

Appendix F.5 Phase I ESA for Lincoln Park

Appendices

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January 2019 | Phase I Environmental Site Assessment

Eastside School: Site D Lincoln Park

for Riverside Unified School District

Prepared for:

Riverside Unified School District

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Executive Summary

PlaceWorks has performed a Phase I Environmental Site Assessment (Phase I) on behalf of Riverside Unified School District (District) for the possible construction of Eastside School, that will be located at 4341 Victoria Avenue in the City of Riverside, Riverside County, California (Figures 1 and 2). Due to the land use history of the proposed expansion areas, the project has been divided into five subareas as shown on Figure 3. The proposed school site (site) would consist of the possible demolition of the existing Lincoln High School (Site A), which currently located at the 4341 Victoria Avenue address, and acquiring the nine parcels that bound Lincoln High School to the west (Site B), the sixteen parcels across Park Avenue (Site C1 North and Site C2 South), and Lincoln Park (Site D). This Phase I report covers information about Lincoln Park, which PlaceWorks has labeled Site D, which is associated with the address 4261 Park Avenue (Figure 4). The Phase I was performed in general conformance with the scope and limitations of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, as defined in the ASTM E 1527-13 Standard and discussed in the Introduction section of this report. The Phase I also followed the Department of Toxic Substances Control (DTSC) guidelines for Phase I evaluations for school sites.

The approximately 3.66-acre project site, Lincoln Park – Site D, is in a mixed residential and commercial neighborhood. Site D is bounded by 13th Street, Howard Avenue, 12th Street, and Park Avenue and is associated with the address 4261 Park Avenue. The Assessor Parcel Number [APN] for Site D is APN 211-231-001. Figure 2 shows the local vicinity and Figure 4 shows the current conditions of the project site. Regional access to the site is provided by State Route 91 (Riverside Freeway), approximately 0.188-mile west of Site D.

The objective of a Phase I is to assess whether “recognized environmental conditions” (REC), historical RECs (HREC), and controlled RECs (CREC) are associated with the subject site. Our conclusions are intended to help the user evaluate the “business environmental risk” associated with the subject site. Our opinion regarding a REC's potential impact on the subject site is based on the scope of our work, the information obtained during the course of our work, the conditions prevailing at the time our work was performed, the applicable regulatory requirements in effect at the time our work was performed, and our experience evaluating similar sites.

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

The ASTM E 1527-13 Standard defines an REC in part as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

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No RECs were identified for the proposed acquisition site.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

The ASTM E 1527-13 Standard defines an HREC as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

No HREC were identified for the proposed acquisition site.

CONTROLLED RECS ENVIRONMENTAL CONDITIONS

The Standard also requires the identification of controlled RECs (CRECs). The ASTM Standard defines CRECs as

“a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

This assessment has revealed no evidence of CRECs in connection with the project site following the ASTM standard.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL PROTOCOL

Based on a review of historical information; structures have occupied the subject site since 1895. Due to the age of the current structures and former structures on the existing park site, the DTSC would require testing to assess for potential impacts to soil from lead-based paint and organochlorine pesticides from possible termiticide usage. PlaceWorks recommended that a Phase I Addendum be implemented to collect soil samples in the project area to assess the existing structures. Following DTSC's Interim Guidance for Evaluating School Sites with Potential Soil Contamination as a result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers dated June 2006, soil samples were collected on August 28, 2018, to assess the proposed expansion parcels for potential lead-based paint and termiticides contamination. This Phase I Addendum is included in Appendix D.

SUMMARY

Based on the results of this assessment, REC, CRECs, and HRECs were not identified for the project site. A Phase I Addendum for potential lead-based paint and organochlorine pesticides from termiticides was implemented (Appendix D). The Phase I Addendum did not find organochlorine pesticides above health

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based screening levels. Lead was found above the DTSC screening level in a couple of surface samples. The deeper samples from the same locations were analyzed and lead was below levels of concern in all deeper samples. The 95% Upper Confidence Limit (UCL) was calculated for the site using EPA's ProUCL software program and the 95%UCL for lead for the site was below DTSC's screening level.

Section 17213 of the California Education Code and Section 21151.8 of the California Public Resources Code prohibit construction of a school upon a current or former hazardous waste disposal site or solid waste disposal site. Based on-site inspection and information reviewed for preparation of this report, the park site is not located on a current or former disposal site.

The remainder of this report contains additional information regarding the Phase I work performed, the findings summarized above, and any limitations.

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1. Introduction

This Phase I Environmental Site Assessment (Phase I) was performed in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E 1527-13 Standard for Riverside Unified School District proposed Eastside School project in Riverside County, California (Figures 1 and 2). The Phase I was performed in conformance with the scope and limitations of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, as defined in the ASTM E 1527-13 Standard. Department of Toxic Substances Control (DTSC) guidelines for Phase I evaluations for school sites were also followed in preparing this assessment (DTSC 2001).

The Riverside Unified School District proposes to acquire approximately 9-acres of land to expand the existing Lincoln High School (Site A), which is currently located at the 4341 Victoria Avenue address, to form the Eastside School. Due to the land use history of the proposed expansion areas, the project has been divided into five subareas as shown on Figure 3. The project includes acquiring the nine parcels that bound Lincoln High School to the west (Site B), the sixteen parcels across Park Avenue (Site C1 North and Site C2 South), and Lincoln Park (Site D). This Phase I report covers information about Lincoln Park, Site D, which is associated with the address 4261 Park Avenue. Figure 4 is an aerial photograph showing the project site boundaries of the park project site.

1.1 OBJECTIVE

The objective of this assessment was to evaluate site history, existing observable conditions, current site use, and current and historic uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) in connection with the subject site. RECs are defined by ASTM as

“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. De minimis conditions are not recognized environmental conditions.”

In addition, the Standard requires the identification of historical RECs (HRECs) and known or suspect environmental conditions in the Phase I report. The standard defines historical RECs as

“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

1. Introduction

The Standard also requires the identification of controlled RECs (CRECs). The ASTM Standard defines CRECs as

“a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, defined by ASTM as “a risk which can have a material environmental or environmentally-driven financial impact on the business associated with the current or planned use of a parcel of commercial real estate. Consideration of environmental risk issues may involve addressing one or more non-scope considerations.”

1.2 SITE IDENTIFICATION

Site D is rectangular shaped and is approximately 3.26-acres of land currently used as Lincoln Park, northeast of Lincoln High School and is associated with the address of 4261 Park Avenue in the City of Riverside, Riverside County, California (Figure 1). Figure 2, *Local Vicinity*, provides a map depicting the general location of Site D and the proposed project site. Site D is associated with the APN 211-231-001. Figure 3 shows the five subareas of the project and Figure 4 is an aerial photograph showing the current site conditions of Area D.

The park site currently has two structures, a community center and a small storage shed. The site has lighted basketball courts, horseshoe court, playground equipment, baseball diamond, picnic tables, benches, barbecues, and shade areas. There are about 16 trees planted as a small grove near the southeast corner of the site.

Lincoln Park is surrounded by primarily residential property to the east, and south and commercial to the west and northwest across Howard Avenue. To the north across 12th Street are vacant lots, a residence, Orange Valley Lodge and an old commercial building that is currently used as a church. SolarMax Technology is headquartered to the west of the site. Access to the site is from Park Avenue on the west, 13th Street on the south, Howard Avenue on the west and 12th Street on the north.

1.3 DETAILED SCOPE OF SERVICES

PlaceWorks performed the following detailed scope of services to complete our Phase I assessment:

1. Visual observations of site conditions, and of adjoining property use, to evaluate the nature and type of activities that have been or are being conducted at and adjacent to the site, in terms of the potential for release or threat of release of hazardous substances or petroleum products.
2. Review of federal and state environmental database information within the ASTM- specified radii from the subject site using a database service to access records. Use of 7.5-minute topographic maps

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to evaluate the site's physical setting.

3. Review of federal and state environmental files, as necessary, pertaining to the subject site and nearby sites with the potential to impact the subject site.
4. Review of previous reports (if any) prepared for the subject site.
5. Review of historical aerial photographs.
6. Contacts with state and local agencies, as necessary, regarding the site and surrounding properties and structures.
7. Interviews with the Key Site Manager and property tenant representatives (if any). Interpretation of information and data assembled as a result of the above work tasks, and formulation of conclusions regarding the potential presence and impact of RECs as defined by the ASTM E 1527-13 Standard.

1.4 NON-SCOPE CONSIDERATIONS

The ASTM E 1527-13 Standard includes the following list of “additional issues” that are non-scope considerations outside of the scope of the ASTM Phase I practice: Asbestos-Containing Materials, Biological Agents, Radon, Lead-Based Paint, Lead in Drinking Water, Wetlands, Regulatory Compliance, Cultural and Historic Risks, Industrial Hygiene, Health and Safety, Ecological Resources, Endangered Species, Indoor Air Quality unrelated to releases of hazardous substances or petroleum products in the environment and mold.

A limited assessment of the presence of polychlorinated biphenyls (PCBs) is included in the ASTM work scope. Accordingly, the assessment of the presence of PCBs is limited to those potential sources specified in the ASTM E 1527-13 Standard as “electrical or hydraulic equipment known or likely to contain PCBs” to the extent visually and or physically observed or identified from the interview or records review.

1.5 EXCEPTIONS AND DEVIATIONS

PlaceWorks has completed this assessment in substantial conformance with ASTM E 1527-13. In our opinion, there were no exceptions, addition, deviations or deletions made to the ASTM work scope.

1.6 LIMITATIONS

Our work for this project was performed generally consistent with the ASTM E 1527-13 Standard for Phase I Environmental Site Assessments. Several organizations other than ASTM, such as professional associations (e.g. ASFE and AGWSE) have also developed “guidelines” or “standards” for environmental site assessments. The Phase I presented herein is consistent with the ASTM E 1527-13 Standard, which may vary from the specific “guidelines” or “standards” required by other organizations.

This Report was prepared pursuant to an Agreement between the District and PlaceWorks. All uses of this Report are subject to, and deemed acceptance of, the conditions and restrictions contained in the Agreement. The observations and conclusions described in this Report are based solely on the Scope of Services

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provided pursuant to the Agreement. PlaceWorks has not performed any additional observations, investigations, studies or other testing not specified in the Agreement. PlaceWorks shall not be liable for the existence of any condition the discovery of which would have required the performance of services not authorized under the Agreement.

This Report is prepared for the exclusive use of the District in connection with the site of the proposed school reconstruction. There are no intended beneficiaries other than the District. PlaceWorks shall owe no duty whatsoever to any other person or entity on account of the Agreement or the Report. Use of this Report by any person or entity other than the District for any purpose whatsoever is expressly forbidden unless such other person or entity obtains written authorization from the District and from PlaceWorks. Use of this Report by such other person or entity without the written authorization of the District and PlaceWorks shall be at such other person's or entity's sole risk, and shall be without legal exposure or liability to PlaceWorks.

Use of this Report by any person or entity, including by the District, for a purpose other than the site, is expressly prohibited unless such person or entity obtains written authorization from PlaceWorks indicating that the Report is adequate for such other use. Use of this Report by any person or entity for such other purpose without written authorization by PlaceWorks shall be at such person's or entity's sole risk and shall be without legal exposure or liability to PlaceWorks.

This Report reflects site conditions observed and described by records available to PlaceWorks as of the date of report preparation. The passage of time may result in significant changes in site conditions, technology, or economic conditions, which could alter the findings and/or recommendations of the report. Accordingly, the District and any other party to whom the report is provided recognize and agree that PlaceWorks shall bear no liability for deviations from observed conditions or available records after the time of report preparation.

The findings, conclusions, and recommendations contained in this report are based on site conditions as they existed at the time of our investigation. Our review of documents, lists, databases, and public agency files have been conducted with due diligence. However, our conclusions are based on available information and are subject to constraints imposed by public agencies on review procedures and information retrieval. As a result, PlaceWorks may have been unable to identify potential concerns. PlaceWorks assumes no responsibility for conditions that did not come to our attention despite reasonable care, or for conditions that were not generally recognizable as environmentally unacceptable at the time of this report. Opinions and judgments expressed are based on our understanding and interpretations of currently available regulatory standards and should not be construed as legal opinions or advice.

Use of this Report by any person or entity in violation of the restrictions expressed in this Report shall be deemed and accepted by the user as conclusive evidence that such use and the reliance placed on this Report, or any portions thereof, is unreasonable, and that the user accepts full and exclusive responsibility and liability for any losses, damages or other liability which may result.

2. Site Description

This section describes the site location and ownership of the site as well as other pertinent details.

2.1.1 Name of Site Owner

The site is owned by the City of Riverside and is maintained and operated by the City of Riverside Parks, Recreation and Community Services Department.

2.1.2 Site Location Map

The United States Geological Survey (USGS) topographic map for Site D Lincoln Park is the Riverside East, California Quadrangle. The USGS topographic map was used as the source for site setting information. Site D is located in Riverside County at approximately 33.97333 north latitude and 117.36837 west longitude. Site D is also located in Section 26 of Township 2 South, Range 5 West of the San Bernardino Base Line and Meridian.

2.2 SITE AND VICINITY DESCRIPTION

Site D is the 3.26-acres of land, composed of Lincoln Park which is northeast of Lincoln High School and is associated with the address 4261 Park Avenue in the City of Riverside, Riverside County, California (Figure 1). Figure 2, *Local Vicinity*, provides a map depicting the general location of Site D and the proposed project site. Site D is a square shape and is associated with the APN 211-231-001. Figure 4 is an aerial photograph showing the current site conditions.

The park site currently has two structures, a community center and a small storage shed. The site has lighted basketball courts, horseshoe court, playground equipment, baseball diamond, picnic tables, benches, barbecues, and shade areas. There are about 16 trees planted as a small grove near the southeast corner of the site.

Lincoln Park is surrounded by primarily residential property to the east, and south and commercial to the west and northwest across Howard Avenue. To the north across 12th Street are vacant lots, a residence, Orange Valley Lodge and an old commercial building that is currently used as a church. SolarMax Technology is headquartered to the west of the site. Access to the site is from Park Avenue on the west, 13th Street on the south, Howard Avenue on the west and 12th Street on the north. Lincoln High School is located to the southeast of Site D.

2.3 PHYSICAL SETTING

Geology and hydrology were evaluated on the basis of readily-available public information or references, and/or based upon our experience and understanding of subsurface conditions in the subject property area.

2. Site Description

2.3.1 Topography

Topographically, the proposed project site slopes slightly to the northwest. Based on a review of the USGS 7.5-minute Topographic Series, Riverside East, California Quadrangle Map (USGS 2012), surface elevation of the proposed project site is approximately 880 feet above mean sea level (msl) on the west side to about 890 feet above msl on the east side.

2.3.2 Geologic Information

Site D and the existing Lincoln High School site are located on the northern and eastern boundaries of the Upper Santa Ana River Drainage area which is created by the San Gabriel, the San Bernardino, and the San Jacinto mountains. The western and southern boundaries consist of the Chino Hills and the Santa Ana Mountains (Amec, 2015). These encompassing mountain ranges and the surrounding basement rocks in the area are composed of Mesozoic-age granitic, metamorphosed clastic and volcanic rocks. The geologic make-up of the Upper Santa Ana River Valley is predominately recent alluvium, Pleistocene non-marine sedimentary rocks, and exposed Mesozoic granitic basement rocks (Amec, 2015).

Our review of the available in-house literature indicates that there are no active faults or fault traces beneath Site D. According to the California Department of Conservation's Regulatory Map of Earthquake Zones of Required Investigation, Site D is not within a fault zone (CDC 2010). Based on the California Department of Conservation Fault Activity Map, Site D is approximately 6.48-miles southwest of the Rialto-Colton Fault.

As listed in the EDR included in Appendix B, the United States Department of Agriculture Natural Resources Conservation Services maps the soil beneath Site D as Buren fine sandy loam soil which has a slow infiltration rate that is moderately well drained with a moderately fine texture. Site D is also mapped as having Hanford coarse sandy loam and Arlington fine sandy loam soils that have moderate infiltration rates that are deep to moderately deep and well drained with a moderate coarse texture.

2.3.3 Naturally Occurring Asbestos Containing Minerals

Based on a review of A General Location Guide for Ultramafic Rocks in California – Areas More Likely to Contain Naturally Occurring Asbestos (Department of Conservation, Division of Mines and Geology 2000) and Van Gosen and Clinkenbeard (2011), the site is not located within a ten-mile radius from an area thought to contain naturally occurring asbestos (NOA).

2.3.4 Groundwater and Surface Water Information

The project site and the existing Lincoln High School are located in the Upper Santa Ana River Drainage Area. The northern and eastern boundaries of the Upper Santa Ana River Drainage area are created by San Gabriel, San Bernardino, and San Jacinto mountains. The western and southern boundaries consist of the Chino Hills and the Santa Ana Mountains (Amec, 2015).

Based on surface topography, surface water at the site generally flows to the northwest. Also based on topography, regional groundwater flow is anticipated to be to the northwest. No natural water bodies are

2. Site Description

present on the site. The Riverside Canal is located approximately 1,042-feet west of Site D and the Santa Ana River is approximately 1.87-miles to the west northwest of Site D. These principal surface water drainage features are situated in the sub-basin of the Upper Santa Ana River Valley, with the Santa Ana River beginning in the San Bernardino Mountains and flowing to the southwest through the Upper Santa Ana River Valley to the Santa Ana Canyon below Prado Dam. Hydrogeological investigations were not performed on the site for this investigation; therefore, it is unknown to what extent localized variations in groundwater presence and flow occur on the site.

According to the Flood Insurance Rate Map (FIRM) for the site, Site D is in an area of minimal flood hazard. According to the EDR's overview map, Site D and the proposed project site are not located in 100-year or 500-year flood zones.

The site is serviced by the Western Municipal Water District, which provides potable water to the city of Riverside. There are no monitoring wells located on the property.

2. Site Description

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3. Site History and Background Information

3.1 PREVIOUS REPORTS

No previous environmental reports for the project site were provided by the District or reviewed by PlaceWorks in preparation of the Phase I.

3.2 PAST USAGE OF THE SITE

Past usage of the site was assessed through review of historical aerial photographs, topographic maps, Sanborn maps, and databases. Copies of historical information reviewed are included in Appendix A. Based on a review of historical information; Site D appears to have been occupied by dwellings and associated structures from at least 1895 to the present.

3.2.1 Historical Aerial Photographs

Aerial photographs for the proposed sites obtained from EDR for the years 1931, 1938, 1949, 1953, 1959, 1967, 1978, 1985, 1989, 1990, 1994, 2006, 2010, and 2014 were reviewed for the subject site. Copies of the aerial photographs are included in Appendix A.

- 1931 - There are structures present on Site D, approximately nine residential size buildings.
- 1938 - The site appears relatively unchanged in comparison to the 1931 aerial photograph.
- 1949 - There appears to be approximately four structures in the southeast corner of the site. The rest of Site D appears to be an open area. The site appears to be now used as a park.
- 1953 - There appears to be approximately six structures in the southeast corner of the site.
- 1959 - The site appears relatively unchanged in comparison to the 1953 aerial photograph.
- 1967 - There appears to be only one structure along Park Avenue.
- 1978 - Site D appears to have been developed as a park space, with the one structure along Park Avenue.
- 1985 - The site appears relatively unchanged in comparison to the 1978 aerial photograph
- 1989 - The site appears relatively unchanged in comparison to the 1985 aerial photograph
- 1990 - The site appears relatively unchanged in comparison to the 1989 aerial photograph

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- 1994 - The site appears relatively unchanged in comparison to the 1990 aerial photograph
- 2006 - The site appears relatively unchanged in comparison to the 1994 aerial photograph
- 2010 - The site appears relatively unchanged in comparison to the 2006 aerial photograph
- 2014 - The site appears relatively unchanged in comparison to the 2010 aerial photograph

3.2.2 Historical Topographic Maps

Historical Topographic Maps obtained from EDR for the years 1901, 1942, 1947, 1953, 1967, 1980, and 2012 were reviewed for the subject site. Copies of the topographic maps are included in Appendix A.

- 1901 - There are numerous structures marked on Site D. The general area appears to be densely developed.
- 1942 - There are approximately six structures marked on the southeast corner of Site D.
- 1947 - The area is highlighted in omission tint, reflecting increased development in the general area.
- 1953 - The site and surrounding area appear relatively unchanged in comparison to the 1947 topographic map.
- 1967 - The site and surrounding area appear relatively unchanged in comparison to the 1953 topographic map. The site is now labeled as Lincoln Park.
- 1980 - The site and surrounding area appear relatively unchanged in comparison to the 1967 topographic map
- 2012 - Only roads are shown on newer topographic maps.

3.2.3 Sanborn Maps

Sanborn maps obtained from EDR for the years 1895, 1908, 1950, 1952, 1953, 1954, 1955, 1957, 1958, 1959, 1960, 1961, 1962, 1965, 1968, and 1969 were reviewed for the subject site. Copies of the Sanborn maps are included in Appendix A.

- 1895 - There appears to be approximately twenty structures spread across Site D. There are around 11 dwellings (with an adobe dwelling on the southeastern area of the site), four stables, one forge near the south center of the site associated with a residence, and one cow shed. The surrounding area appears to be predominately residential with the Griffin and Shelly and Co. Orange and Raisin packing factory to the northwest of Site D.

3. Site History and Background Information

- 1908 - There are now 16 dwellings, 8 stables, and 12 possible storage sheds. The forge is no longer present. The surrounding area appears more developed with residential dwellings. A church is now located to the north across 12th Street.
- 1950 - The area is now labeled as Lincoln Park. The southeast corner is the only developed area with the Community Settlement, which has the Neighborhood Hotel, 6 separate dwellings, and a kitchen and bath structure.
- 1952 - The site appears relatively unchanged in comparison to the 1950 Sanborn Map.
- 1953 - The site appears relatively unchanged in comparison to the 1952 Sanborn Map.
- 1954 - The site appears relatively unchanged in comparison to the 1953 Sanborn Map.
- 1955 - The site appears relatively unchanged in comparison to the 1954 Sanborn Map.
- 1957 - The site appears relatively unchanged in comparison to the 1955 Sanborn Map.
- 1958 - The site appears relatively unchanged in comparison to the 1957 Sanborn Map.
- 1959 - The site appears relatively unchanged in comparison to the 1958 Sanborn Map.
- 1960 - The site appears relatively unchanged in comparison to the 1959 Sanborn Map.
- 1961 - The site appears relatively unchanged in comparison to the 1960 Sanborn Map.
- 1962 - The Community Settlement is still present, however, there are just three residential structures, the Neighborhood Hotel, and a possible storage shed located in the southeast corner.
- 1965 - The only structure now present is an adobe building labeled the recreation center located along Park Avenue.
- 1968 - The site appears relatively unchanged in comparison to the 1965 Sanborn Map.
- 1969 - The site appears relatively unchanged in comparison to the 1968 Sanborn Map.

3.2.4 City Directory

EDR provided an EDR-City Directory of the parcels for the proposed expansion site. A copy of the EDR-City Directory is in Appendix A. City Directory data was searched for the years spanning from 1921 through 2014. The first listing for the 4261 Park Avenue address associated with Site D is in 1970 as the East Side Opportunity Center. After the East Side Opportunity Center, the site is listed under Rubidoux in 1977. The site is then listed under the title of Recreation in 1981. In 1990 the City of Riverside is listed, but then from

3. Site History and Background Information

1996 to 2005 the address is associated with the Inland Empire Concilio De La Raza. Then in 2010, the City of Riverside is again associated with the address.

3.2.5 Prior Agricultural Use

Based on the review of historical aerial photographs, topographic maps, and Sanborn Maps, the project site appears to not have been used for agricultural purposes.

3.2.6 Mines

Based on the review of historical aerial photographs and topographic maps, the proposed project site appears to not have ever been a site for mining operations.

3.2.7 Illegal Drug Manufacturing

The proposed site was not identified by the California Hazardous Material Incident Report System (CHMIRS) which is maintained by the California Office of Emergency Services and contains information regarding hazardous material incidents such as accidental releases or spills. Clandestine Drug Laboratory Locations (CDL) database maintained by the U.S. Department of Justice was also reviewed for the presence of drug laboratories or dumpsites. Drug-related waste was not observed on the site during the site inspection.

3.2.8 Prior U.S. Government Ownership

Based on the review of the EDR, historical aerial photographs, and topographic maps reviewed, the proposed expansion Site D has no indication that the property was owned by the U.S. Government or devoted to military use or operations.

3.3 SURROUNDING PROPERTY LAND USES

Based on the review of the EDR, historical aerial photographs, and topographic maps, the properties surrounding Site D have been occupied predominately by residential communities and commercial property. From 1895 to about 1953 there are agricultural fields to the south and southeast that were used for orchards.

4. Environmental Records Review

4.1 STANDARD ENVIRONMENTAL RECORDS REVIEW

PlaceWorks utilized the electronic database service EDR to complete the environmental records review. The database search was used to identify properties that may be listed in the referenced Agency records, located within the American Society for Testing and Materials (ASTM)-specified search radii indicated below:

Database	Approximate Search Distance	Subject Site Listed?	Number of Sites within Search Area
Federal NPL Sites	1 mile	No	0
Federal Delisted NPL Sites	0.5 mile	No	0
CERCLIS Sites	0.5 mile	No	0
CERCLIS-NFRAP Sites	0.5 mile	No	1
Federal ERNS	Site only	No	0
RCRA non-CORRACTS TSD Facilities	0.5 mile	No	0
RCRA CORRACTS Facilities	1 mile	No	0
RCRA Generators	Site and Adjoining	No	8
Federal Institutional/Engineering Control Registry	0.5 mile	No	0
State and Tribal Equivalent NPL Sites	1 mile	No	0
State and Tribal Equivalent CERCLIS Sites	1 mile	No	8
State and Tribal Registered Storage Tanks	Site and Adjoining	No	4
State and Tribal Landfills and Solid Waste Disposal Sites	0.5 mile	No	0
State and Tribal Leaking Storage Tanks	0.5 mile	No	31
State and Tribal Institutional Controls/Engineering Control	Site only	No	0
State and Tribal Voluntary Cleanup Sites	0.5 mile	No	2
State and Tribal Brownfield Sites	0.5 mile	No	0
Orphan Site List	Site and Adjoining	No	2
HAZNET	Site only	No	0

A review of selected regulatory agency databases for documented environmental concerns on the site, or in close proximity to the site, was conducted by EDR. A copy of the radius report, dated May 3, 2018 is included in Appendix B.

4.1.1 NPL Sites

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for clean-up by the EPA.

- Site D is not listed on the NPL list.
- The database search did not identify any NPL site within a mile radius of Site D.

4. Environmental Records Review

4.1.2 Federal Delisted NPL Sites

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.

- Site D is not listed on the delisted NPL list.
- The database did not identify any delisted NPL sites within a mile radius of Site D.

4.1.3 CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites which are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the NPL.

- Site D is not listed on the CERCLIS list.
- The database search did not identify any CERCLIS listing within a half mile radius of Site D.

4.1.4 CERCLIS-NFRAP Sites

CERCLIS-NFRAP status indicates that a site was once on the CERCLIS List but has No Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, contamination was removed quickly, or the contamination was not significant enough to warrant NPL status.

- Site D is not listed on the CERCLIS-NFRAP list.
- The database search identified one CERCLIS-NFRAP Site within a half mile radius of Site D.
 - Arnold Weed located at 3057 Cridge Street, approximately 0.5-mile southwest of Site D. Due to the distance, topographic gradient and regulatory status, this site is not expected to have impacted the project site.

4.1.5 RCRA CORRACTS Facilities

The RCRA CORRACTS Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity.

- Site D is not listed as a RCRA CORRACTS TSD Facility.
- The database search did not identify any RCRA CORRACTS TSD Facilities within a one-mile radius of Site D.

4. Environmental Records Review

4.1.6 RCRA Non-CORRACTS TSD Facilities

The Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity.

- Site D is not listed as a RCRA non-CORRACTS TSD facility.
- The database search did not identify any RCRA non-CORRACTS TSD facilities within a one-half mile radius of Site D.

4.1.7 RCRA Generators

The RCRA Generator list is maintained by the EPA to track facilities that generate hazardous waste.

- Site D is not listed as a RCRA Generator facility.
- The database search identified eight RCRA Generators within a quarter mile radius of Site D.
 - 14th Street Garage located at 2748 14th Street, approximately 0.023-miles southeast of Site D, is listed as a small quantity generator of hazardous material. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.
 - ATCO Rubber Products, INC. located at 3080 12th Street, approximately 0.053-mile west northwest of Site D, is listed as a small quantity generator of hazardous material. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.
 - So Cal Gas Co. Riverside Base located at 4495 Howard Avenue, approximately 0.063-mile southwest of Site D, is listed as a small quantity generator of hazardous material. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.
 - FMC Corp Citrus Machinery DIV located at 3075 12th Street, approximately 0.069-mile west of Site D, is listed as a small quantity generator of hazardous material. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.
 - FMC Technologies INC located at 4430 Commerce Street, approximately 0.089-mile west of Site D, is listed as a small quantity generator of ignitable and corrosive waste and of benzene, tetrachloroethylene, and trichloroethylene. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.
 - Royal Citrus Co. located at 2989 10th Street, approximately 0.164-mile north of Site D, is listed as a small quantity generator of aqueous waste that has a total organic residue of less than 10 percent. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.

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- Southern California Gas Company located at 3084 10th Street, approximately 0.165-mile north of Site D, is listed as a small quantity generator of hazardous material including: batteries, pesticides, asbestos-containing material, inorganic solid waste, organic liquid waste, and contaminated soil from site clean-up. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.
- American Medical Response located at 3198 15th Street, approximately 0.240-mile southwest of Site D, is listed as a small quantity generator of hazardous material. According to the EPA's Enforcement and Compliance History website they are listed as having no violations.

Based on the distances and regulatory status of these RCRA generators, they are not expected to have impacted the project site.

4.1.8 Federal Institutional Control / Engineering Controls

A listing of sites with institutional and or engineering controls in place is maintained by the EPA. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

- Site D is not listed as having an institutional or engineering control.

4.1.9 Federal ERNS List

The Federal ERNS list is the Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The list is maintained by the National Response Center United States Coast Guard.

- Site D is not listed on the ERNS List.

4.1.10 State-and Tribal- equivalent NPL

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

- Site D is not listed on state- and tribal-equivalent NPL.
- The database search did not identify any state-and tribal equivalent NPL sites within a one mile radius of Site D.

4. Environmental Records Review

4.1.11 State and Tribal- equivalent CERCLIS

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

- Site D is not listed on the state-and tribal-equivalent CERCLIS.
- The database search identified eight state-and tribal-equivalent CERCLIS within a mile radius of the Site D.
 - Fairfield Chemicals located at 3075 14th Street, approximately 0.101-mile west of Site D, is listed as being inactive as of March 6, 2006. Based on the distance of the facility and it being downgradient of the site and regulatory status, with DTSC oversight, it is not expected to impact Site D.
 - SO CAL Gas/ Riverside MGP located at 10th Street and Howard, approximately 0.151-mile north of Site D, is listed because on August 20, 1993 there is a Voluntary Cleanup Agreement signed to remove contaminated soils from a manufactured gas plant that had occupied the site. Based on the 2012 monitoring done by the DTSC and the distance of the facility, it is not expected to impact Site D.
 - LA DIST ENG CON PROJ is located about 0.215-mile west of Site D. This area had a military evaluation done and has been listed as inactive since 2005. Based on the distance of the facility, it is not expected to impact Site D.
 - Riverside Scrap Iron and Metal Corp. located 2993 Sixth Street, approximately 0.478-mile north of Site D was listed as an active voluntary cleanup site, but in 2017 it is reported to be mostly cleared and the site will be open for unrestricted land use in the future. Based on the distance of this facility and regulatory status, it is not expected to impact Site D.
 - Weiland & Company located at 3491 Commerce Street, approximately 0.575-mile north of Site D, is listed as inactive as of June 13, 2006. Based on the distance of the facility and it being under DTSC oversight, it is not expected to impact Site D.
 - Grin Chemical Co. located at 3972 Main Street, approximately 0.575-mile north northwest of Site D, is listed as not requiring further action as of April 1, 1985. Based on the distance of the facility and regulatory status, it is not expected to impact Site D.

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- Riverside Fertilizer Works located at 2622 3rd Street, approximately 0.654-mile north of Site D, is listed as inactive as of March 6, 2006. Based on distance and DTSC oversight of the facility, it is not expected to impact Site D.
- Eastside Elementary School was a proposed school site to be located at University Avenue and Ottawa Avenue about 0.840-mile east of Site D. This registered on the database search due to the site being a potential school site that had an assessment done with the Riverside School district in 2005. The district decided not to proceed with the project and the site has been listed as inactive as of February 7, 2007. This is not expected to impact Site D.

4.1.12 State and Tribal- equivalent Landfill and/or Solid Waste Disposal Sites

The database search did not identify any State Landfills or Solid Waste Disposal Sites within a one-half mile radius of the subject site.

- Site D is not listed on state- and tribal- equivalent landfill and/or solid waste disposal site lists.
- The database search did not identify any state-and tribal equivalent Landfill and/or Solid Waste Disposal sites within a half mile radius of Site D.

4.1.13 State and Tribal Leaking Underground Storage Tanks

The State Water Resources Control Board Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports.

- Site D is not listed on state- and tribal leaking underground storage tanks.
- The database search identified thirty-one (31) LUST facilities within a half-mile radius of Site D.
 - 14th Street Garage located at 2748 14th Street, approximately 0.023-miles southeast of Site D, is listed because of a leak of gasoline that was reported on June 23, 1992. The case is currently listed as completed case closed as of February 10, 1993. Based on regulatory status, this facility is not expected to have impacted Site D.
 - FMC Corp located at 3075 12th Street, approximately 0.069-mile north of Site D, is listed because of volatile organic compounds were detected in supply wells located near the former FMC. The case is currently listed as open-inactive as of May 16, 2016. Based on the distance and downgradient location of this facility and regulatory oversight of the Santa Ana Regional Water Quality Control Board, this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.

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- ATCO Rubber Products, INC. located at 3080 12th Street, approximately 0.053-mile northwest of Site D, is listed because of a leak of diesel reported on July 2, 2012. The facility had one 1,000 gallon gasoline underground storage tank removed and the other three were abandoned in place in 2012. The case is currently listed as case completed case closed as of July 2, 2014. Based on regulatory status, this facility is not expected to have impacted Site D.
- Former Poma Distributing Company located at 3010 11th Street, approximately 0.067-mile north of Site D, is listed because the site is over a contaminated groundwater plume of low concentration petroleum hydrocarbon. The case is currently listed as open-inactive as of March 1, 2006. Based on the distance and downgradient location of this facility and regulatory oversight of the Santa Ana Regional Water Quality Control Board, this case is not expected to have impacted Site D.
- Riverside Plume located in Downtown Riverside, approximately 0.135-mile north northwest of Site D, is listed because a leak of fertilizer, pesticides/herbicides, and volatile organic compounds reported January 2, 1965. The case is currently listed as open-inactive as of May 12, 2015. Based on distance and downgradient location and regulatory oversight of the Santa Ana Regional Water Quality Control Board, this case is not expected to have impacted Site D.
- Mobil # 04-407 (Bulk Plant) located at 4526 Commerce Street, approximately 0.178-mile west southwest of Site D, is listed because of a leak of gasoline reported on November 17, 1987. The case is currently listed as open-verification monitoring as of September 15, 2017. Based on distance and downgradient location and regulatory oversight of the Santa Ana Regional Water Quality Control Board, this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.
- Mobil #18-D3H located at 3315 14th Street, approximately 0.269-mile west of Site D, is listed because of a leak of gasoline reported on October 10, 1996. The case is currently listed as completed case closed as of January 25, 2008. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.
- Quinlan Property located at 4616 Vine, approximately 0.272-mile southwest of Site D, is listed because of a leak of gasoline reported on June 2, 1992. The case is currently listed as completed case closed as of July 21, 1992. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.
- Chevron #96984 located at 3304 14th Street, approximately 0.278-mile west of Site D, is listed because of a leak of gasoline reported on April 4, 2000. Currently the case is listed as

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completed case closed as of September 22, 2008. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.

- This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.
- Black Gold located at 2871 University Avenue, approximately 0.371 northeast of Site D, is listed because of a leak of gasoline reported on November 15, 1999. Currently the case is listed as completed case closed as of June 24, 2011. Based on distance and regulatory status this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report, the second time is as Ken's Arco. Based on a review of case detail, they are the same facility and incident.
- USA Gasoline #240 located at 2658 University Avenue, approximately 0.343-miles northeast of Site D, is listed because of a leak of gasoline reported on November 21, 1990. The case is currently listed as completed case closed as of August 18, 2010. Based on distance and regulatory status this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.
- City of Riverside Substation located at 3920 Mulberry Street, approximately 0.352-mile north of Site D, is listed because of a leak of petroleum reported on March 4, 2012. The case is currently listed as open-eligible for closure as of May 2, 2017. Based on distance and downgradient location and regulatory oversight by the Santa Ana Regional Water Quality Control Board this case is not expected to have impacted Site D.
- RVSD City Mulberry Yard located at 3880 Mulberry Street, approximately 0.359-mile north of Site D, is listed because of a leak of gasoline reported on November 7, 1988. The case is currently listed as completed case closed as of March 8, 1991. Based on distance and regulatory status this case is not expected to have impacted Site D.
- RVSD City Mulberry Yard located at 3870 Mulberry Street, approximately 0.360-mile north of Site D, is listed because of a leak of gasoline reported on September 27, 1991. The case is currently listed as completed case closed as of April 29, 1991. Based on distance and regulatory status this case is not expected to have impacted Site D.
- Browns Automotive located at 3390 University Avenue, approximately 0.360-mile north of Site D, is listed because of a leak of Waste/Motor/Hydraulic/Lubricating oil reported on February 17, 1994. Currently the case is listed as completed case closed as of October 6, 1998. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.

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- RVSD Co CAC located at 4080 Lemon Street, approximately 0.414-mile northwest of Site D, is listed because of a leak of diesel reported on July 23, 1997. Currently the case is listed as completed case closed as of April 21, 1998. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.
- Circle K #5231 (Former Stop N' Go) located at 2371 University Avenue, approximately 0.423-mile northeast of Site D, is listed because of a leak of gasoline reported on January 10, 1991. Currently the case is listed as completed case closed as of October 26, 1995. Based on distance and regulatory status this case is not expected to have impacted Site D.
- Slamal Property located at 3663 Vine Street, approximately 0.459-mile north of Site D, is listed because of a leak of diesel and gasoline reported on October 17, 1990. Currently the case is listed as completed case closed as of January 29, 1997. Based on distance and regulatory status this case is not expected to have impacted Site D.
- Riverside Scrap Iron and Metal Corp. is discussed in section 4.1.11 State and Tribal Equivalent CERCLIS list.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.
- Riv Co., Automotive Maint located at 4293 Orange Street, approximately 0.486-mile northwest of Site D, is listed because of a leak of gasoline reported on June 26, 1990. Currently the case is listed as completed case closed as of July 1, 2010. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.
- Inland Frame and Design located at 3596 Commerce Street, approximately 0.487-mile north of Site D, is listed because of a leak of gasoline reported on August 20, 1993. Currently the case is listed as completed case closed as July 17, 1995. Based on distance and downgradient location and regulatory status this case is not expected to have impacted Site D.
 - This case is listed twice in the EDR report. Based on a review of case detail, they are the same facility and incident.

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4.1.14 State and Tribal Registered Underground Storage Tanks

The State Water Resources Control Board's Hazardous Substance Storage Container Database maintains a list of USTs regulated by the Resource Conservation and Recovery Act.

- Site D is not listed on the registered UST list.
- The database identified four registered UST facilities within a quarter mile radius of Site D.
 - GBS Enterprises, INC located at 2720 14th Street, approximately 0.033-mile southeast of Site D, is listed as having permit through the Riverside County Department of Environmental Health with the facility ID: FA0014240.
 - Southern California Gas Company located at 4495 Howard Avenue, approximately 0.063-mile southwest of Site D, is listed as having permit through the Riverside County Department of Environmental Health with the facility ID: FA0014672.
 - Royal Citrus Co. INC located at 2995 11th Street, approximately 0.081-mile north of Site D, is listed as having permit through the Riverside County Department of Environmental Health with the facility ID: FA0014658.
 - Specialty Brands Co. located at 3038 Pleasant Street, approximately 0.190-miles southwest of Site D, is listed as having permit through the Riverside County Department of Environmental Health with the facility ID: FA0014717.

4.1.15 State and Tribal Voluntary Cleanup Site

The DTSC maintains a list of low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- Site D is not listed on the state and tribal voluntary cleanup program.
- The database identified two state and tribal voluntary cleanup program sites within a half mile radius of Site D.
 - So Cal Gas/Riverside MGP is discussed in section 4.1.7 RCRA Generator list.
 - Riverside Scrap Iron and Metal Corp. is discussed in section 4.1.11 State and Tribal Equivalent CERCLIS list.

4.1.16 Orphan Sites

The EDR database identified two sites that were indicated as being potentially in the area and were not mapped due to incomplete address information.

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- UCR Parking Lot 6: Located about 1.85-mile east of the site is listed as a LUST case that is no longer a concern.
- UCR Pesticide Pit: Located about 1.46-mile south east of the site is a facility that is considered closed and undergoing long term monitoring.

Based on a review of the dates, facilities locations, and current regulatory status the, Site D is not expected to be impacted by these orphan sites.

4.2 ADDITIONAL ENVIRONMENTAL RECORDS REVIEW

In conformance with ASTM inquiry was made with the additional agencies described below.

4.2.1 Local Brownfield Lists

The DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. No brownfield sites were identified on the EnviroStor database in the radius searched for Site D.

4.2.2 Local Lists of Hazardous Waste Contaminated Sites

A record search was done on the following databases: Clandestine Drug Labs, HIST Cal-Sites Historical CalSites Database, and Toxic Pits Cleanup Act Sites. School Property Evaluation Program records were also searched.

- Site D was not identified on the above databases.

4.2.3 Local Lists of Registered Storage Tanks

A record search was done of the local lists of registered storage tanks. Twelve registered UST sites were identified with 0.25 miles of the site.

- G&K Petro INC located at 2720 14th Street, approximately 0.182-mile southeast of Site D, is listed as having an active fuel tank.
- Southern California Gas Company located at 4495 Howard Avenue, approximately 0.155-mile southwest of Site D, is listed as having tank for waste and is listed a separately for having an active fuel tank.
- FMC Corp located at 4430 Commerce Street, approximately 0.132-mile southwest of Site D, is listed as having a fuel tank.
- Olsen Meat Company INC located at 4505 Commerce Street, approximately 0.221-mile southwest of Site D, is listed as having an active fuel tank.

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- Mobil Bulk Plant located at 4526 Commerce Street, approximately 0.211-mile southwest of Site D, is listed as having an active fuel tank. This facility is listed twice on the EDR list of Registered Storage Tanks.
- Centre Brands INC located at 3038 Pleasant Street, approximately 0.260-mile south of Site D, is listed as having an active fuel tank. This facility is listed three times on the EDR list of Registered Storage Tanks.
- Total Plan INC located at 3131 10th Street, approximately 0.181-mile north of Site D, is listed as having an active fuel tank.

4.2.4 High Risk Historical Records

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, and dry cleaners. Twelve historical facilities were identified in the searched radius around Site D.

- L&M Frame and Axle located at 2945 14th Street, approximately 0.046-mile to the south of Site D, is listed as being an Automotive Maintenance Repair Shop from 1975 to 2009.
- Cano Carlos located at 4302 Park Avenue, approximately 0.052-mile to the east of Site D, is listed as being a Gasoline Service Station from 1930 to 1939.
- Turner GEO located at 4302 Park Avenue, approximately 0.052-mile to the east of Site D, is listed as being a Laundry during the year 1945.
- Streeter E D located at 2880 14th Street, approximately 0.106-mile to the southeast of Site D, is listed as being a Laundry during the year 1945.
- Carter O L located at 2880 14th Street, approximately 0.106-mile to the southeast of Site D, is listed as being a Gasoline Service Station during the year 1951.
- Davidson JF Associates located at 2748 14th Street, approximately 0.188-mile to the southeast of Site D, is listed as being a Gasoline Service Station and Automotive Repair Shop from 1969 to 2006.
- Palmer HL located at 4173 Park Avenue, approximately 0.023-mile to the north of Site D, is listed as being a Laundry during the year 1945.
- Victoria Shell Service located at 2720 14th Street, approximately 0.22-mile to the southeast of Site D, is listed as being a Gasoline Service Station from 1969 to 2004 and then a Smog Test Only Automotive Maintenance shop from 2008 to 2014.

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- Lozano Frank located at 4142 Park Avenue, approximately 0.056-mile to the north of Site D, is listed as being an Automotive Repair and Gasoline Service Station from 1930 to 1939.
- Campbell Glen W located at 3010 11th Street, approximately 0.105-mile to the north of Site D, is listed as being a Toys and Hobby Good Supplies and Petroleum Products shop from 1971 to 1974.
- Mobil Oil Corporation located at 4426 Commerce Street, approximately 0.128-mile to the south of Site D, is listed as being a Gasoline Service Station from 1989 to 1990.
- Riverside Gas and Electric Light Co. located at 3084 East 10th Street, approximately 0.107-mile to the north of Site D, is listed as the Edison Electric Light Co-Gas Works; Southern Cal Gas with no additional information provided.

Based on the location of the historic sites, topographic gradient and regulatory status these facilities are not expected to have impacted the project site.

4.2.5 State of California Division of Oil and Gas Records

A review of California Division of Oil and Geothermal Resources (DOGGR) Well Finder indicates that there are no oil wells or oil fields in the vicinity of the project site. The closest oil well is located over 5 miles northeast of Site D. The well is identified as a plugged and abandoned well that was advanced by Floyd Amundson. The well was drilled in 1926 to a depth of 213 feet and was promptly abandoned and filled (DOGGR 2018).

4.2.6 Vapor Migration

The ASTM 1527-13 standard states that "for the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface". Thus, this section specifies whether or not we perceive a risk of vapor migration to the subject site.

To assess a vapor migration risk a review and analysis of the site-specific environmental database report and other reasonably ascertainable records was implemented to assess whether:

1. Off-site properties have documented chlorinated volatile organic compound (VOC) contamination located within 100 feet of the subject property, or
2. Off-site properties have documented volatile petroleum hydrocarbon contamination within 30 feet of the subject property.

Based on the records review, it is unlikely that a potential source of vapor migration currently exists beneath the site from off-site properties. No chlorinated VOC contamination was identified and underground storage tanks were not identified adjacent or within 100 feet of the project site.

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4.2.7 User-Provided Information

The ASTM Standard requires disclosure in the Phase I report whether the user of the report has specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs or HRECs, or whether the user has determined that the property's Title contains environmental liens or other information related to environmental condition of the property, including engineering and institutional controls and Activity and Use Limitations, as defined by ASTM. In addition, we are required by the ASTM Standard to inquire whether the user of the report has prior knowledge that the price of the property has been reduced for environmentally-related reasons.

PlaceWorks was informed by the user that to their knowledge there are no liens or other information about the environmental condition of the property in the Title. In addition, the user was not aware of specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs with the exception of the information provided above, and has not indicated that the price of the property has been reduced for environmentally-related reasons.

5. Site Reconnaissance and Key Personnel Interview(s)

A site visit to observe site conditions was conducted by PlaceWorks on August 28, 2018. No weather-related conditions or other conditions that would limit our ability to observe the site occurred during our site reconnaissance. PlaceWorks personnel observed the exterior portions of the property, including the property boundaries. Site photographs are included in Appendix C.

ASTM requires that the current site owner or Key Site Manager and user, if different from the current owner or Key Site Manager, be asked if there are any helpful documents or information that can be made available for review. These consist of environmental site assessment reports, audits, permits, tank registrations, Material Safety Data Sheets, Community Right-to-Know plans, safety plans, hydrogeologic or geotechnical reports, or hazardous waste generator reports.

5.1 CURRENT USE OF THE PROPERTY

Site D is currently the Lincoln Park in Riverside County.

5.2 SITE VISIT OBSERVATIONS

5.2.1 General Description of Structures

Site D is a park with one associated structure the community center located along Park Avenue near the southern portion of the project site and has a small shed situated on a concrete pad located to the south of the structure. The structure is a single-story stucco structure with the appearance of a small house. The structure and shed are well maintained.

5.2.2 Heating and Cooling System

A heating and cooling was observed on the south side of the park structure encased in a chain-link fence.

5.2.3 Potable Water Supply and Sewage Disposal System or Septic Systems

Potable water is supplied by the Western Municipal Water District. Sewage disposal systems are provided by the Riverside County Department of Waste.

5.2.4 Use of Petroleum Products and Hazardous Materials

No use of petroleum products and/or hazardous materials was observed at the subject site.

5. Site Reconnaissance and Key Personnel Interview(s)

5.2.5 Storage of Petroleum Products and Hazardous Materials (Storage Tanks, Drums)

No storage of petroleum products or hazardous materials was observed at the subject site.

5.2.6 Disposal of Petroleum Products and Hazardous Materials

No evidence of disposal of petroleum products or hazardous materials was observed at the subject site.

5.2.7 Vehicle Maintenance Lifts

No vehicle maintenance lifts were observed at the subject site.

5.2.8 Emergency Generators and Sprinkler System Pumps

No sprinkler system pumps were observed on the subject site. No generators were observed.

5.2.9 Polychlorinated Biphenyls (PCBs) Associated with Electrical or Hydraulic Equipment

No electrical or hydraulic equipment was observed on the subject site. Based on the information above, PCBs are not expected to have impacted the subject site.

5.2.10 Floor Drain and Sumps

No outdoor sumps were observed at the site.

5.2.11 Catch Basins

No catch basins were observed at the subject site.

5.2.12 Dry Wells

No dry wells were observed at the subject site.

5.2.13 Pits, Ponds, Lagoons, and Pools of Liquid

No pits, ponds, lagoons, or pools of liquid were observed at the subject site.

5.2.14 Odors

Petroleum hydrocarbon odors were not noted at the site.

5. Site Reconnaissance and Key Personnel Interview(s)

5.2.15 Stains or Corrosion on Floors, Walls, or Ceilings

No unusual staining or corrosion was observed on the subject site.

5.2.16 Stained Soil or Pavement

No stained soil or pavement was observed at the subject site.

5.2.17 Stressed Vegetation

No stressed vegetation was observed at the subject site.

5.2.18 Solid Waste and Evidence of Waste Filling

No solid waste disposal or evidence of waste filling was observed on the subject site.

5.2.19 Wastewater and Stormwater Discharge

No wastewater discharge was observed on the subject site. Stormwater is expected to exit the subject site via overland flow to local roadways and creeks.

5.2.20 Monitoring, Water Supply, or Irrigation Wells

No monitoring, water supply or irrigation wells were observed at the subject site.

5.3 INTERVIEWS

Phone interviews were conducted with the City of Riverside Parks Department regarding site usage and chemical storage. City employees were not aware of any underground storage tanks or chemical storage at the site. No one was aware of any leaks or spills on the site or adjacent to the site.

5. Site Reconnaissance and Key Personnel Interview(s)

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6. Data Gap Identification

Adjacent land owners were not interviewed for this Phase I Environmental Site Assessment. Chain-of-title documentation was not reviewed so it could not be ascertained if the complete title report contains environmental liens or other information related to environmental condition of the property. However, the database search contained in Appendix B indicates that the site is not on the Recorded Environmental Cleanup Liens database which is maintained by the DTSC and contains a listing of liens placed upon real properties. The site is also not listed on the DTSC's Deed Restriction database which lists sites with DTSC with restricted land use. The site is not listed on NPL Liens, a database the EPA maintains on real property, in order to recover remedial action expenditures when the property owner has received notification of potential liability.

6. Data Gap Identification

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7. Findings and Conclusions

PlaceWorks has performed a Phase I Environmental Site Assessment (Phase I) on behalf of Riverside Unified School District for the proposed expansion and construction of the proposed Eastside School onto the existing Lincoln Park site, located at 4261 Park Avenue in the Riverside, Riverside County, California (Figures 1 and 2). The District is proposing to acquire multiple parcels of land including the 3.26-acre Lincoln Park to expand the existing Lincoln High School campus. The park site has been designated as area D and separate Phase I or Phase II reports are being prepared based on land use history. The Phase I was performed in general conformance with the scope and limitations of the ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Exceptions to, or deletions from, this practice are described in Section 1 of this report. Our conclusions are intended to help the user evaluate the “environmental risk” associated with the site, as defined in the ASTM E 1527-13 Standard and discussed in the Introduction section of this report. The Phase I also followed the Department of Toxic Substances Control (DTSC) guidelines for Phase I evaluations for school sites.

The approximately 3.66-acre project site, Lincoln Park – Site D, is located in a mixed residential and commercial neighborhood. Site D is bounded by 13th Street, Howard Avenue, 12th Street, and Park Avenue and is associated with the address 4261 Park Avenue. The Assessor Parcel Number [APN] for Site D is APN 211-231-001. Figure 2 shows the local vicinity and Figure 4 the current conditions of the existing park site. Regional access to the site is provided by State Route 91 (Riverside Freeway), approximately 0.188-mile west of Site D.

The objective of a Phase I is to assess whether “recognized environmental conditions” (REC), historical RECs (HREC), and controlled RECs (CREC) are associated with the subject site. Our conclusions are intended to help the user evaluate the “business environmental risk” associated with the subject site. Our opinion regarding a REC's potential impact on the subject site is based on the scope of our work, the information obtained during the course of our work, the conditions prevailing at the time our work was performed, the applicable regulatory requirements in effect at the time our work was performed, and our experience evaluating similar sites.

RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs)

The ASTM E 1527-13 Standard defines an REC in part as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

No RECs were identified for the proposed acquisition site.

7. Findings and Conclusions

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS (HRECs)

The ASTM E 1527-13 Standard defines an HREC as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

No HREC were identified for the proposed e acquisition site.

CONTROLLED RECS ENVIRONMENTAL CONDITIONS

The Standard also requires the identification of controlled RECs (CRECs). The ASTM Standard defines CRECs as

“a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”

This assessment has revealed no evidence of CRECs in connection with the project site following the ASTM standard.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL PROTOCOL

Based on a review of historical information; structures have occupied the subject site since 1895. Due to the age of the current structures and former structures on the existing park site, the DTSC would require testing to assess for potential impacts to soil from lead-based paint and organochlorine pesticides from possible termiticide usage. PlaceWorks recommended that a Phase I Addendum be implemented to collect soil samples in the project area to assess the existing structures. Following DTSC’s Interim Guidance for Evaluating School Sites with Potential Soil Contamination as a result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers dated June 2006, soil samples were collected on August 28, 2018, to assess the proposed expansion parcels for potential lead-based paint and termiticides contamination. This Phase I Addendum is included in Appendix D.

SUMMARY

Based on the results of this assessment REC, CRECs, and HRECs were not identified for the project site. The Phase I Addendum did not find organochlorine pesticides above health based screening levels. Lead was found above the DTSC screening level in a couple of surface samples. The deeper samples from the same locations were analyzed and lead was below levels of concern in all deeper samples. The 95% Upper

7. Findings and Conclusions

Confidence Limit (UCL) was calculated for the site using EPA's ProUCL software program and the 95%UCL for lead for the site was below DTSC's screening level.

Section 17213 of the California Education Code and Section 21151.8 of the California Public Resources Code prohibit construction of a school upon a current or former hazardous waste disposal site or solid waste disposal site. Based on site inspection and information reviewed for preparation of this report, the park site is not located on a current or former disposal site.

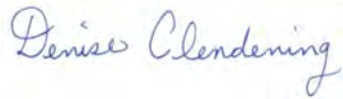
7. Findings and Conclusions

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8. Credentials

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

Qualifications information for the project personnel is provided in Appendix E.



Denise Clendening, Ph.D.
Associate Principal



Michael Watson, PG 8177
Project Geologist

8. Credentials

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9. References

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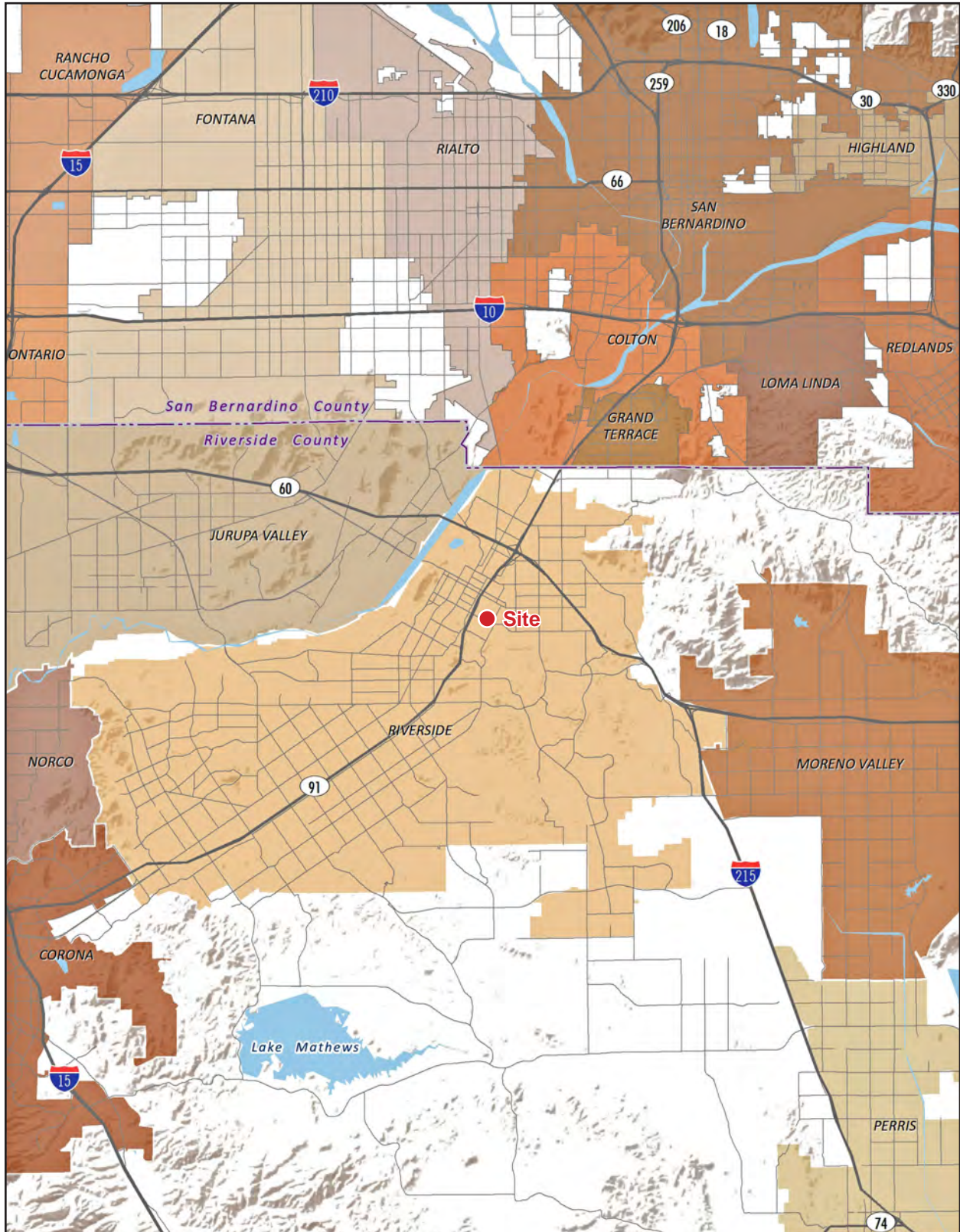
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Figures

Figures

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Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.

Source: ESRI, 2018



PlaceWorks

Figure 2 - Local Area



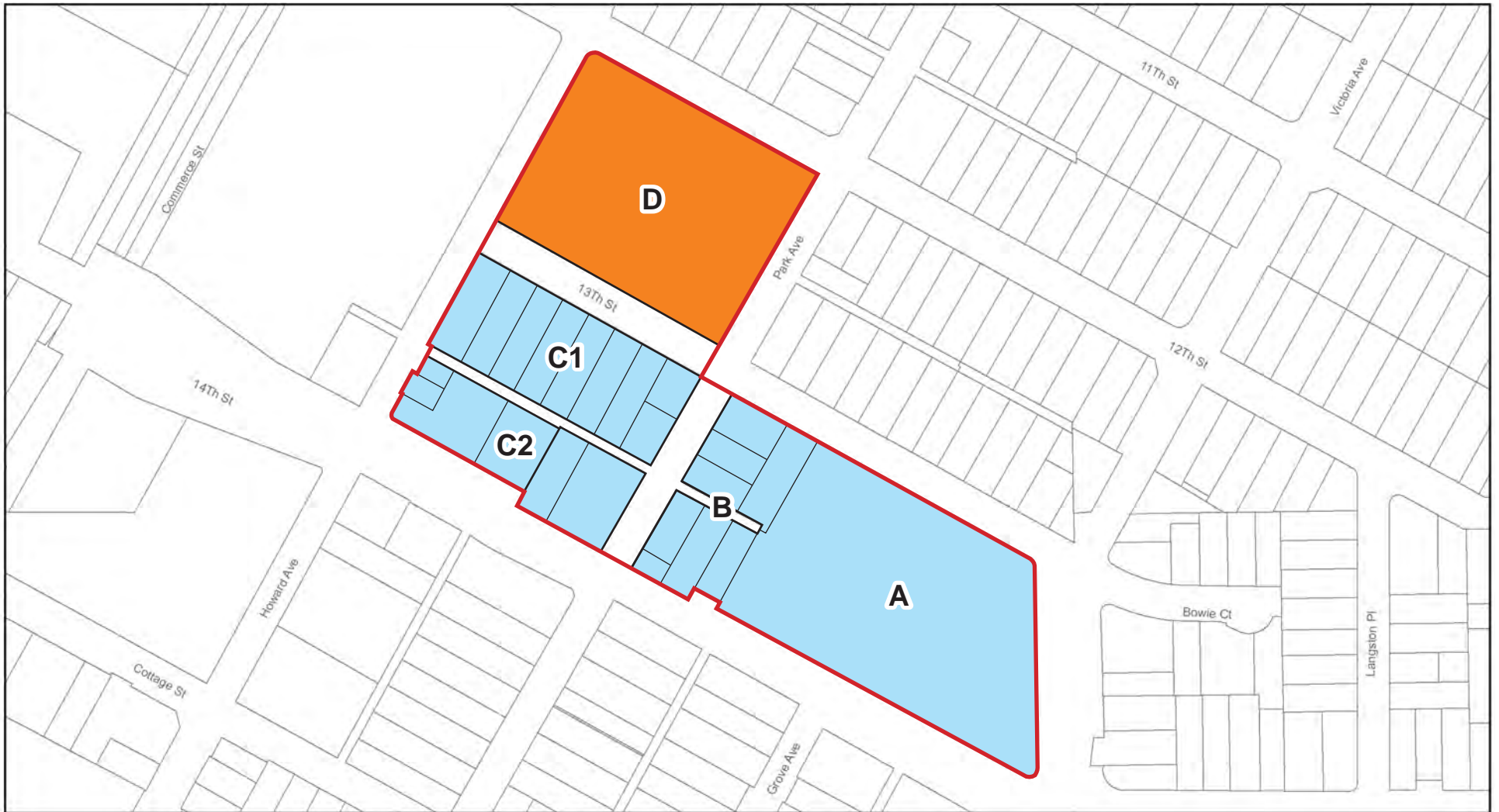
— Project Boundary

0 1,000
Scale (Feet)



Source: ESRI, 2018

Figure 3 - Project Subareas



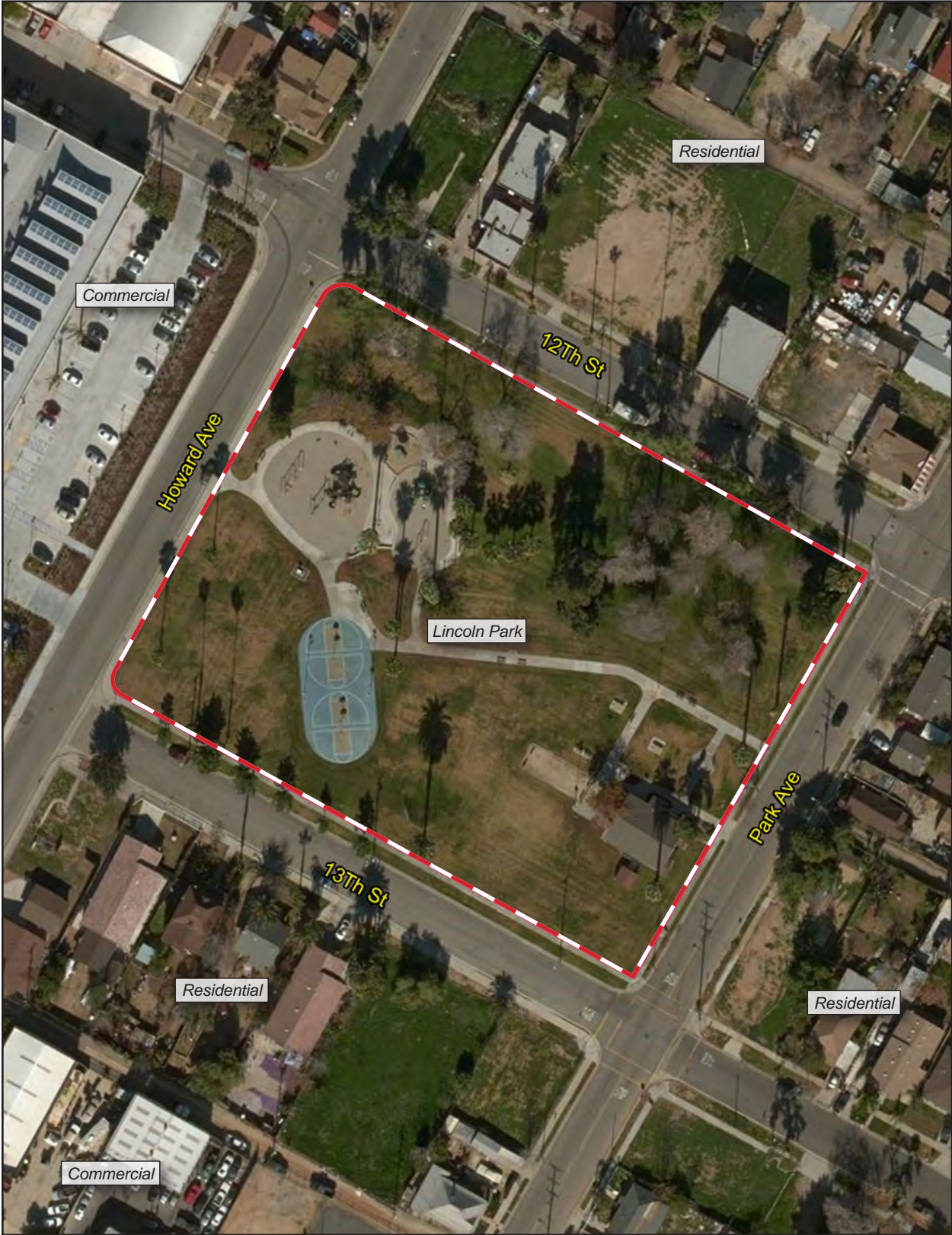
— Project Boundary

0 250
Scale (Feet)



Source: ESRI, 2018

Figure 4 - Site D Aerial Photograph



— Site D Project Boundary

0 125
Scale (Feet)



Source: ESRI, 2018