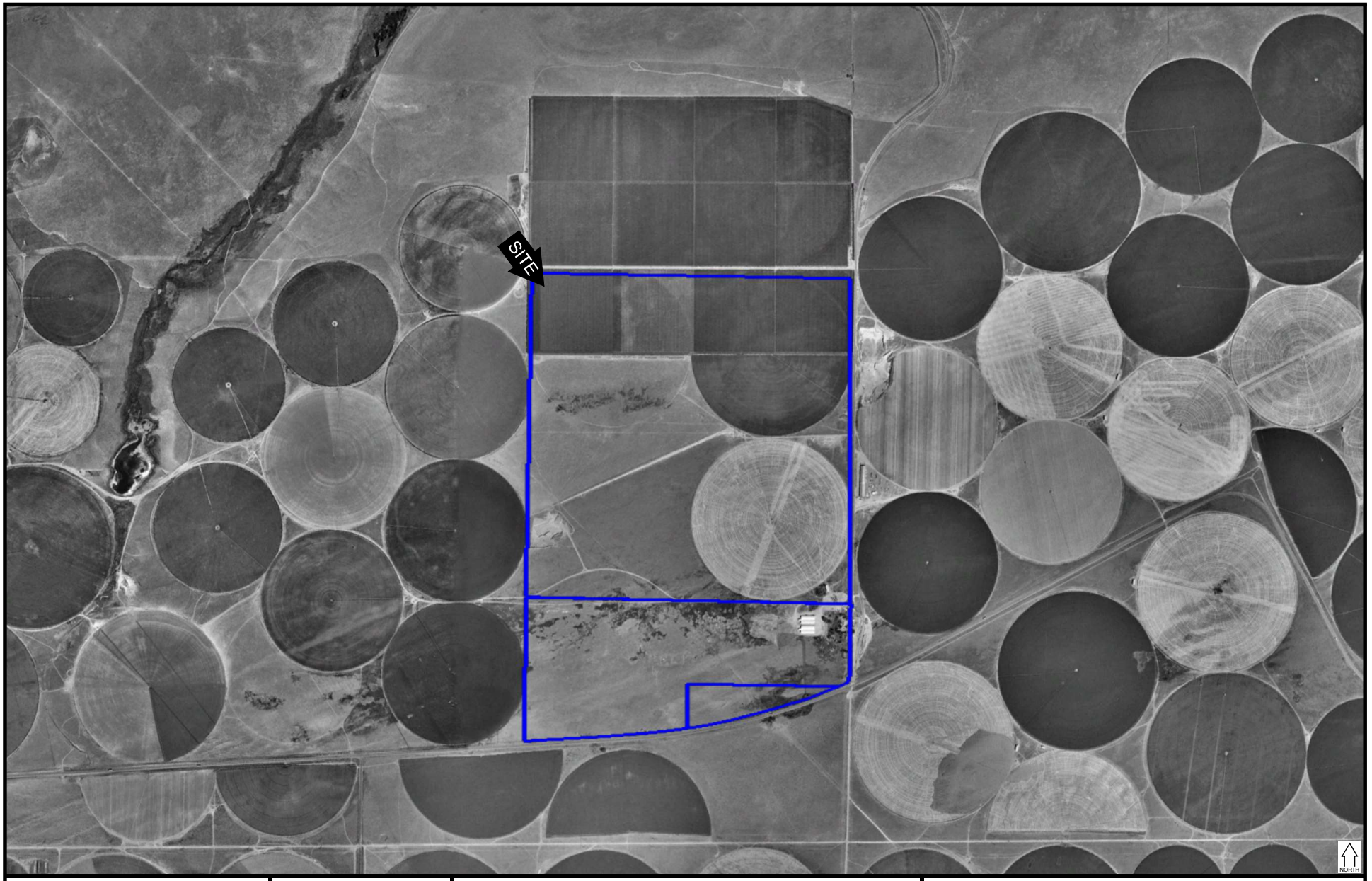
**APPENDIX C**

**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | Google Earth (2006) |

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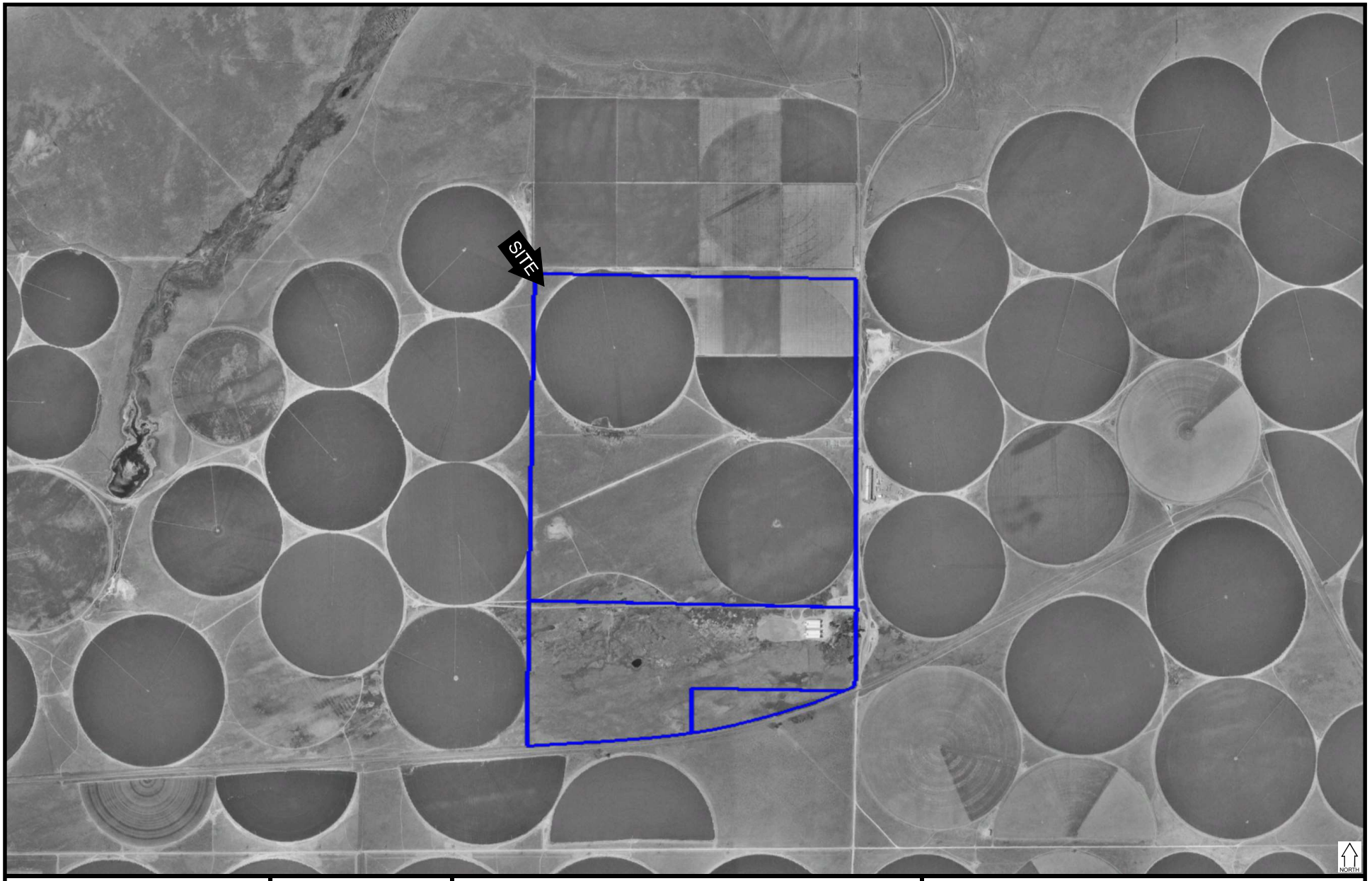
Layton, Utah 84041

**APPENDIX C**

**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | Google Earth (2001) |

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Layton, Utah 84041

**APPENDIX C**

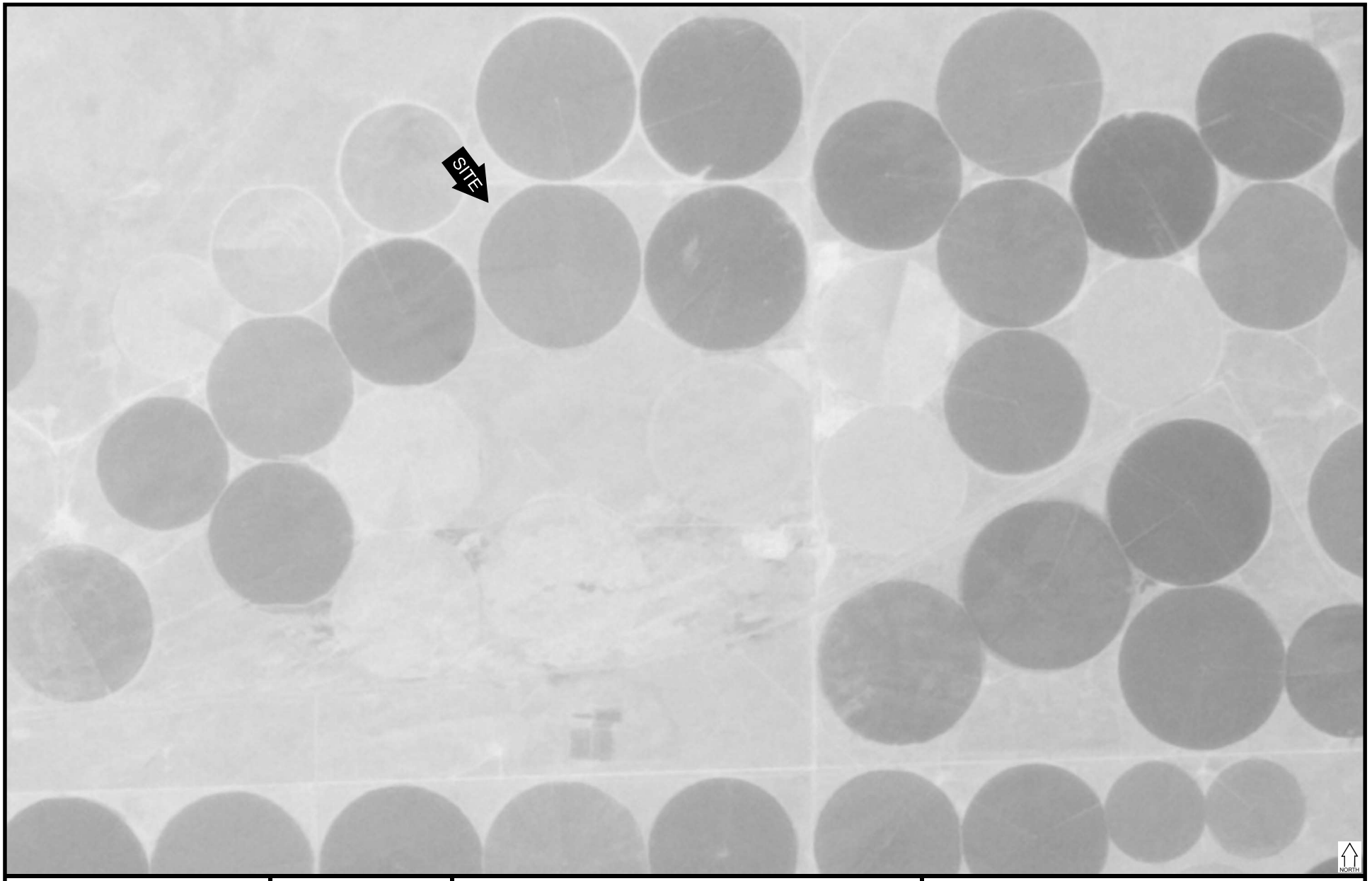
**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

Figure: Appendix
Append: Phase I Environmental Assessment

Project: OER-0079-WA / Wallula Gap Solar Project
Analyst: Bryon Reyna

Source: Google Earth (1996)

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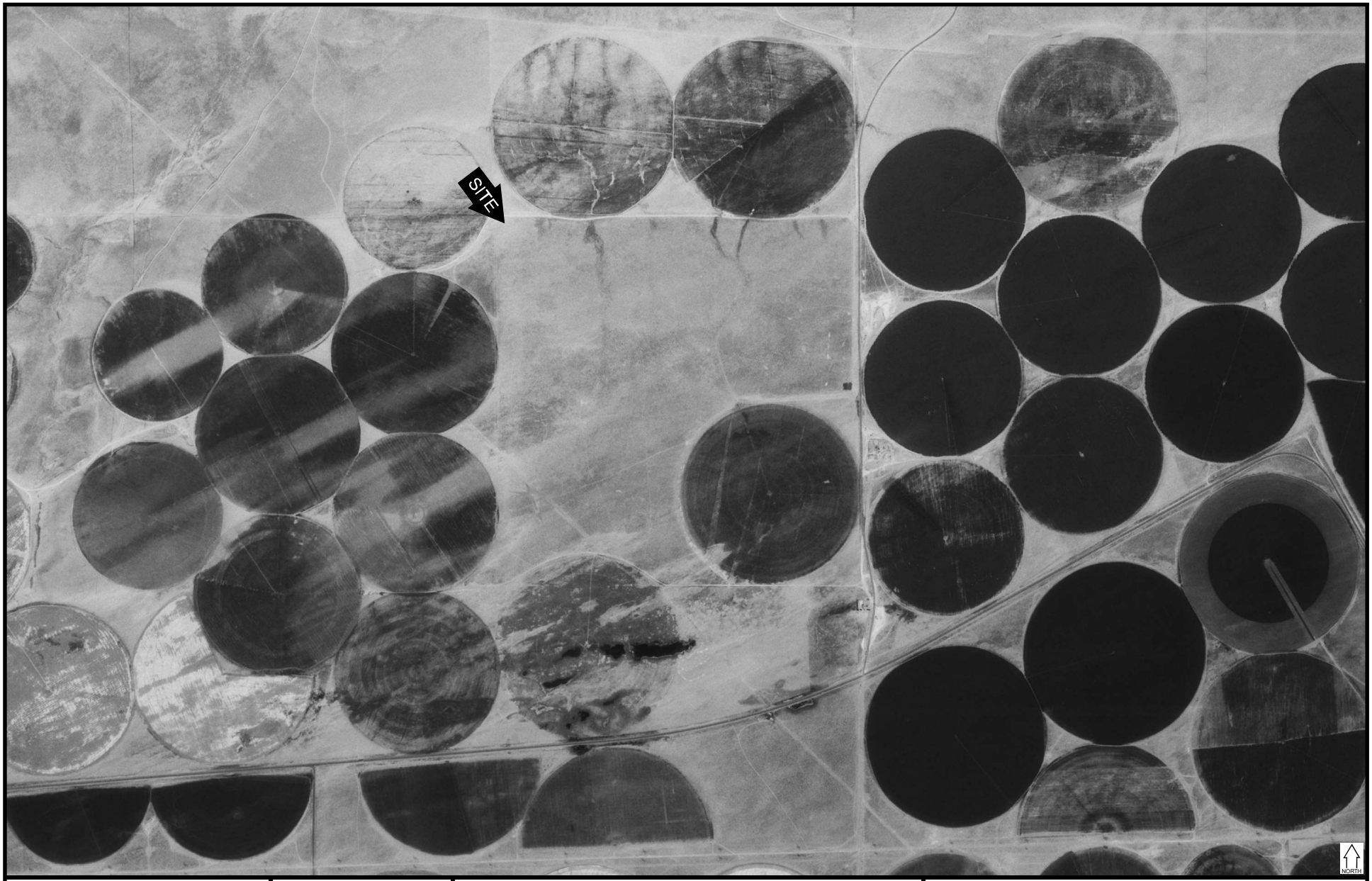
**APPENDIX C**

**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey (1981)<br>Earth Resources & Observation Services Section |

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**APPENDIX C**

**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey (1977)<br>Earth Resources & Observation Services Section |


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**APPENDIX C**

**Aerial Photograph**

**Agri Northwest**
**169604 South 321 PR SE**
**(Near Plymouth), Benton County, Washington 99346**

| | |
|---|---|
| Figure: | Appendix |
| Append: | Phase I Environmental Assessment |
| Project: | OER-0079-WA / Wallula Gap Solar Project |
| Analyst: | Bryon Reyna |
| Source: | US Geological Survey (1952)<br>Earth Resources & Observation Services Section |

# APPENDIX D

# REGULATORY DATABASE REPORT

# DATABASE REPORT

| | |
|---|---|
| **Project Property:** | *Wallula Gap*<br>*State Route 14*<br>*Plymouth WA 99346* |
| **Project No:** | |
| **Report Type:** | *Database Report* |
| **Order No:** | *22011300728* |
| **Requested by:** | *Earthtouch Inc.* |
| **Date Completed:** | *January 18, 2022* |

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

# Table of Contents


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# Executive Summary

***Property Information:***

| | | |
|---|---|---|
| **Project Property:** | | *Wallula Gap*<br>*State Route 14  Plymouth WA 99346* |
| **Project No:** | | |
| **Coordinates:** | | |
| | **Latitude:** | *45.9581752* |
| | **Longitude:** | *-119.4452226* |
| | **UTM Northing:** | *5,092,307.77* |
| | **UTM Easting:** | *310,520.00* |
| | **UTM Zone:** | *11T* |
| **Elevation:** | | *489 FT* |

***Order Information:***

| | |
|---|---|
| **Order No:** | *22011300728* |
| **Date Requested:** | *January 13, 2022* |
| **Requested by:** | *Earthtouch Inc.* |
| **Report Type:** | *Database Report* |

***Historicals/Products:***

| | |
|---|---|
| **ERIS Xplorer** | *ERIS Xplorer* |
| **Excel Add-On** | *Excel Add-On* |

# Executive Summary: Report Summary

| Database | Searched | Search Radius | Project Property | Within 0.62mi | 0.625mi to 0.75mi | 0.75mi to 1.00mi | 1.00mi to 1.50mi | Total |
|---|---|---|---|---|---|---|---|---|
| **Standard Environmental Records** | | | | | | | | |
| **Federal** | | | | | | | | |
| DOE FUSRAP | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| NPL | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| PROPOSED NPL | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| DELETED NPL | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS ARCHIVE | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| ODI | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| IODI | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS NFRAP | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS LIENS | Y | 0.5 | 0 | - | - | - | - | 0 |
| RCRA CORRACTS | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA TSD | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| RCRA LQG | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| RCRA SQG | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| RCRA VSQG | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| RCRA NON GEN | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| RCRA CONTROLS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| FED ENG | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| FED INST | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| LUCIS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| ERNS 1982 TO 1986 | Y | 0.5 | 0 | - | - | - | - | 0 |
| ERNS 1987 TO 1989 | Y | 0.5 | 0 | - | - | - | - | 0 |
| ERNS | Y | 0.5 | 0 | - | - | - | - | 0 |
| FED BROWNFIELDS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| FEMA UST | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| FRP | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |

| Database | Searched | Search Radius | Project Property | Within 0.62mi | 0.625mi to 0.75mi | 0.75mi to 1.00mi | 1.00mi to 1.50mi | Total |
|---|---|---|---|---|---|---|---|---|
| HIST GAS STATIONS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| REFN | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| BULK TERMINAL | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| SEMS LIEN | Y | 0.5 | 0 | - | - | - | - | 0 |
| SUPERFUND ROD | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| **State** | | | | | | | | |
| HSL | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| CSCSL | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| DELISTED SHWS | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| CSCSL NFA | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| SWF/LF | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| RECYCLERS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| WASTE TIRE | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| LUST | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| LUST PTAP | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| UST LOAN | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| LST HOT | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| UST | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| DELISTED LST | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| AST | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| AST SPL PREV | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| DELISTED TNK | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| INST | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| VCP | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| BROWNFIELDS | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| **Tribal** | | | | | | | | |
| INDIAN LUST | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| INDIAN UST | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| DELISTED ILST | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED IUST | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |

**County** ***No County databases were selected to be included in the search.***

**Additional Environmental Records**

**Federal**

| Database | Searched | Search Radius | Project Property | Within 0.62mi | 0.625mi to 0.75mi | 0.75mi to 1.00mi | 1.00mi to 1.50mi | Total |
|---|---|---|---|---|---|---|---|---|
| FINDS/FRS | Y | 0.5 | 0 | - | - | - | - | 0 |
| TRIS | Y | 0.5 | 0 | - | - | - | - | 0 |
| PFAS TRI | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| PFAS NPL | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| PFAS WATER | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| PFAS SSEHRI | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| HMIRS | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| NCDL | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| TSCA | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| HIST TSCA | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| FTTS ADMIN | Y | 0.5 | 0 | - | - | - | - | 0 |
| FTTS INSP | Y | 0.5 | 0 | - | - | - | - | 0 |
| PRP | Y | 0.5 | 0 | - | - | - | - | 0 |
| SCRD DRYCLEANER | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| ICIS | Y | 0.5 | 0 | - | - | - | - | 0 |
| FED DRYCLEANERS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| DELISTED FED DRY | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| FUDS | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| FORMER NIKE | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| PIPELINE INCIDENT | Y | 0.5 | 0 | - | - | - | - | 0 |
| MLTS | Y | 0.5 | 0 | - | - | - | - | 0 |
| HIST MLTS | Y | 0.5 | 0 | - | - | - | - | 0 |
| MINES | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| SMCRA | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| MRDS | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| URANIUM | Y | 1.5 | 0 | 0 | 0 | 0 | 0 | 0 |
| ALT FUELS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| SSTS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| PCB | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| **State** | | | | | | | | |
| SPILLS | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| SPILLS WATER | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| ALL SITES | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |
| ERTS | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| ICR | Y | 1 | 0 | 0 | 0 | 0 | - | 0 |

| Database | Searched | Search Radius | Project Property | Within 0.62mi | 0.625mi to 0.75mi | 0.75mi to 1.00mi | 1.00mi to 1.50mi | Total |
|---|---|---|---|---|---|---|---|---|
| DRYCLEANERS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| DELISTED DRYCLEANERS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| TIER 2 | Y | 0.625 | 0 | 0 | - | - | - | 0 |
| CDL | Y | 0.5 | 0 | - | - | - | - | 0 |
| HIST CDL | Y | 0.5 | 0 | - | - | - | - | 0 |
| AIR PERMITS | Y | 0.75 | 0 | 0 | 0 | - | - | 0 |
| UIC | Y | 0.5 | 0 | - | - | - | - | 0 |

**Tribal** ***No Tribal additional environmental record sources available for this State.***

**County** ***No County additional environmental databases were selected to be included in the search.***

| | | | | | | |
|---|---|---|---|---|---|---|
| ***Total:*** | 0 | 0 | 0 | 0 | 0 | 0 |

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

# Executive Summary: Site Report Summary - Project Property

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|

No records found in the selected databases for the project property.

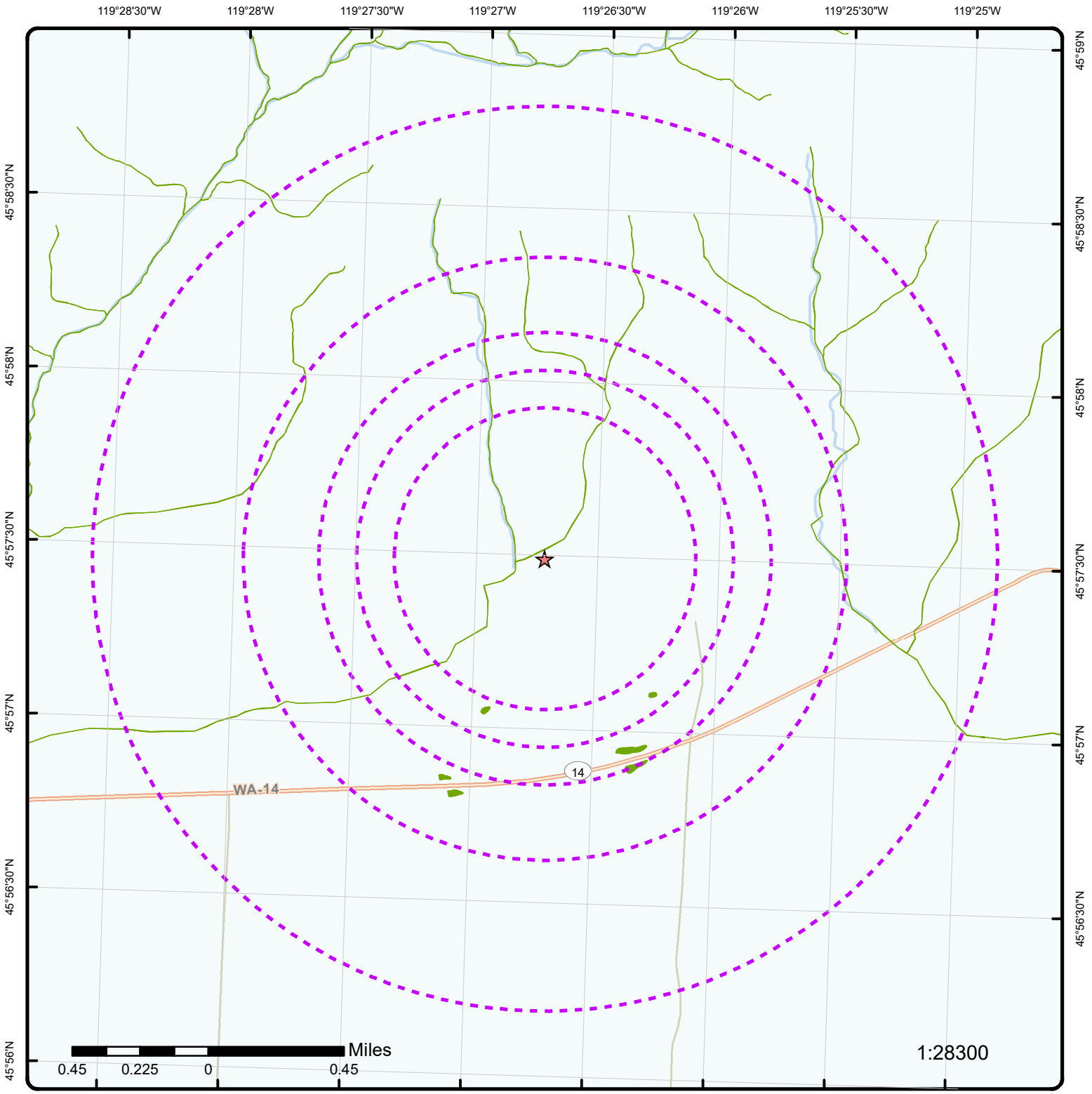
# Executive Summary: Site Report Summary - Surrounding Properties

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|

No records found in the selected databases for the surrounding properties.

## Executive Summary: Summary by Data Source

No records found in the selected databases for the project property or surrounding properties.



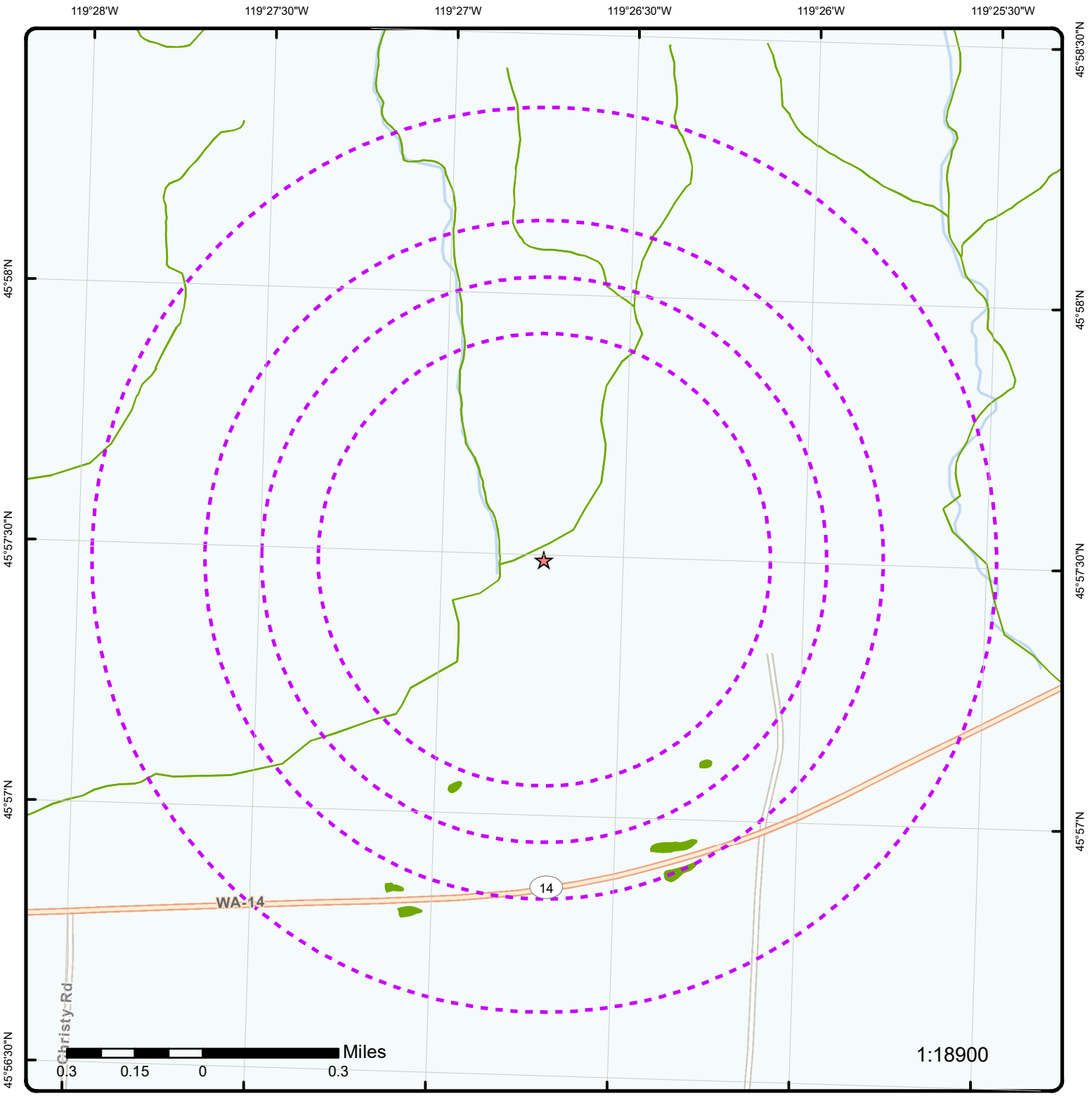

# Map: 1.5 Mile Radius

Order Number: 22011300728

Address: State Route 14, Plymouth, WA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume

**Source:** © 2021 ESRI StreetMap Premium



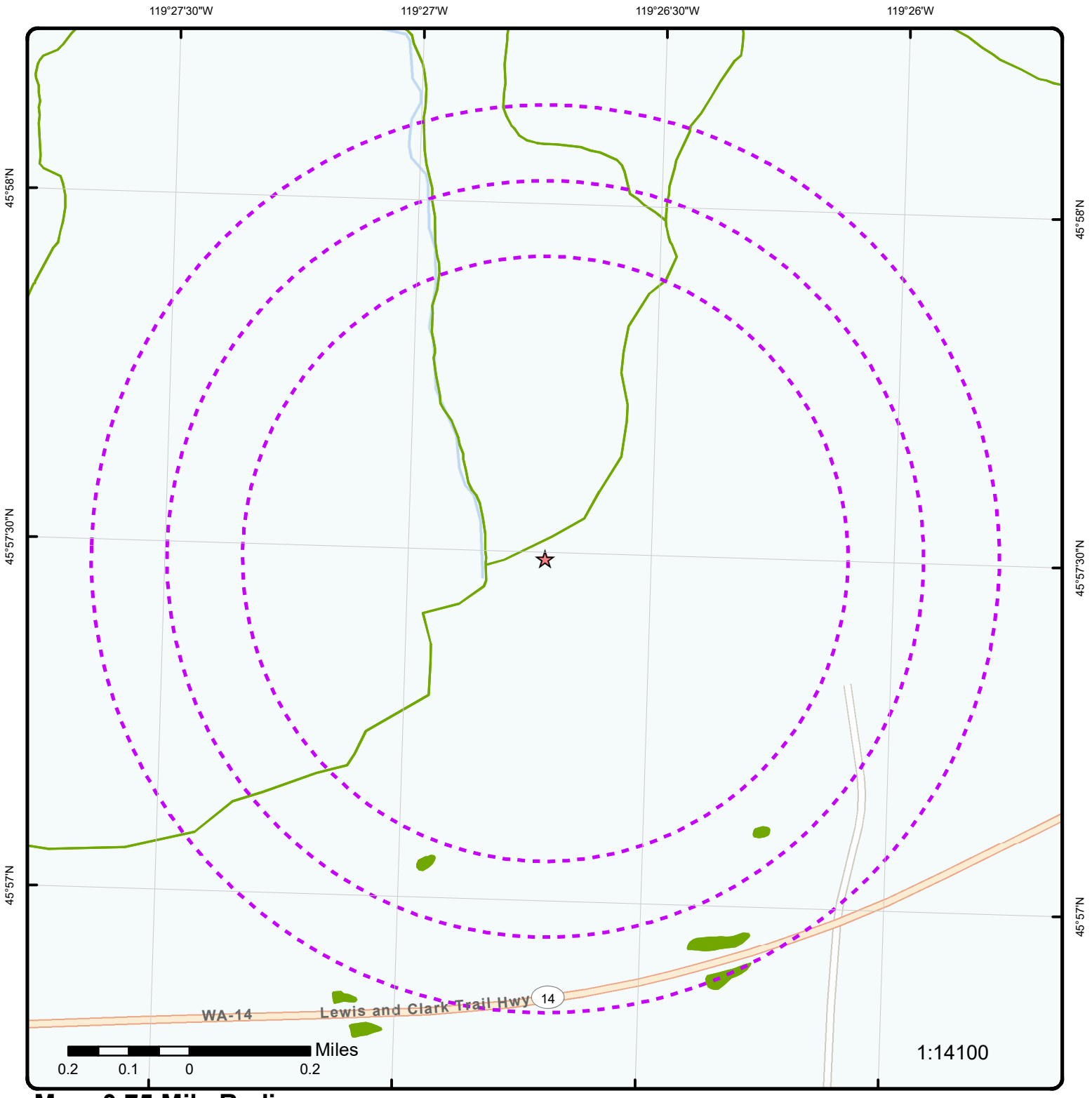

# Map: 1.0 Mile Radius

Order Number: 22011300728

Address: State Route 14, Plymouth, WA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume

**Source:** © 2021 ESRI StreetMap Premium




# Map: 0.75 Mile Radius

Order Number: 22011300728

Address: State Route 14, Plymouth, WA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- Eris Areas with Higher Elevation
- Eris Areas with Same Elevation
- Eris Areas with Lower Elevation
- Eris Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- Plume

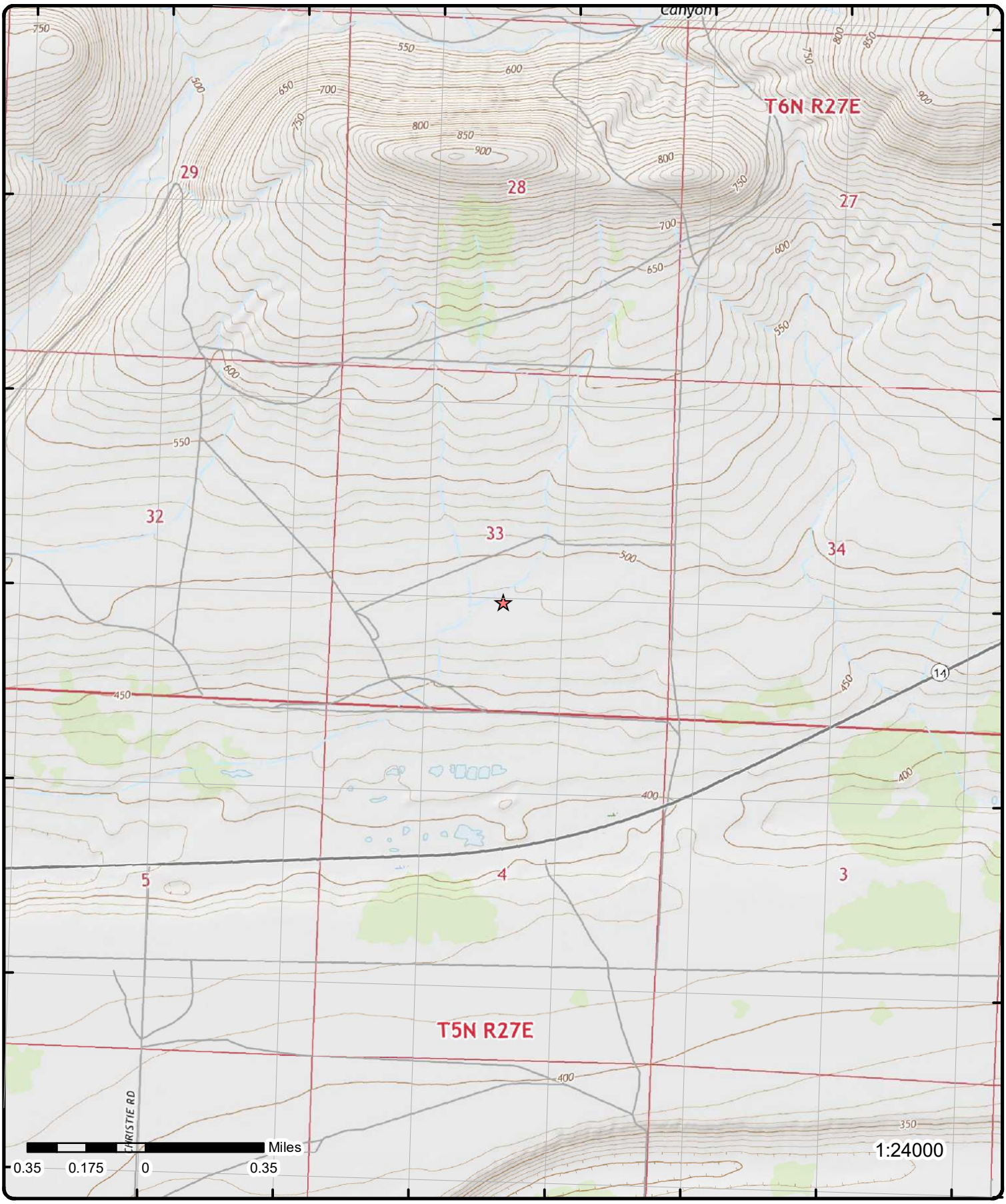
**Source:** © 2021 ESRI StreetMap Premium


# Aerial **Year: 2020**

Order Number: 22011300728

Address: State Route 14, Plymouth, WA

**Source:** ESRI World Imagery




# Topographic Map

**Year: 2017**

Order Number: 22011300728

Address: State Route 14, WA

Quadrangle(s): Prior Ranch, WA; Paterson, WA; Irrigon, OR

**Source:** USGS Topographic Map

# Detail Report

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

No records found in the selected databases for the project property or surrounding properties.

# Unplottable Summary

**Total: 4 Unplottable sites**

| DB | Company Name/Site Name | Address | City | Zip | ERIS ID |
|---|---|---|---|---|---|
| ERTS | WEIGHT STATION | SR 14 | PLYMOUTH WA | | 880867008 |
| ERTS | BASIN DISPOSAL | HIGHWAY 14 & I-82 | PLYMOUTH WA | | 881007808 |
| SPILLS | NULL | SR 14<br>***Incident ID* | *Incident Date:*** 538533 \| 1/21/2004 | PLYMOUTH WA | | 891634683 |
| SPILLS | | SR 14<br>***Incident ID* | *Incident Date:*** 538533 \| | PLYMOUTH WA | | 891762426 |

# Unplottable Report

***Site:*** ***WEIGHT STATION***
***SR 14 PLYMOUTH WA***

ERTS

***Incident ID:*** 538533
***Incident Date:*** 2004-01-21
***County:*** BENTON
***Location:*** WEIGHT STATION
***Latitude:***
***Longitude:***

***Initial Report Details***

***Initial Report Substance Name:*** Undetermined
***Initial Report Subst Catego:*** Historical
***Initial Report Subst Quanti:***
***Initial Report Substance Unit:*** Unknown
***Initial Report Medium Name:*** Roadway-paved
***Initial Report Medium Category:*** Impermeable surface
***Initial Report Cause Category:*** Human error
***Initial Report Cause Name:*** Unknown
***Initial Report Source Name:*** Undetermined
***Initial Report Source Category:*** Historical
***Initial Report Activity Name:*** Unknown
***Initial Report Comment Desc:*** CLIFF BATES REC`D INFO FROM BRIDGET FULMER, PLYMOU

***Follow up Details***

***ERTS Follow up No:*** 54989
***Follow up Substance Name:*** Undetermined
***Follow up Substance Quantity:*** 1
***Follow up Subst Unit of Meas:*** Cubic feet
***Follow up Cause Name:*** Unknown
***Follow up Medium Name:*** Roadway-paved
***Follow up Source Nname:*** Undetermined
***Follow up Activity Name:*** Unknown

***Potential Details***

***Pot Resp Party First Name:***
***Pot Resp Prty Last Name:*** UNKNOWN
***Potentially Resp Party Org:***

***Follow up Comments***

***Follow up Comment:***

ERTS Number 538533 - Spoke to Post Office next door to weigh station. Pile of green powder on weigh station pavement, including small trail of powder that appears to have came from truck as it drove away.
WADOT has already looked over the material. No requests for assistance.
No further action needed.

***Follow up Comment:***

ERTS Number 538533 - Historic Investigator Contact Information - FirstName: WILL MiddleName: LastName: STRAND OrganizationName: SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE WorkLocation: CRO

***Follow up Comment:***

ERTS Number 538533 - Historic Referral Contact Information - ReferralDate: 2004-01-21 FirstName: WILL MiddleName: LastName: STRAND Email:

WSTR461@ECY.WA.GOV PhoneNumber: (509) 454-7899 OrganizationName: SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE WorkLocation: CRO

***Initial Comments***

***Initial Report Comment:***

ERTS Number 538533 - CLIFF BATES REC`D INFO FROM BRIDGET FULMER, PLYMOUTH POST MASTER (509)783-1671. MS. FULMER STATED THAT LLOYD FRANK HAD SEEN A LARGE GREEN POWDER SUBSTANCE AT THE WEIGHT STATION ON SR 14 NEAR PLYMOUTH.

---

***Site:*** ***BASIN DISPOSAL***
***HIGHWAY 14 & I-82 PLYMOUTH WA***

ERTS

***Incident ID:*** 526422
***Incident Date:***
***County:*** BENTON
***Location:*** BASIN DISPOSAL
***Latitude:***
***Longitude:***

***Initial Report Details***

***Initial Report Substance Name:*** Other
***Initial Report Subst Catego:*** Chemical
***Initial Report Subst Quanti:***
***Initial Report Substance Unit:***
***Initial Report Medium Name:*** Soil
***Initial Report Medium Category:*** Ground
***Initial Report Cause Category:*** Human error
***Initial Report Cause Name:*** Policy/Procedure; Incorrect
***Initial Report Source Name:*** Truck
***Initial Report Source Category:*** Vehicle
***Initial Report Activity Name:*** Transporting
***Initial Report Comment Desc:*** FOUR GARBAGE CONTAINER TRUCKS ON FIRE; TWO IN PASC

***Follow up Details***

***ERTS Follow up No:*** 42442
***Follow up Substance Name:*** Other
***Follow up Substance Quantity:***
***Follow up Subst Unit of Meas:***
***Follow up Cause Name:*** Policy/Procedure; Incorrect
***Follow up Medium Name:*** Soil
***Follow up Source Nname:*** Truck
***Follow up Activity Name:*** Transporting

***Potential Details***

***Pot Resp Party First Name:*** GARY
***Pot Resp Prty Last Name:*** LEFEBVRE
***Potentially Resp Party Org:*** BASIN DISPOSAL

***Follow up Comments***

***Follow up Comment:***

ERTS Number 526422 - 14:37 CONTACTED GARY LEFEBVRE OF BASIN DISPOSAL, FAXED HIM A HAZMAT CONTRACTORS LIST AND STRONGLY ENCOURAGED HIM TO HIRE A CONTRACTOR.

15:00 CONTACTED CHIEF RON ANDERSON OF PASCO FIRE (546-1401 OR 530-0721). THEY HAVE ON TRUCK STILL BURNING AND ABOUT 15,000 GALLONS OF PH 13-14 LIQUID POOLED ON THE ASPHALT.

15:20 WE ARRIVED AT I-82 AND GIBBONS ROAD. THEY HAD THE FIRE EXTINGUISHED. WE USED PH PAPER TO MEASURE THE RUN-OFF FROM THE TRUCK. WE MEASURED PH`S OF 7-9. THE DECISION WAS MADE TO MOVE THAT TRAILER TO ROOSEVELT REGIONAL LANDFILL.

16:15 WE CONTACTED MARK STEPHANS OF ERO AND TOLD HIM THAT WE WOULD CHECK OUT THE PASCO SITE BUT THEN WERE

CONTACTED BY LT STEVE SUTTON OF WSP (546-3912). LT SUTTON REQUESTED THAT WE DIVERT DIRECTLY TO HWY 14 SITE BECAUSE THEY NEEDED SOMEONE ON SCENE THERE.

16:40 ARRIVED AT HWY 14 SITE AND MET WITH CHIEF BILL HARRIS (786-9483). THEY HAD PUT 26,000+ GALLONS OF WATER ON TRAILER AND IT WAS STILL SMOLDERING. WE DID PH READINGS ON THE RUN-OFF AND GOT READINGS OF PH 9 AND 10. SGT LEN WALKER OF WSP SHOWED UP ON SCENE AND ASSUMED IC. WE ORGANIZED ICS SYSTEM AND HELD AN INITIAL MEETING WHEN THE CLEAN UP CONTRACTOR SHOWED UP. I ALSO CONTACTED ERO AND RECOMMENDED THAT THEY RESPOND TO THE PASCO SITE SINCE WE COULDN`T MAKE IT.

THE CLEAN UP CONTRACTOR ASSUMED OPERATIONS DUTIES AND THEY PROVIDED THEIR OWN SAFETY OFFICER. THE CLEAN UP COMMENCED WHEN EQUIPMENT ARRIVED. THE CONTRACTOR USED A EXCAVATOR TO PULL THE GARBAGE OUT OF THE CONTAINER. AFTER EXTINGUISHER THE GARBAGE, IT WAS LOADED ONTO ROLL-ON/ROLL-OFF BOXES AND MOVED TO A NEARBY SCALE HOUSE FOR TEMPORARY STORAGE. THE MATERIAL WILL BE MOVED TO ROOSEVELT LANDFILL NEXT WEEK. THE CONTRACTOR WILL INVESTIGATE THE SPILL AREA FOR FURTHER CLEAN UP ACTIVITIES NEXT WEEK.

AFTER ADDRESSING OUR SPILL THE CONTRACTOR MOVED THE EQUIPMENT TO PASCO TO CLEAN UP THERE. ERO SPILL RESPONDERS JERRY FRENCH AND DAVE PAVLIN WERE ON SCENE.

***Follow up Comment:***

ERTS Number 526422 - Historic Investigator Contact Information - FirstName: JEFF MiddleName: LastName: LEWIS OrganizationName: SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE WorkLocation: CRO

***Follow up Comment:***

ERTS Number 526422 - Historic Referral Contact Information - ReferralDate: 2002-05-03 FirstName: JEFF MiddleName: LastName: LEWIS Email: jlew461@ecy.wa.gov PhoneNumber: 509-575-2806 OrganizationName: SPILLS, PREVENTION, PREPAREDNESS AND RESPONSE WorkLocation: CRO

***Initial Comments***

***Initial Report Comment:***

ERTS Number 526422 - FOUR GARBAGE CONTAINER TRUCKS ON FIRE; TWO IN PASCO, ONE NEAR PROSSER (I-82 & GIBBONS ROAD) AND ONE ON HIGHWAY 14 NEAR COLUMBIA RIVER.

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***Site:*** ***NULL***
***SR 14 PLYMOUTH WA***

SPILLS

| | | | |
|---|---|---|---|
| ***Incident ID:*** | 538533 | ***Location:*** | NULL |
| ***Incident Date:*** | 1/21/2004 | ***Address:*** | SR 14 |
| ***Latitude:*** | NULL | ***City:*** | PLYMOUTH |
| ***Longitude:*** | NULL | ***County:*** | BENTON |

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***Site:***
***SR 14 PLYMOUTH WA***

SPILLS

| | | | |
|---|---|---|---|
| ***Incident ID:*** | 538533 | ***Location:*** | |
| ***Incident Date:*** | | ***Address:*** | SR 14 |
| ***Latitude:*** | | ***City:*** | PLYMOUTH |
| ***Longitude:*** | | ***County:*** | BENTON |

***Spill Information***

| | |
|---|---|
| ***Incident Date:*** | 1/21/2004 |
| ***Latitude:*** | NULL |
| ***Longitude:*** | NULL |

***Spill Details Historical***

| | | | |
|---|---|---|---|
| ***Material:*** | UNKNOWN | ***Source:*** | UNKNOWN |
| ***Qty:*** | NULL | ***Sheen Only:*** | 0 |
| ***Medium:*** | ROADWAY-PAVED | ***Waterway:*** | NULL |
| ***Impact:*** | UNKNOWN | ***Prp Business Name:*** | NULL |

| | | | |
|---|---|---|---|
| ***Cause:*** | UNKNOWN | ***Prp First Name:*** | NULL |
| ***Activity:*** | UNKNOWN | ***Prp Last Name:*** | UNKNOWN |

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## *Standard Environmental Record Sources*

### *Federal*

***Formerly Utilized Sites Remedial Action Program:*** DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

***Government Publication Date: Mar 4, 2017***

***National Priority List:*** NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

***Government Publication Date: Dec 30, 2021***

***National Priority List - Proposed:*** PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

***Government Publication Date: Dec 30, 2021***

***Deleted NPL:*** DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

***Government Publication Date: Dec 30, 2021***

***SEMS List 8R Active Site Inventory:*** SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

***Government Publication Date: Oct 20, 2021***

***SEMS List 8R Archive Sites:*** SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

***Government Publication Date: Oct 20, 2021***

***Inventory of Open Dumps, June 1985:*** ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

***Government Publication Date: Jun 1985***

***Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:*** CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

***Government Publication Date: Oct 25, 2013***

***EPA Report on the Status of Open Dumps on Indian Lands:*** IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

***Government Publication Date: Dec 31, 1998***

***CERCLIS - No Further Remedial Action Planned:*** CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

***Government Publication Date: Oct 25, 2013***

***CERCLIS Liens:*** CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

***Government Publication Date: Jan 30, 2014***

***RCRA CORRACTS-Corrective Action:*** RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

***Government Publication Date: Nov 17, 2021***

***RCRA non-CORRACTS TSD Facilities:*** RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

***Government Publication Date: Nov 17, 2021***

***RCRA Generator List:*** RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

***Government Publication Date: Nov 17, 2021***

***RCRA Small Quantity Generators List:*** RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

***Government Publication Date: Nov 17, 2021***

***RCRA Very Small Quantity Generators List:*** RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

***Government Publication Date: Nov 17, 2021***

***RCRA Non-Generators:*** RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

***Government Publication Date: Nov 17, 2021***

***RCRA Sites with Controls:*** RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

***Government Publication Date: Nov 17, 2021***

***Federal Engineering Controls-ECs:*** FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

***Government Publication Date: Feb 23, 2021***

***Federal Institutional Controls- ICs:*** FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

***Government Publication Date: Dec 30, 2021***

***Land Use Control Information System:*** LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

***Government Publication Date: Sep 1, 2006***

***Emergency Response Notification System:*** ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

***Government Publication Date: 1982-1986***

***Emergency Response Notification System:*** ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

***Government Publication Date: 1987-1989***

***Emergency Response Notification System:*** ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

***Government Publication Date: Jul 26, 2021***

***The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:*** FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

***Government Publication Date: Aug 20, 2021***

***FEMA Underground Storage Tank Listing:*** FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

***Government Publication Date: Dec 31, 2017***

***Facility Response Plan:*** FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

***Government Publication Date: Dec 2, 2020***

***Historical Gas Stations:*** HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

***Government Publication Date: Jul 1, 1930***

***Petroleum Refineries:*** REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

***Government Publication Date: Jul 10, 2020***

***Petroleum Product and Crude Oil Rail Terminals:*** BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

***Government Publication Date: Apr 28, 2020***

***LIEN on Property:*** SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

***Government Publication Date: Oct 20, 2021***

***Superfund Decision Documents:*** SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

***Government Publication Date: Nov 16, 2021***

## *State*

***Hazardous Sites List:*** HSL

Washington State Department of Ecology (DEC) records of sites that have been assessed and ranked using the Washington Ranking Method (WARM score) - a number between 1 and 5, where a score of 1 represents the highest level of risk and 5 the lowest. Some factors that enter into site hazard ranking include: the amount and type of contaminants present; how easily contaminants could come into contact with people and the environment; and the level of public concern. This database is state equivalent NPL.

***Government Publication Date: Nov 30, 2021***

***Confirmed and Suspected Contaminated Sites List:*** CSCSL

Confirmed & Suspected Contaminated Sites List made available by the Washington State Department of Ecology (DEC). This database is state equivalent CERCLIS.

***Government Publication Date: Nov 30, 2021***

***Delisted Confirmed and Suspected Contaminated Sites:*** DELISTED SHWS

This database contains a list of Confirmed & Suspected Contaminated Sites that were removed from the Washington State Department of Ecology (DEC).

***Government Publication Date: Nov 30, 2021***

***No Further Action Sites List:*** CSCSL NFA

A list of sites previously on the Washington State Department of Ecology (DEC) Confirmed and Suspected Contaminated Sites List (CSCSL) that have received a No Further Action (NFA) determination.

***Government Publication Date: Nov 30, 2021***

***Solid Waste Facility Database:*** SWF/LF

List of permitted solid waste and landfill facilities made available by the Washington Department of Ecology (DEC).

***Government Publication Date: Oct 27, 2021***

***Recycling Facilities:*** RECYCLERS

The Washington State Department of Ecology maintains this database of recycling opportunities available in Washington State.

***Government Publication Date: Sep 16, 2020***

***Solid Waste Tire Facilities:*** WASTE TIRE

The Washington State Department of Ecology maintains this database of waste tire recycling opportunities available in Washington State.

***Government Publication Date: Jun 9, 2020***

***Leaking Underground Storage Tank (LUST) List:*** LUST

Leaking Underground Storage Tank (LUST) list made available by the Washington Department of Ecology (DEC) contains information about underground storage tank facilities that require cleanup and their cleanup history.

***Government Publication Date: Nov 30, 2021***

***Petroleum Technical Assistance Program:*** LUST PTAP

Under the State of Washington's cleanup law, qualifying petroleum contaminated sites can apply for the Pollution Liability Insurance Agency's (PLIA) Petroleum Technical Assistance Program (PTAP). Sites under the PTAP may be provided with informal advice and technical assistance on the requirements of the Model Toxics Control Act (MTCA), which is the state's cleanup law. PLIA also provides written opinions on independent remedial actions on qualifying petroleum cleanup sites: No Further Action (NFA), Further Action (FA), and Partial Sufficiency (PS).

***Government Publication Date: Nov 12, 2021***

***UST Loan and Grant Program:*** UST LOAN

List of sites that have applied to the Pollution Liability Insurance Agency's (PLIA) UST Loan and Grant Program. PLIA partners with the Washington State Deparment of Health (DOH) to provide loans or grants to owners or operators of underground storage tank (UST) facilities, who wish to: upgrade/replace infrastructure, clean up contamination, or close a UST. Within the program, PLIA provides oversight and technical assistance, while the DOH operates the lending/repayment process.

***Government Publication Date: Nov 12, 2021***

***Heating Oil Technical Assistance Program:*** LST HOT

Within the Pollution Liability Insurance Agency's (PLIA) various programs, the Heating Oil Technical Assistance Program (HOTAP) provides assistance to owners and operators of active and abandoned heating oil tanks if there is a suspected release or contamination. PLIA provides services including: written opinions, observations of testing, site assessments, and reviews of the results of reports and other appropriate activities. Information in some records has been redacted by the Pollution Liability Insurance Agency under Washington State Legislature RCW 70.149.080.

***Government Publication Date: Nov 12, 2021***

***Underground Storage Tanks:*** UST

List of Underground Storage Tanks (USTs) made available by Washington Department of Ecology (DEC). The DEC regulates tanks at facilities including gas stations, industries, commercial properties and governmental entities. The DEC works to ensure these tanks are installed, managed, and monitored in a manner that prevents releases into the environment.

***Government Publication Date: Nov 30, 2021***

***Delisted Leaking Storage Tanks:*** DELISTED LST

List of leaking storage tanks made available by the Washington Department of Ecology (DEC). A record would be removed if it violated the Facility Oil Handling Standards. This list contains all the records that been removed from the storage tank list.

***Government Publication Date: Nov 30, 2021***

***Aboveground Storage Tanks:*** AST

List of aboveground storage tanks (ASTs) made available by the Washington Department of Ecology (DEC). This list includes many of the largest petroleum containing ASTs in Washington state, but there are many ASTs in many different types of services (including, for example, hydrocarbon storage), that are not subject to regulation and are not registered by the DEC. There is no inclusive AST regulation in Washington state, and the Department of Ecology ceased maintenance of this list in December 2015.

***Government Publication Date: Dec 14, 2015***

***Spills Program Regulated Facilities:*** AST SPL PREV

List of Class 1, 2, 3, and 4 regulated facilities. The Washington Department of Ecology regulates the equipment and oil transfer, storage, and handling at facilities to ensure environmental and public health. Depending on their classification (Class 1 Large facilities such as refineries, refueling terminals, and pipelines; Class 2 and Class 3 facilities that transfer oil; and Class 4 Marinas and other facilities that transfer oil to non-recreation vessels with a fuel capacity of less than 10,500 gallons), these facilities are required to have some type of spill prevention plan.

***Government Publication Date: Jul 9, 2021***

***Delisted Storage Tanks:*** DELISTED TNK

List of aboveground storage tanks made available by the Washington Department of Ecology (DEC). A record would be removed if it violated the Facility Oil Handling Standards. This list contains all the records that been removed from the storage tank list.

***Government Publication Date: Jan 5, 2022***

***Environmental Covenants Institutional Controls:*** INST

List of sites that have institutional controls or environmental covenants (64.70 RCW Uniform Environmental Covenants Act) made available by the State of Washington Department of Ecology. Institutional controls are administrative or legal measures used to prevent activities that may compromise the integrity of a cleanup action. They are meant to prevent exposure to contamination remaining on site. Institutional controls may include environmental covenants (also known as 'deed restrictions'), zoning restrictions, public health advisories, or other administrative tools. The most common institutional control is an environmental covenant. Environmental covenants are legal recorded documents that typically limit certain uses of the property.

***Government Publication Date: Nov 30, 2021***

***Voluntary Cleanup Program:*** VCP

List of sites under the Voluntary Cleanup Program (VCP) made available by the Washington Department of Ecology (DEC). The VCP is an option for cleaning up hazardous waste sites under the state's cleanup law.

***Government Publication Date: Nov 30, 2021***

***Brownfields Program:*** BROWNFIELDS

List of Brownfields sites made available by the Washington Department of Ecology (DEC). Brownfield sites are abandoned or underused properties where potential liability due to environmental contamination and cleanup costs complicate re-development efforts.

***Government Publication Date: Nov 30, 2021***

### *Tribal*

***Leaking Underground Storage Tanks (LUSTs) on Indian Lands:*** INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 10, which includes Washington.

***Government Publication Date: Apr 14, 2020***

***Underground Storage Tanks (USTs) on Indian Lands:*** INDIAN UST

USTs on Tribal/Indian Lands in Region 10, which includes Washington.

***Government Publication Date: Apr 14, 2020***

***Delisted Tribal Leaking Storage Tanks:*** DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

***Government Publication Date: Apr 14, 2020***

***Delisted Tribal Underground Storage Tanks:*** DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

***Government Publication Date: Apr 14, 2020***

### *County*

***No County databases were selected to be included in the search.***

## *Additional Environmental Record Sources*

### *Federal*

***Facility Registry Service/Facility Index:*** FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

***Government Publication Date: Nov 2, 2020***

***Toxics Release Inventory (TRI) Program:*** TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

***Government Publication Date: Aug 24, 2021***

***Perfluorinated Alkyl Substances (PFAS) Releases:*** PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

***Government Publication Date: Aug 24, 2021***

***PFOA/PFOS Contaminated Sites:*** PFAS NPL

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

***Government Publication Date: Sep 17, 2021***

***Perfluorinated Alkyl Substances (PFAS) Water Quality:*** PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

***Government Publication Date: Jul 20, 2020***

***SSEHRI PFAS Contamination Sites:*** PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations https://pfasproject.com/pfas-contamination-site-tr acker/

***Government Publication Date: Dec 12, 2019***

***Hazardous Materials Information Reporting System:*** HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

***Government Publication Date: Sep 1, 2020***

***National Clandestine Drug Labs:*** NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

***Government Publication Date: Oct 5, 2020***

***Toxic Substances Control Act:*** TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

***Government Publication Date: Apr 11, 2019***

***Hist TSCA:*** HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

***Government Publication Date: Dec 31, 2006***

***FTTS Administrative Case Listing:*** FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

***Government Publication Date: Jan 19, 2007***

***FTTS Inspection Case Listing:*** FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

***Government Publication Date: Jan 19, 2007***

***Potentially Responsible Parties List:*** PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

***Government Publication Date: Oct 20, 2021***

***State Coalition for Remediation of Drycleaners Listing:*** SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

***Government Publication Date: Nov 08, 2017***

***Integrated Compliance Information System (ICIS):*** ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

***Government Publication Date: Oct 14, 2021***

***Drycleaner Facilities:*** FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

***Government Publication Date: May 5, 2021***

***Delisted Drycleaner Facilities:*** DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

***Government Publication Date: May 5, 2021***

***Formerly Used Defense Sites:*** FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

***Government Publication Date: May 26, 2021***

***Former Military Nike Missile Sites:*** FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

***Government Publication Date: Dec 2, 1984***

***PHMSA Pipeline Safety Flagged Incidents:*** PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

***Government Publication Date: Jul 7, 2020***

***Material Licensing Tracking System (MLTS):*** MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

***Government Publication Date: May 11, 2021***

***Historic Material Licensing Tracking System (MLTS) sites:*** HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

***Government Publication Date: Jan 31, 2010***

***Mines Master Index File:*** MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

***Government Publication Date: Nov 2, 2021***

***Surface Mining Control and Reclamation Act Sites:*** SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

***Government Publication Date: Dec 18, 2020***

***Mineral Resource Data System:*** MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

***Government Publication Date: Mar 15, 2006***

***Uranium Mill Tailings Radiation Control Act Sites:*** URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

***Government Publication Date: Mar 4, 2017***

***Alternative Fueling Stations:*** ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

***Government Publication Date: Oct 25, 2021***

***Registered Pesticide Establishments:*** SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

***Government Publication Date: Apr 13, 2021***

***Polychlorinated Biphenyl (PCB) Notifiers:*** PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

***Government Publication Date: Nov 19, 2020***

## State

***Spills Incidents Sites:*** SPILLS

List of spills and/or releases reported to the Washington Department of Ecology (DEC).

***Government Publication Date: Nov 10, 2021***

***Reported Spills to Water:*** SPILLS WATER

A list of reported spills to water of one gallon or more made available by the Washington Department of Ecology.

***Government Publication Date: Jul 9, 2021***

***Facility/Site Identification System:*** ALL SITES

The Facility/Site Identification System made available by the Department of Ecology (DEC) provides a central repository of key information for each facility/site of interest to DEC. The DEC has defined a facility/site as an operation at a fixed location that is of interest to the agency because it has an active or potential impact upon the environment.

***Government Publication Date: Dec 10, 2021***

***Environmental Report Tracking System (ERTS):*** ERTS

A list of incidents from the Environmental Report Tracking System (ERTS), used by various programs within the Washington Department of Ecology (DEC) to track incidents and activities. This list is made available by the Washington Department of Ecology (DEC).

***Government Publication Date: Aug 9, 2021***

***Independent Cleanup Reports:*** ICR

List of facilities in remedial action reports received by the Washington Department of Ecology (DEC) from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree. Independent Cleanup is historical terminology for Voluntary Cleanup; this data is no longer updated, current records can be found in Voluntary Cleanup.

***Government Publication Date: Nov 6, 2015***

***Registered Drycleaners List:*** DRYCLEANERS

A listing of registered drycleaner facilities maintained by the Department of Ecology.

***Government Publication Date: May 26, 2021***

***Delisted Drycleaners:*** DELISTED DRYCLEANERS

Sites which once appeared on the list of registered drycleaner facilities made available by the Department of Ecology.

***Government Publication Date: May 26, 2021***

***Tier 2 Report:*** TIER 2

List of facilities that report storage of hazardous chemicals or materials to the Department of Ecology's Hazardous Waste and Toxics Reduction Program under the Emergency Planning and Community Right to Know Act (EPCRA).

***Government Publication Date: Jul 9, 2020***

***Clandestine Drug Lab Sites:*** CDL

A list of Clandestine Drug Lab sites made available by the Washington Department of Health.

***Government Publication Date: Sep 8, 2021***

***Clandestine Drug Lab Sites - Historical Listing:*** HIST CDL

List of Clandestine Drug Lab sites reported to the Department of Health from local health departments. This list contains sites that are not in the current list.

***Government Publication Date: until 2007***

***Air Permitted Facilities:*** AIR PERMITS

This list of air emissions inventory is a point source summary of individual inventories from facilities with air operating permits. This list is maintained by the Washington Department of Ecology.

***Government Publication Date: Jun 10, 2019***

***Underground Injection Control Wells:*** UIC

The Water Quality Program of the Washington State Department of Ecology (DEC) maintains this water quality permit database that includes Underground Injection Control (UIC) wells. According to the DEC, UIC wells are manmade structures used to discharge fluids into the subsurface. Examples are drywells, infiltration trenches with perforated pipe, and any structure deeper than the widest surface dimension. The majority of UIC wells in Washington are used to manage storm water and sanitary waste, return water to the ground, and help clean up contaminated sites. The potential for groundwater contamination from injection wells depends upon well construction and location; quality of the fluids injected; and the geographic and hydrologic settings in which the injection occurs.

***Government Publication Date: Oct 15, 2020***

## ***Tribal***

***No Tribal additional environmental record sources available for this State.***

## ***County***

***No County additional environmental databases were selected to be included in the search.***

# Definitions

***Database Descriptions:*** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

***Detail Report***: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

***Distance:*** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

***Direction:*** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

***Elevation:*** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

***Executive Summary:*** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

***Map Key:*** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

***Unplottables:*** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.