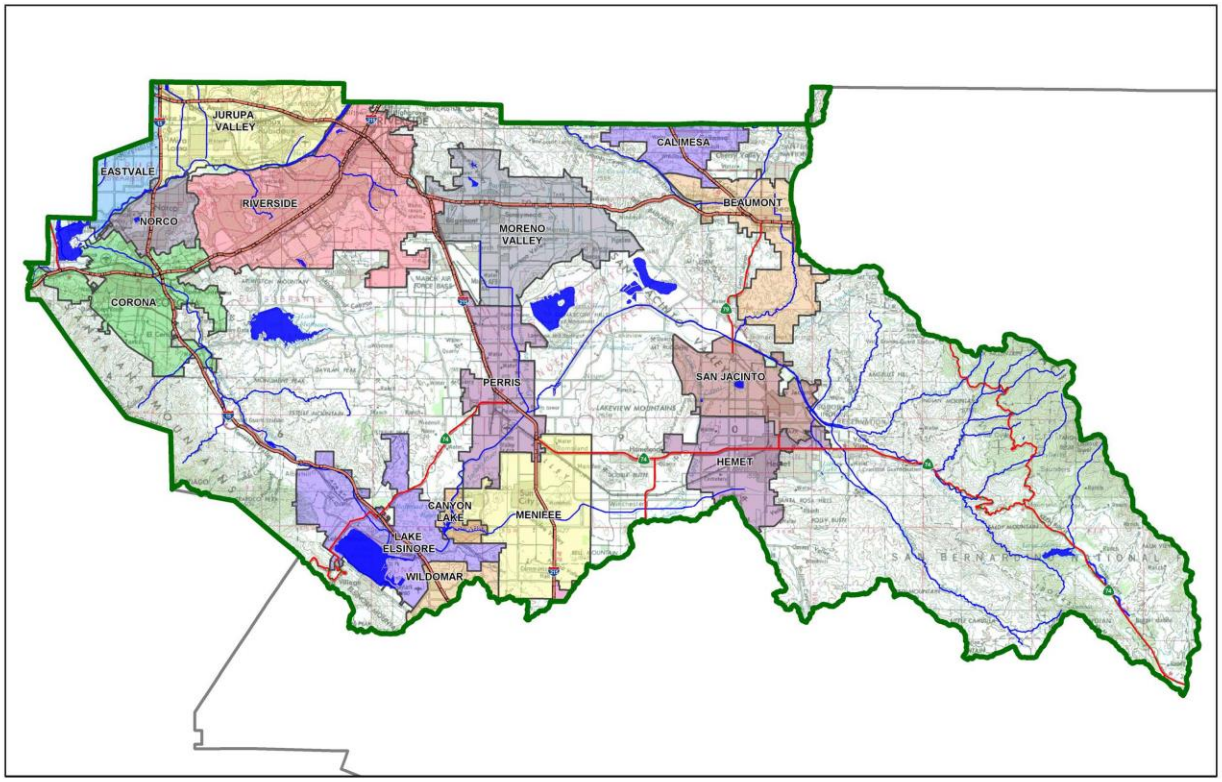
Project Specific Water Quality Management Plan

*A Template for Projects located within the **Santa Ana Watershed** Region of Riverside County*

Project Title: FIR Wilson 2

Development No: P21-00001



☒ **Preliminary**
☐ **Final**

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Prepared for Compliance with
Regional Board Order No. **R8-2013-0024**
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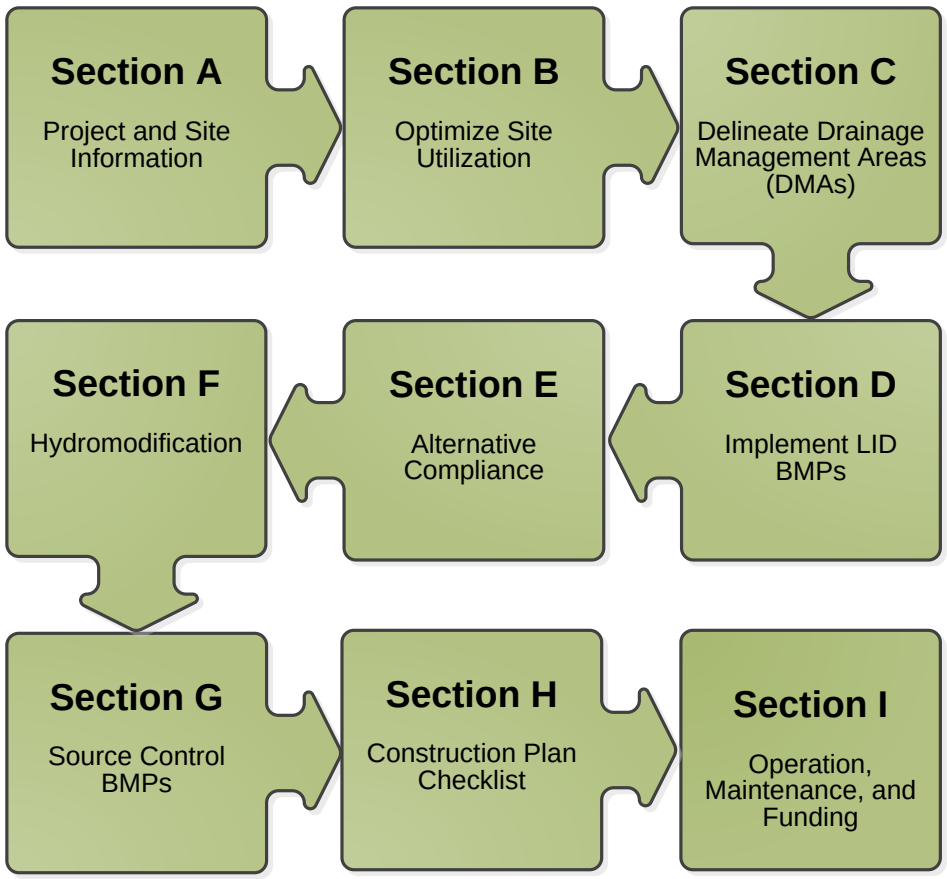
A Brief Introduction

This Project-Specific WQMP Template for the **Santa Ana Region** has been prepared to help guide you in documenting compliance for your project. Because this document has been designed to specifically document compliance, you will need to utilize the WQMP Guidance Document as your "how-to" manual to help guide you through this process. Both the Template and Guidance Document go hand-in-hand, and will help facilitate a well prepared Project-Specific WQMP. Below is a flowchart for the layout of this Template that will provide the steps required to document compliance.



OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for First Industrial Realty Trust by Albert A. Webb Associates for the FIR Wilson project (P21-00001).

This WQMP is intended to comply with the requirements of City of Perris for Water Quality Ordinance No. 1194 which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under City of Perris Water Quality Ordinance (Municipal Code Section 1194).

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."

Owner's Signature	Date
Owner's Printed Name	Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan meet the requirements of Regional Water Quality Control Board Order No. **R8-2013-0024** and any subsequent amendments thereto."

Preparer's Signature	Date
Scott Hildebrandt, PE	Chief Strategy Officer
Preparer's Printed Name	Preparer's Title/Position

Preparer's Licensure:

Table of Contents

List of Tables

List of Appendices

Section A: Project and Site Information

PROJECT INFORMATION	
Type of Project:	Commercial/Industrial
Planning Area:	Mead Valley Area Plan
Community Name:	Perris Valley Commerce Center (PVCC) Specific Plan
Development Name:	FIR Wilson 2
PROJECT LOCATION	
Latitude & Longitude (DMS): 33°49'40.89", -117°12'40.15"	
Project Watershed and Sub-Watershed: Santa Ana, San Jacinto Valley	
Gross Acres: 9.7 acres APN(s): 300-170-008	
Map Book and Page No.: Thomas Brothers Map: Page 777, Grid J4	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Commercial/Industrial
Proposed or Potential SIC Code(s)- **1541** (General Contractors-Industrial Building), **4225** (General Warehousing & Storage)	
Area of Impervious Project Footprint (SF)	297,150
Total Area of proposed Impervious Surfaces within the Project Footprint (SF)/or Replacement	297,150
Does the project consist of offsite road improvements?	☐ Y ☒ N
Does the project propose to construct unpaved roads?	☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?	☐ Y ☒ N
EXISTING SITE CHARACTERISTICS	
Total area of existing Impervious Surfaces within the Project limits Footprint (SF)	80,000
Is the project located within any MSHCP Criteria Cell?	☐ Y ☒ N
If so, identify the Cell number:	N/A
Are there any natural hydrologic features on the project site?	☐ Y ☒ N
Is a Geotechnical Report attached?	☒ Y ☐ N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	N/A
What is the Water Quality Design Storm Depth for the project?	0.65

A.1 Project Description

The FIR Wilson Project is located south of Rider Street, north of Placentia Avenue and situated between Wilson Avenue and the Perris Valley Storm Drain Channel. The existing land use is mostly vacant and barren with minimal vegetative scrub. There is an existing development in the southwest corner of the project site that will be demolished prior to the construction of this project; it is approximately 100,000 square feet. The existing topography slopes approximately 0.2% in a northwest to southeast direction. Existing elevations range from approximately 1441 in the northwest corner to approximately 1439 in the southeast corner (NAVD 88). The existing drainage path is characterized by sheet flows that follow the existing topography and discharge into the Perris Valley Storm Drain Channel. The site currently does not experience any concentrated run-on flows.

The planned site conditions will propose a commercial/industrial warehouse (approximately 151,000 square-feet) on roughly 9.7 gross acres. The project proposes truck and auto parking as well as about 12% landscaped area. All on-site flows generated from the project will be collected by a proposed bio-

retention basin which will treat the runoff for water quality level storm events and discharge high level storm events into the Perris Valley Storm Drain Channel. The bio-retention basin will have 3.0-feet of engineered media over 1-foot of gravel, and it will have a water quality ponding depth of 0.5-feet per the Riverside County Santa Ana Region bio-retention design sheet.

The proposed project is within an HCOC exemption area. Proposed land use flowrates will not be required to match existing land use flowrates.

The project is located within the Perris Valley Commerce Center (PVCC) specific plan and is also within the Perris Valley Master Drainage Plan (PVMDP) adopted July 1987 and revised June 1991. This project is tabled to discharge into MDP Line A-C, which does not currently exist. Line A-C will be built with FIR Wilson 1 (P19-00007) and designed per guidelines listed in the Line A-B, Line A-C Reallocation Memo due to future impacts of RCTC's Mid-County Parkway (see Wilson 1 or Wilson 2 drainage reports for more information.

A.2 Maps and Site Plans

When completing your Project-Specific WQMP, include a map of the local vicinity and existing site. In addition, include all grading, drainage, landscape/plant palette and other pertinent construction plans in Appendix 2. At a **minimum**, your WQMP Site Plan should include the following:

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling
- BMP Locations (Lat/Long)

Use your discretion on whether or not you may need to create multiple sheets or can appropriately accommodate these features on one or two sheets. Keep in mind that the Co-Permittee plan reviewer must be able to easily analyze your project utilizing this template and its associated site plans and maps.

A.3 Identify Receiving Waters

Using Table A.1 below, list in order of upstream to downstream, the receiving waters that the project site is tributary to. Continue to fill each row with the Receiving Water's 303(d) listed impairments (if any), designated beneficial uses, and proximity, if any, to a RARE beneficial use. Include a map of the receiving waters in Appendix 1.

Table A.1 Identification of Receiving Waters

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Perris Valley Storm Drain Channel	None	None	Not a water body classified as RARE
San Jacinto River (Reach 3) (HU# 802.11)	None	Intermittent: MUN, AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE
San Jacinto River (Reach 2) (HU# 802.11)	None	Intermittent: MUN, AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE

		MUN, AGR, GWR, REC1, REC2, WARM, WILD	
Canyon Lake (HU# 802.11, 802.12)	Nutrients, Pathogens	MUN, AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE
San Jacinto River (Reach 1) (HU# 802.31, 802.32)	None	MUN, AGR, GWR, REC1, REC2, WARM, WILD	Not a water body classified as RARE
Lake Elsinore (HU# 802.31)	PCBs, (Organic Compound), Nutrients, Organic Enrichment (Low DO), Sediment Toxicity, Unknown Toxicity	REC1, REC2, WARM, WILD	Not a water body classified as RARE

A.4 Additional Permits/Approvals required for the Project:

Table A.2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Cert.	☐ Y	☒ N
US Army Corps of Engineers, CWA Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage	☒ Y	☐ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☐ N
Other *(please list in the space below as required)* Grading Permit	☒ Y	☐ N

If yes is answered to any of the questions above, the Co-Permittee may require proof of approval/coverage from those agencies as applicable including documentation of any associated requirements that may affect this Project-Specific WQMP.

Section B: Optimize Site Utilization (LID Principles)

Review of the information collected in Section 'A' will aid in identifying the principal constraints on site design and selection of LID BMPs as well as opportunities to reduce imperviousness and incorporate LID Principles into the site and landscape design. For example, **constraints** might include impermeable soils, high groundwater, groundwater pollution or contaminated soils, steep slopes, geotechnical instability, high-intensity land use, heavy pedestrian or vehicular traffic, utility locations or safety concerns. **Opportunities** might include existing natural areas, low areas, oddly configured or otherwise unbuildable parcels, easements and landscape amenities including open space and buffers (which can double as locations for bioretention BMPs), and differences in elevation (which can provide hydraulic head). Prepare a brief narrative for each of the site optimization strategies described below. This narrative will help you as you proceed with your LID design and explain your design decisions to others.

The 2010 Santa Ana MS4 Permit further requires that LID Retention BMPs (Infiltration Only or Harvest and Use) be used unless it can be shown that those BMPs are infeasible. Therefore, it is important that your narrative identify and justify if there are any constraints that would prevent the use of those categories of LID BMPs. Similarly, you should also note opportunities that exist which will be utilized during project design. Upon completion of identifying Constraints and Opportunities, include these on your WQMP Site plan in Appendix 1.

Consideration of "highest and best use" of the discharge should also be considered. For example, Lake Elsinore is evaporating faster than runoff from natural precipitation can recharge it. Requiring infiltration of 85% of runoff events for projects tributary to Lake Elsinore would only exacerbate current water quality problems associated with Pollutant concentration due to lake water evaporation. In cases where rainfall events have low potential to recharge Lake Elsinore (i.e. no hydraulic connection between groundwater to Lake Elsinore, or other factors), requiring infiltration of Urban Runoff from projects is counterproductive to the overall watershed goals. Project proponents, in these cases, would be allowed to discharge Urban Runoff, provided they used equally effective filtration-based BMPs.

Site Optimization

The following questions are based upon Section 3.2 of the WQMP Guidance Document. Review of the WQMP Guidance Document will help you determine how best to optimize your site and subsequently identify opportunities and/or constraints, and document compliance.

Did you identify and preserve existing drainage patterns? If so, how? If not, why?

The natural drainage patterns have generally been preserved. The proposed site conveys flows from the northwest to the southeast into the proposed bio-retention basin in the southeast corner.

Did you identify and protect existing vegetation? If so, how? If not, why?

The existing project site is mostly vacant with little to no vegetative scrub. Dense vegetation areas with established trees do not exist. Existing landscape of developed area will be demoed with the impervious area.

Did you identify and preserve natural infiltration capacity? If so, how? If not, why?

Per the attached infiltration and geotechnical reports, the recommended design infiltration rate is 0.5 in/hr. This is below the recommended 1.6 in/hr for infiltration BMPs; therefore infiltration is not feasible for this site.

Did you identify and minimize impervious area? If so, how? If not, why?

Impervious areas were minimized given the proposed site usage and required parameters.

Did you identify and disperse runoff to adjacent pervious areas? If so, how? If not, why?

Runoff will be routed towards the proposed bio-retention basin. Self-retaining areas will retain a portion of water quality runoff.

Section C: Delineate Drainage Management Areas (DMAs)

Utilizing the procedure in Section 3.3 of the WQMP Guidance Document which discusses the methods of delineating and mapping your project site into individual DMAs, complete Table C.1 below to appropriately categorize the types of classification (e.g., Type A, Type B, etc.) per DMA for your project site. Upon completion of this table, this information will then be used to populate and tabulate the corresponding tables for their respective DMA classifications.

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s)[1][2]	Area (Sq. Ft.)	DMA Type
L-A	LANDSCAPE	26,670	D
H-A	HARDSCAPE	155,730	D
R-A	ROOF	151,000	D
BMP-A	LANDSCAPE	8,670	D
SR-A	LANDSCAPE	19,050	B

[1]Reference Table 2-1 in the WQMP Guidance Document to populate this column
[2]If multi-surface provide back-up

Table C.2 Type 'A', Self-Treating Areas

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)

Table C.3 Type 'B', Self-Retaining Areas

Self-Retaining Area				**Type 'C' DMAs that are draining to the Self-Retaining Area**		
DMA Name/ ID	Post-project surface type	Area (square feet) [A]	Storm Depth (inches) [B]	DMA Name / ID	[C] from Table C.4 = [C]	Required Retention Depth (inches) [D]
SR-A	LANDSCAPE	19,050	0.65	-	-	0.65

$$[D] = [B] + \frac{[B] \cdot [C]}{[A]}$$

Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet)	Post-project surface type	Impervious fraction	Product			
	[A]		[B]	[C] = [A] x [B]	DMA name /ID	[D]	[C]/[D]

Table C.5 Type 'D', Areas Draining to BMPs

DMA Name or ID	BMP Name or ID
L-A	BMP-A
R-A	
H-A	

Note: More than one drainage management area can drain to a single LID BMP, however, one drainage management area may not drain to more than one BMP.

Section D: Implement LID BMPs

D.1 Infiltration Applicability

Is there an approved downstream 'Highest and Best Use' for stormwater runoff (see discussion in Chapter 2.4.4 of the WQMP Guidance Document for further details)? ☐ Y ☒ N

If yes has been checked, Infiltration BMPs shall not be used for the site; proceed to section D.3

If no, continue working through this section to implement your LID BMPs. It is recommended that you contact your Co-Permittee to verify whether or not your project discharges to an approved downstream 'Highest and Best Use' feature.

Geotechnical Report

A Geotechnical Report or Phase I Environmental Site Assessment may be required by the Copermittee to confirm present and past site characteristics that may affect the use of Infiltration BMPs. In addition, the Co-Permittee, at their discretion, may not require a geotechnical report for small projects as described in Chapter 2 of the WQMP Guidance Document. If a geotechnical report has been prepared, include it in Appendix 3. In addition, if a Phase I Environmental Site Assessment has been prepared, include it in Appendix 4.

Is this project classified as a small project consistent with the requirements of Chapter 2 of the WQMP Guidance Document? ☐ Y ☒ N

Infiltration Feasibility

Table D.1 below is meant to provide a simple means of assessing which DMAs on your site support Infiltration BMPs and is discussed in the WQMP Guidance Document in Chapter 2.4.5. Check the appropriate box for each question and then list affected DMAs as applicable. If additional space is needed, add a row below the corresponding answer.

Table D.1 Infiltration Feasibility

Does the project site…	YES	NO
…have any DMAs with a seasonal high groundwater mark shallower than 10 feet?		X
If Yes, list affected DMAs:		
…have any DMAs located within 100 feet of a water supply well?		X
If Yes, list affected DMAs:		
…have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact?		X
If Yes, list affected DMAs:		
…have measured in-situ infiltration rates of less than 1.6 inches / hour?	X	
If Yes, list affected DMAs: **DMA-A: 0.5 in/hr**		
…have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface?		X
If Yes, list affected DMAs:		
…geotechnical report identify other site-specific factors that would preclude effective and safe infiltration?		X
Describe here:		

If you answered "Yes" to any of the questions above for any DMA, Infiltration BMPs should not be used for those DMAs and you should proceed to the assessment for Harvest and Use below.

D.2 Harvest and Use Assessment

Please check what applies*:*

☒ Reclaimed water will be used for the non-potable water demands for the project.

☐Downstream water rights may be impacted by Harvest and Use as approved by the Regional Board (verify with the Copermittee).

☐The Design Capture Volume will be addressed using Infiltration Only BMPs. In such a case, Harvest and Use BMPs are still encouraged, but it would not be required if the Design Capture Volume will be infiltrated or evapotranspired.

If any of the above boxes have been checked, Harvest and Use BMPs need not be assessed for the site. If none of the above criteria applies, follow the steps below to assess the feasibility of irrigation use, toilet use and other non-potable uses (e.g., industrial use).

Irrigation Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for Irrigation Use BMPs on your site:

Step 1: Identify the total area of irrigated landscape on the site, and the type of landscaping used.

Total Area of Irrigated Landscape: Insert Area (Acres)

Type of Landscaping (Conservation Design or Active Turf): List Landscaping Type

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for irrigation use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: Insert Area (Acres)

Step 3: Cross reference the Design Storm depth for the project site (see Exhibit A of the WQMP Guidance Document) with the left column of Table 2-3 in Chapter 2 to determine the minimum area of Effective Irrigated Area per Tributary Impervious Area (EIATIA).

Enter your EIATIA factor: EIATIA Factor

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum irrigated area that would be required.

Minimum required irrigated area: Insert Area (Acres)

Step 5: Determine if harvesting stormwater runoff for irrigation use is feasible for the project by comparing the total area of irrigated landscape (Step 1) to the minimum required irrigated area (Step 4).

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
Insert Area (Acres)	Insert Area (Acres)

Toilet Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for toilet flushing uses on your site:

Step 1: Identify the projected total number of daily toilet users during the wet season, and account for any periodic shut downs or other lapses in occupancy:

Projected Number of Daily Toilet Users: Number of daily Toilet Users

Project Type: Enter 'Residential', 'Commercial', 'Industrial' or 'Schools'

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for toilet use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: Insert Area (Acres)

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-2 in Chapter 2 to determine the minimum number or toilet users per tributary impervious acre (TUTIA).

Enter your TUTIA factor: TUTIA Factor

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of toilet users that would be required.

Minimum number of toilet users: Required number of toilet users

Step 5: Determine if harvesting stormwater runoff for toilet flushing use is feasible for the project by comparing the Number of Daily Toilet Users (Step 1) to the minimum required number of toilet users (Step 4).

Minimum required Toilet Users (Step 4)	**Projected number of toilet users (Step 1)**
Insert Area (Acres)	Insert Area (Acres)

Other Non-Potable Use Feasibility

Are there other non-potable uses for stormwater runoff on the site (e.g. industrial use)? See Chapter 2 of the Guidance for further information. If yes, describe below. If no, write N/A.

Insert narrative description here.

Step 1: Identify the projected average daily non-potable demand, in gallons per day, during the wet season and accounting for any periodic shut downs or other lapses in occupancy or operation.

Average Daily Demand: Projected Average Daily Use (gpd)

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for the identified non-potable use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: Insert Area (Acres)

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-4 in Chapter 2 to determine the minimum demand for non-potable uses per tributary impervious acre.

Enter the factor from Table 2-4: Enter Value

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of gallons per day of non-potable use that would be required.

Minimum required use: Minimum use required (gpd)

Step 5: Determine if harvesting stormwater runoff for other non-potable use is feasible for the project by comparing the projected average daily use (Step 1) to the minimum required non-potable use (Step 4).

Minimum required non-potable use (Step 4)	**Projected average daily use (Step 1)**
Minimum use required (gpd)	Projected Average Daily Use (gpd)

If Irrigation, Toilet and Other Use feasibility anticipated demands are less than the applicable minimum values, Harvest and Use BMPs are not required and you should proceed to utilize LID Bioretention and Biotreatment per Section 3.4.2 of the WQMP Guidance Document.

D.3 Bioretention and Biotreatment Assessment

Other LID Bioretention and Biotreatment BMPs as described in Chapter 2.4.7 of the WQMP Guidance Document are feasible on nearly all development sites with sufficient advance planning.

Select one of the following:

☒ LID Bioretention/Biotreatment BMPs will be used for some or all DMAs of the project as noted below in Section D.4 (note the requirements of Section 3.4.2 in the WQMP Guidance Document).

☐ A site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5. If you plan to submit an analysis demonstrating the technical infeasibility of LID BMPs, request a pre-submittal meeting with the Copermittee to discuss this option. Proceed to Section E to document your alternative compliance measures.

D.4 Feasibility Assessment Summaries

From the Infiltration, Harvest and Use, Bioretention and Biotreatment Sections above, complete Table D.2 below to summarize which LID BMPs are technically feasible, and which are not, based upon the established hierarchy.

Table D.2 LID Prioritization Summary Matrix

DMA Name/ID	LID BMP Hierarchy				No LID (Alternative Compliance)
	1. Infiltration	2. Harvest and use	3. Bioretention	4. Biotreatment	
DMA-A	☐	☐	☒	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

For those DMAs where LID BMPs are not feasible, provide a brief narrative below summarizing why they are not feasible, include your technical infeasibility criteria in Appendix 5, and proceed to Section E below to document Alternative Compliance measures for those DMAs. Recall that each proposed DMA must pass through the LID BMP hierarchy before alternative compliance measures may be considered.

All runoff generated from DMA-A will be treated by Bio-Retention Basin A.

D.5 LID BMP Sizing

Each LID BMP must be designed to ensure that the Design Capture Volume will be addressed by the selected BMPs. First**,** calculate the Design Capture Volume for each LID BMP using the V_{BMP} worksheet in Appendix F of the LID BMP Design Handbook. Second**,** design the LID BMP to meet the required V_{BMP} using a method approved by the Copermittee. Utilize the worksheets found in the LID BMP Design Handbook or consult with your Copermittee to assist you in correctly sizing your LID BMPs. Complete Table D.3 below to document the Design Capture Volume and the Proposed Volume for each LID BMP. Provide the completed design procedure sheets for each LID BMP in Appendix 6. You may add additional rows to the table below as needed.

Table D.3 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	*Enter BMP Name / Identifier Here*		
	[A]		[B]	[C]	[A] x [C]			
L-A	26,670	LANDSCAPE	0.1	0.11	2,945.9			
H-A	155,730	HARDSAPCE	1	0.89	138,911.2			
R-A	151,000	ROOFS	1	0.89	134,692			
BMP-A	8,670	LANDSCAPE	0.1	0.11	957.7			
SR-A	19,050	LANDSCAPE						
	361,120				277,506.8	0.65	15,031.6	***15,035***

Design Storm Depth (in)

Design Capture Volume, V_{BMP} *(cubic feet)*

Proposed Volume on Plans (cubic feet)

[B], [C] is obtained as described in Section 2.3.1 of the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6

Section E: Alternative Compliance (LID Waiver Program)

LID BMPs are expected to be feasible on virtually all projects. Where LID BMPs have been demonstrated to be infeasible as documented in Section D, other Treatment Control BMPs must be used (subject to LID waiver approval by the Copermittee). Check one of the following Boxes:

☒ LID Principles and LID BMPs have been incorporated into the site design to fully address all Drainage Management Areas. No alternative compliance measures are required for this project and thus this Section is not required to be completed.

- *Or* -

☐ The following Drainage Management Areas are unable to be addressed using LID BMPs. A site-specific analysis demonstrating technical infeasibility of LID BMPs has been approved by the Co-Permittee and included in Appendix 5. Additionally, no downstream regional and/or sub-regional LID BMPs exist or are available for use by the project. The following alternative compliance measures on the following pages are being implemented to ensure that any pollutant loads expected to be discharged by not incorporating LID BMPs, are fully mitigated.

E.1 Identify Pollutants of Concern

Utilizing Table A.1 from Section A above which noted your project's receiving waters and their associated EPA approved 303(d) listed impairments, cross reference this information with that of your selected Priority Development Project Category in Table E.1 below. If the identified General Pollutant Categories are the same as those listed for your receiving waters, then these will be your Pollutants of Concern and the appropriate box or boxes will be checked on the last row. The purpose of this is to document compliance and to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs.

Table E.1 Potential Pollutants by Land Use Type

Priority Development Project Categories and/or Project Features (check those that apply)	General Pollutant Categories							
	Bacterial Indicators	Metals	Nutrients	Pesticides	Toxic Organic Compounds	Sediments	Trash & Debris	Oil & Grease
☐ Detached Residential Development	P	N	P	P	N	P	P	P
☐ Attached Residential Development	P	N	P	P	N	P	P	P(2)
☒ Commercial/Industrial Development	P(3)	P	P(1)	P(1)	P(5)	P(1)	P	P
☐ Automotive Repair Shops	N	P	N	N	P(4, 5)	N	P	P
☐ Restaurants (>5,000 ft^2)	P	N	N	N	N	N	P	P
☐ Hillside Development (>5,000 ft^2)	P	N	P	P	N	P	P	P
☒ Parking Lots (>5,000 ft^2)	P(6)	P	P(1)	P(1)	P(4)	P(1)	P	P
☐ Retail Gasoline Outlets	N	P	N	N	P	N	P	P
Project Priority Pollutant(s) of Concern	☒	☒	☒	☒	☒	☒	☒	☒

P = Potential

N = Not Potential

(1) A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected

(2) A potential Pollutant if the project includes uncovered parking areas; otherwise not expected

(3) A potential Pollutant is land use involving animal waste

(4) Specifically petroleum hydrocarbons

(5) Specifically solvents

(6) Bacterial indicators are routinely detected in pavement runoff

E.2 Stormwater Credits

Projects that cannot implement LID BMPs but nevertheless implement smart growth principles are potentially eligible for Stormwater Credits. Utilize Table 3-8 within the WQMP Guidance Document to identify your Project Category and its associated Water Quality Credit. If not applicable, write N/A.

Table E.2 Water Quality Credits

Qualifying Project Categories	Credit Percentage[2]
N/A	
Total Credit Percentage[1]	

[1]Cannot Exceed 50%

[2]Obtain corresponding data from Table 3-8 in the WQMP Guidance Document

E.3 Sizing Criteria

After you appropriately considered Stormwater Credits for your project, utilize Table E.3 below to appropriately size them to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.2 of the WQMP Guidance Document for further information.

Table E.3 Treatment Control BMP Sizing

DMA Type/ID	**DMA Area (square feet)**	**Post-Project Surface Type**	**Effective Impervious Fraction, I_f**	**DMA Runoff Factor**	**DMA Area x Runoff Factor**		***Enter BMP Name / Identifier Here***		
	[A]		[B]	[C]	[A] x [C]				
N/A						*Design Storm Depth (in)*	*Minimum Design Capture Volume or Design Flow Rate (cubic feet or cfs)*	*Total Storm Water Credit % Reduction*	*Proposed Volume or Flow on Plans (cubic feet or cfs)*
	A_T = Σ[A]				Σ= [D]	[E]	$[F] = \frac{[D]x[E]}{[G]}$	[F] X (1-[H])	[I]

[B], [C] is obtained as described in Section 2.3.1 from the WQMP Guidance Document

[E] is for Flow-Based Treatment Control BMPs [E] = .2, for Volume-Based Control Treatment BMPs, [E] obtained from Exhibit A in the WQMP Guidance Document

[G] is for Flow-Based Treatment Control BMPs [G] = 43,560, for Volume-Based Control Treatment BMPs, [G] = 12

[H] is from the Total Credit Percentage as Calculated from Table E.2 above

[I] as obtained from a design procedure sheet from the BMP manufacturer and should be included in Appendix 6

E.4 Treatment Control BMP Selection

Treatment Control BMPs typically provide proprietary treatment mechanisms to treat potential pollutants in runoff, but do not sustain significant biological processes. Treatment Control BMPs must have a removal efficiency of a medium or high effectiveness as quantified below:

- **High**: equal to or greater than 80% removal efficiency
- **Medium**: between 40% and 80% removal efficiency

Such removal efficiency documentation (e.g., studies, reports, etc.) as further discussed in Chapter 3.5.2 of the WQMP Guidance Document, must be included in Appendix 6. In addition, ensure that proposed Treatment Control BMPs are properly identified on the WQMP Site Plan in Appendix 1.

Table E.4 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID[1]	Priority Pollutant(s) of Concern to Mitigate[2]	Removal Efficiency Percentage[3]

[1] Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.

[2] Cross Reference Table E.1 above to populate this column.

[3] As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Section F: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

Once you have determined that the LID design is adequate to address water quality requirements, you will need to assess if the proposed LID Design may still create a HCOC. Review Chapters 2 and 3 (including Figure 3-7) of the WQMP Guidance Document to determine if your project must mitigate for Hydromodification impacts. If your project meets one of the following criteria which will be indicated by the check boxes below, you do not need to address Hydromodification at this time. However, if the project does not qualify for Exemptions 1, 2 or 3, then additional measures must be added to the design to comply with HCOC criteria. This is discussed in further detail below in Section F.2.

HCOC EXEMPTION 1: The Priority Development Project disturbs less than one acre. The Copermittee has the discretion to require a Project-Specific WQMP to address HCOCs on projects less than one acre on a case by case basis. The disturbed area calculation should include all disturbances associated with larger common plans of development.

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, HCOC criteria do not apply.

HCOC EXEMPTION 2: The volume and time of concentration[1] of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year return frequency storm (a difference of 5% or less is considered insignificant) using one of the following methods to calculate:

- Riverside County Hydrology Manual
- Technical Release 55 (TR-55): Urban Hydrology for Small Watersheds (NRCS 1986), or derivatives thereof, such as the Santa Barbara Urban Hydrograph Method
- Other methods acceptable to the Co-Permittee

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, report results in Table F.1 below and provide your substantiated hydrologic analysis in Appendix 7.

Table F.1 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	**Post-condition**	**% Difference**
Time of Concentration	INSERT VALUE	INSERT VALUE	INSERT VALUE
Volume (Cubic Feet)	INSERT VALUE	INSERT VALUE	INSERT VALUE

[1] Time of concentration is defined as the time after the beginning of the rainfall when all portions of the drainage basin are contributing to flow at the outlet.

HCOC EXEMPTION 3: All downstream conveyance channels to an adequate sump (for example, Prado Dam, Lake Elsinore, Canyon Lake, Santa Ana River, or other lake, reservoir or naturally erosion resistant feature) that will receive runoff from the project are engineered and regularly maintained to ensure design flow capacity; no sensitive stream habitat areas will be adversely affected; or are not identified on the Co-Permittees Hydromodification Susceptibility Maps.

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, HCOC criteria do not apply and note below which adequate sump applies to this HCOC qualifier:

F.2 HCOC Mitigation

If none of the above HCOC Exemption Criteria are applicable, HCOC criteria is considered mitigated if they meet one of the following conditions:

a. Additional LID BMPS are implemented onsite or offsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This can be conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.

b. The project is developed consistent with an approved Watershed Action Plan that addresses HCOC in Receiving Waters.

c. Mimicking the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow.

Be sure to include all pertinent documentation used in your analysis of the items a, b or c in Appendix 7.

The project is located within the HCOC Exemption area as found in the approved Riverside County HCOC Applicability Map dated April 20, 2017. See Appendix 7 for approved HCOC Applicability Map.

Section G: Source Control BMPs

Source control BMPs include permanent, structural features that may be required in your project plans — such as roofs over and berms around trash and recycling areas — and Operational BMPs, such as regular sweeping and "housekeeping", that must be implemented by the site's occupant or user. The MEP standard typically requires both types of BMPs. In general, Operational BMPs cannot be substituted for a feasible and effective permanent BMP. Using the Pollutant Sources/Source Control Checklist in Appendix 8, review the following procedure to specify Source Control BMPs for your site:

1. ***Identify Pollutant Sources*:** Review Column 1 in the Pollutant Sources/Source Control Checklist. Check off the potential sources of Pollutants that apply to your site.

2. ***Note Locations on Project-Specific WQMP Exhibit*:** Note the corresponding requirements listed in Column 2 of the Pollutant Sources/Source Control Checklist. Show the location of each Pollutant source and each permanent Source Control BMP in your Project-Specific WQMP Exhibit located in Appendix 1.

3. ***Prepare a Table and Narrative*:** Check off the corresponding requirements listed in Column 3 in the Pollutant Sources/Source Control Checklist. In the left column of Table G.1 below, list each potential source of runoff Pollutants on your site (from those that you checked in the Pollutant Sources/Source Control Checklist). In the middle column, list the corresponding permanent, Structural Source Control BMPs (from Columns 2 and 3 of the Pollutant Sources/Source Control Checklist) used to prevent Pollutants from entering runoff. **Add additional narrative** in this column that explains any special features, materials or methods of construction that will be used to implement these permanent, Structural Source Control BMPs.

4. ***Identify Operational Source Control BMPs:*** To complete your table, refer once again to the Pollutant Sources/Source Control Checklist. List in the right column of your table the Operational BMPs that should be implemented as long as the anticipated activities continue at the site. Copermittee stormwater ordinances require that applicable Source Control BMPs be implemented; the same BMPs may also be required as a condition of a use permit or other revocable Discretionary Approval for use of the site.

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
A. On-site storm drain inlets	*Mark all inlets with the works "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951-955-1200 to verify.*	*Maintain and periodically repaint or replace inlet markings.* *Provide stormwater pollution prevention information to new site owners, lessees, or operators.* *See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in Appendix 10 (CASQA Stormwater Quality Handbook at www.cabmphandbooks.com*

	On-site drainage structures, including all storm drain clean outs, area drains, inlets, catch basins, inlet & outlet structures, forebays, & water treatment control basins shall be inspected and maintained on a regular basis to insure their operational adequacy.	*Include the following in lessee agreements: "Tenants shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains"* *Maintenance should include removal of trash, debris, & sediment and the repair of any deficiencies or damage that may impact water quality.*
B. Interior floor drains and elevator shaft sump	*The interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer*	*Inspect and maintain drains to prevent blockages and overflow.*
C. Landscape/Outdoor Pesticide Use	*The final landscape shall be designed to accomplish all of the following:* *Preserve existing native trees, shrubs and ground cover to the maximum extent possible.* *Design landscape to minimize irrigation and runoff, to promote surface infiltration where appropriate and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.* *Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.* *Consider using pest-resistant plants, especially adjacent to hardscape.* *To insure successful establishments, select plants appropriate to site, soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency and plant interactions.* *Pesticide usage should be at a necessary minimum and be consistent with the instructions contained on product labels and with the regulations administered by the State Department of Pesticide Regulation. Pesticides should be used at an absolute minimum or not at all in the retention/infiltration basin. If*	*Maintain landscaping using minimum or no pesticides.* *See applicable operational BMPs in "What you should know for…. Landscape and Gardening" at http://rcflood.org/stormwater and Appendix 10.* *Provide IPM information to new owners, lessees and operators.* *Landscape maintenance should include mowing, weeding, trimming, removal of trash & debris, repair of erosion, re-vegetation, and removal of cut & dead vegetation.* *Irrigation maintenance should include the repair of leaky or broken sprinkler heads, the maintaining of timing apparatus accuracy, and the maintaining of shut off valves in good working order.*

	used, it should not be applied in close proximity to the rainy season.	
D. Refuse Trash Storage areas	*Trash container storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements from the surrounding area, and screened or walled to prevent off-site transport of trash.* *Trash dumpsters (containers) shall be leak proof and have attached covers or lids.* *Trash enclosures shall be roofed per City standards and the details on the PWQMP Exhibit in Appendix 1.* *Trash compactors shall be roofed and set on a concrete pad per City standards. The pad shall be a minimum of one foot larger all around than the trash compactor and sloped to drain to a sanitary sewer line. Connection of trash area drains to the MS4 is prohibited.* *See CASQA SD-32 BMP Fact Sheets in Appendix 10 for additional information.* *Signs shall be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.*	*Adequate number of receptacles shall be provided. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site.See Fact Sheet SC-34, in Appendix 10, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbook at www.cabmphandbooks.com*
E. Loading Docks	*Loading docks will not be covered and are 4 feet above finished pavement surface.* *Spill kits are to be kept on-site at all times per SC-11*	*Move loaded and unloaded items indoors as soon as possible.* *Inspect for accumulated trash and debris. Implement good housekeeping procedures on a regular basis. Sweep areas clean instead of using wash water.* *Loading docks will be kept in a clean and orderly condition, through a regular program of sweeping and litter control, and immediate clean up of any spills or broken containers. Property owner will ensure that loading docks will be swept as needed. Cleanup procedures will not include the use of wash-down water. Property owner will be responsible for implementation of loading dock housekeeping procedures*

		See the Fact Sheet SC-30, in Appendix 10, "Outdoor Loading and Unloading" in the CASQA Stormwater Quality Handbooks a www.cabmphandbooks.com
F. Fire Sprinkler Test Water	*Provide a means to drain fire sprinkler test water to the sanitary sewer.*	*See the note in the Fact Sheet SC-41, in Appendix 10, "Building and Grounds Maintenance", in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com*
G. Miscellaneous Drain or Wash Water or Other Sources	*Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system*	
Boiler drain lines	*Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur.*	
Condensate drain lines	*Condensate drain lines may not discharge to the storm drain system.*	
Rooftop equipment	*Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment.*	
Drainage sumps	*Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.*	
Roofing, gutters and trim	*Avoid roofing, gutters and trim made of copper of other unprotected metals that may leach into runoff.*	
Other sources	*Include controls for other sources as specified by local reviewer.*	
H. Plazas, sidewalks, and parking lots	*Spill kits are to be kept on-site at all times per SC-11*	*Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.*

Section H: Construction Plan Checklist

Populate Table H.1 below to assist the plan checker in an expeditious review of your project. The first two columns will contain information that was prepared in previous steps, while the last column will be populated with the corresponding plan sheets. This table is to be completed with the submittal of your final Project-Specific WQMP.

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)	BMP Location (Lat/Long)
*	*	*	*

Note that the updated table — or Construction Plan WQMP Checklist — is **only a reference tool** to facilitate an easy comparison of the construction plans to your Project-Specific WQMP. Co-Permittee staff can advise you regarding the process required to propose changes to the approved Project-Specific WQMP.

*To be completed during final engineering

Section I: Operation, Maintenance and Funding

The Copermittee will periodically verify that Stormwater BMPs on your site are maintained and continue to operate as designed. To make this possible, your Copermittee will require that you include in Appendix 9 of this Project-Specific WQMP:

1. A means to finance and implement facility maintenance in perpetuity, including replacement cost.
2. Acceptance of responsibility for maintenance from the time the BMPs are constructed until responsibility for operation and maintenance is legally transferred. A warranty covering a period following construction may also be required.
3. An outline of general maintenance requirements for the Stormwater BMPs you have selected.
4. Figures delineating and designating pervious and impervious areas, location, and type of Stormwater BMP, and tables of pervious and impervious areas served by each facility. Geo-locating the BMPs using a coordinate system of latitude and longitude is recommended to help facilitate a future statewide database system.
5. A separate list and location of self-retaining areas or areas addressed by LID Principles that do not require specialized O&M or inspections but will require typical landscape maintenance as noted in Chapter 5, pages 85-86, in the WQMP Guidance. Include a brief description of typical landscape maintenance for these areas.

Your local Co-Permittee will also require that you prepare and submit a detailed Stormwater BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the Stormwater BMPs built on your site. An agreement assigning responsibility for maintenance and providing for inspections and certification may also be required.

Details of these requirements and instructions for preparing a Stormwater BMP Operation and Maintenance Plan are in Chapter 5 of the WQMP Guidance Document.

Maintenance Mechanism: WQMP Covenant and Agreement

Will the proposed BMPs be maintained by a Home Owners' Association (HOA) or Property Owners Association (POA)?

☐ Y ☒ N

Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

*More information to be provided during final engineering

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map

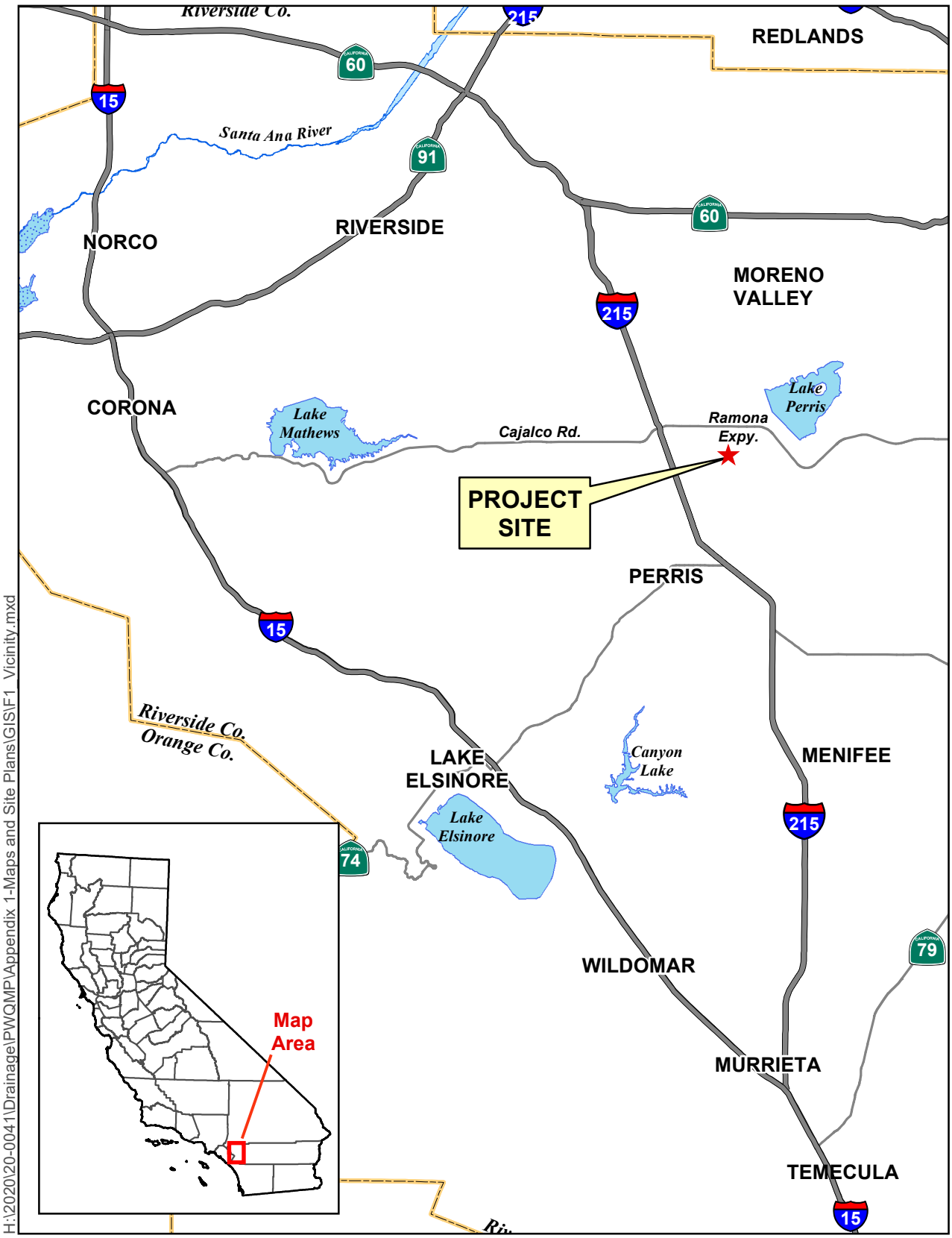
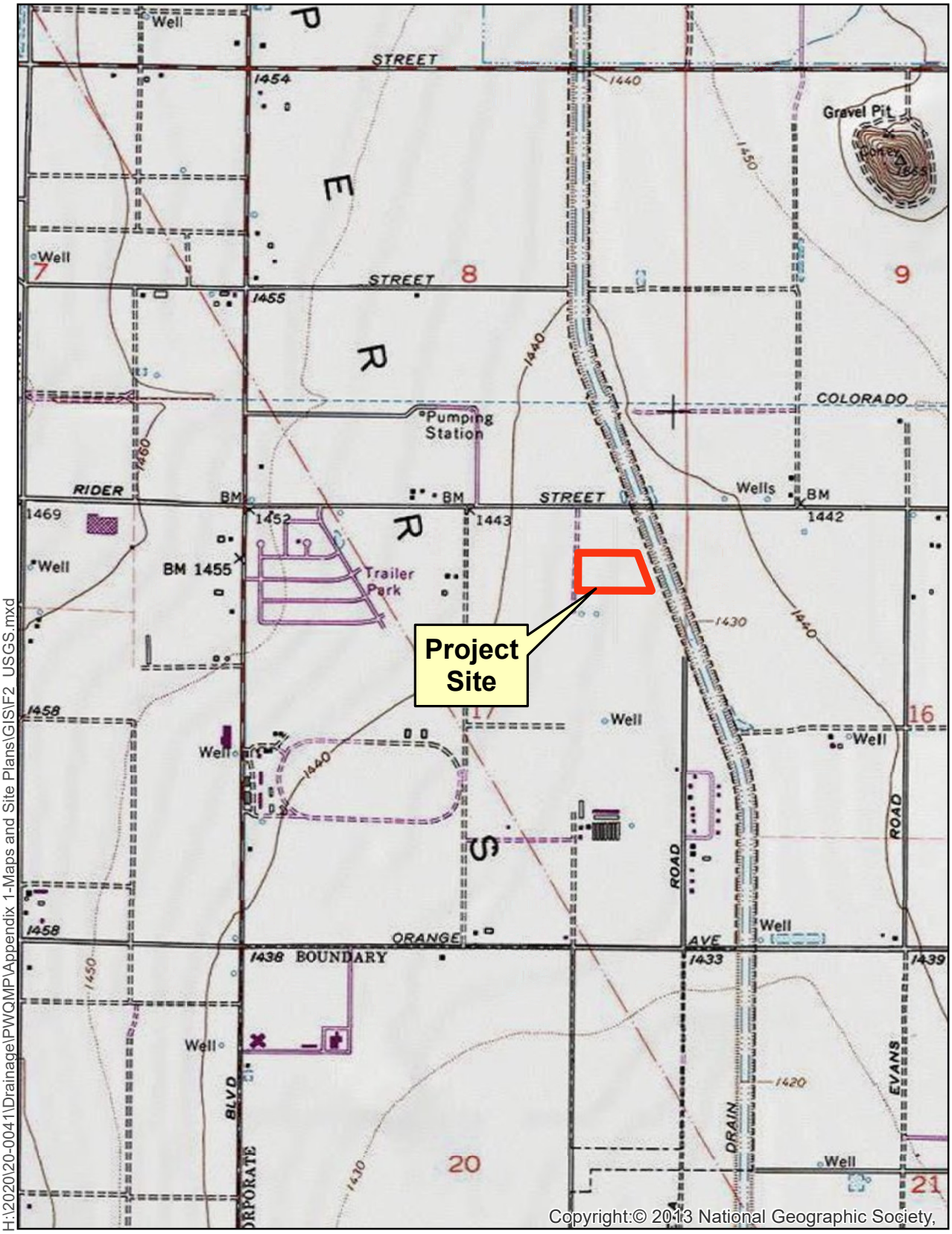


Figure 1. Vicinity Map

0 2.5 5 Miles



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Sources: ESRI / USGS 7.5min Quad
DRGs: PERRIS

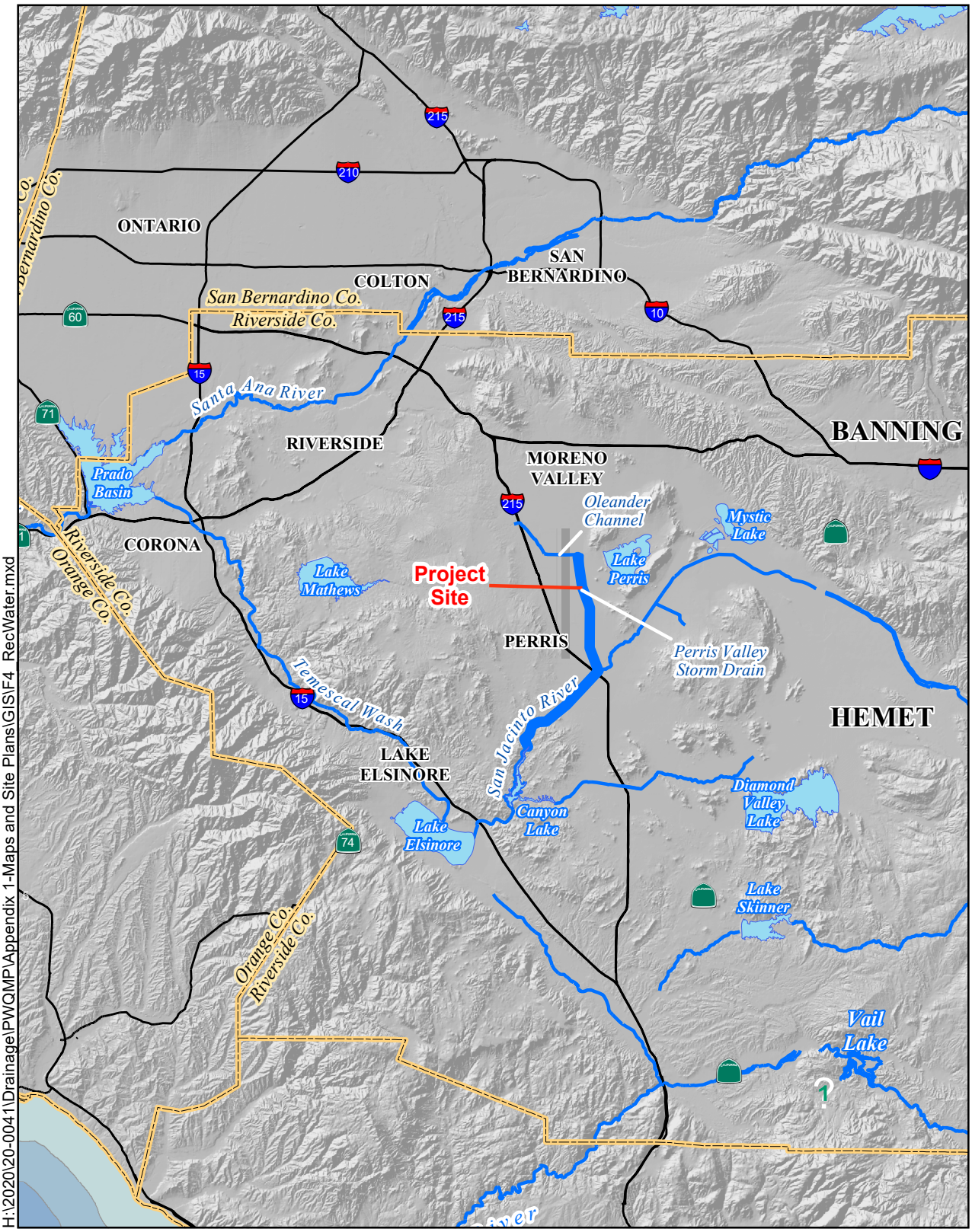
Figure 2. USGS Topography Map

0 1,000 2,000 Feet

Sources: County of Riverside GIS, 2013; Eagle Aerial, April 2012.

Figure 3. Aerial Photograph

0 400 800 Feet



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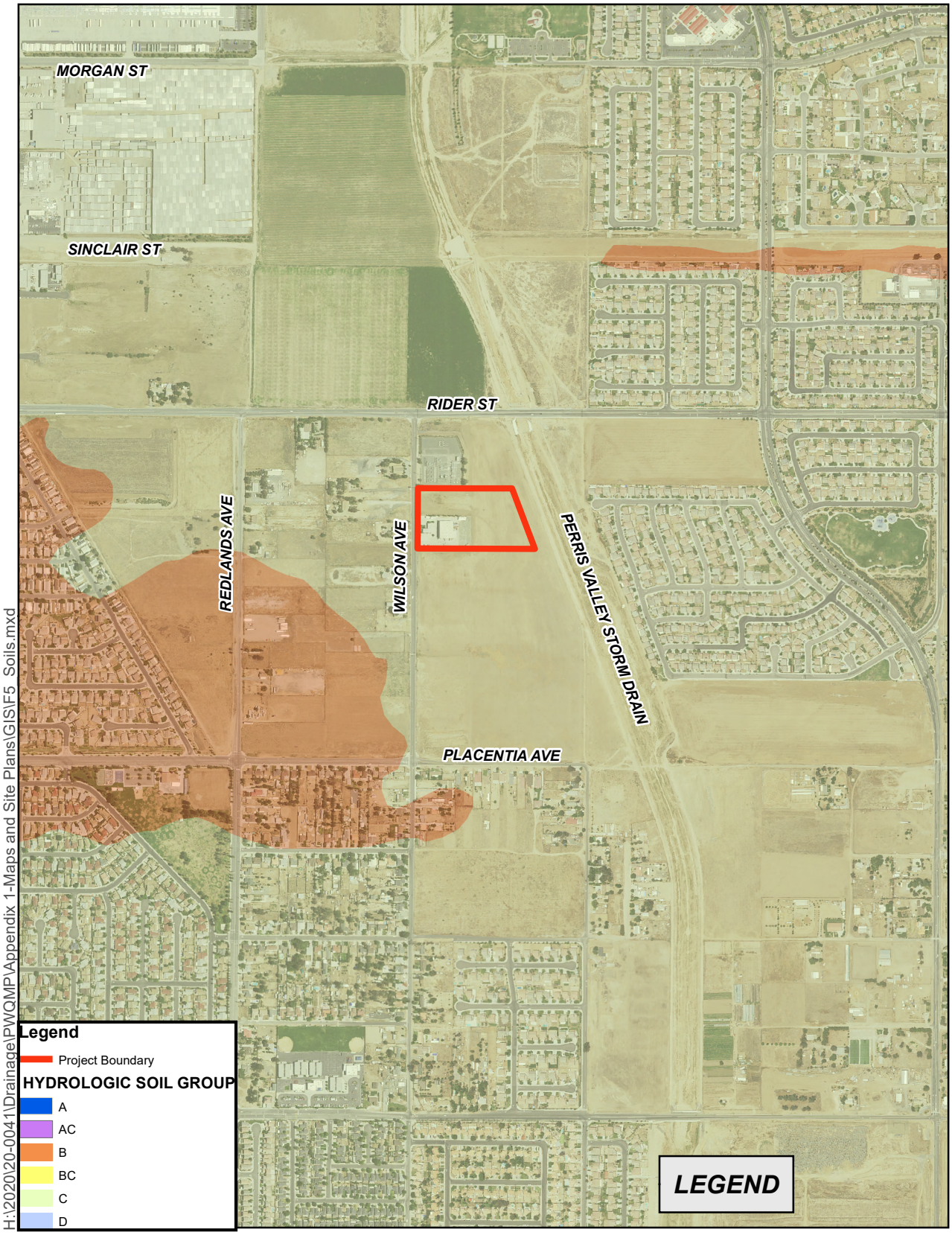
Sources: USGS 30 Meter DEM;
USGS Digital Line Graph

Figure 4. Receiving Waterbodies

0 2 4 6
Miles

Flowpath

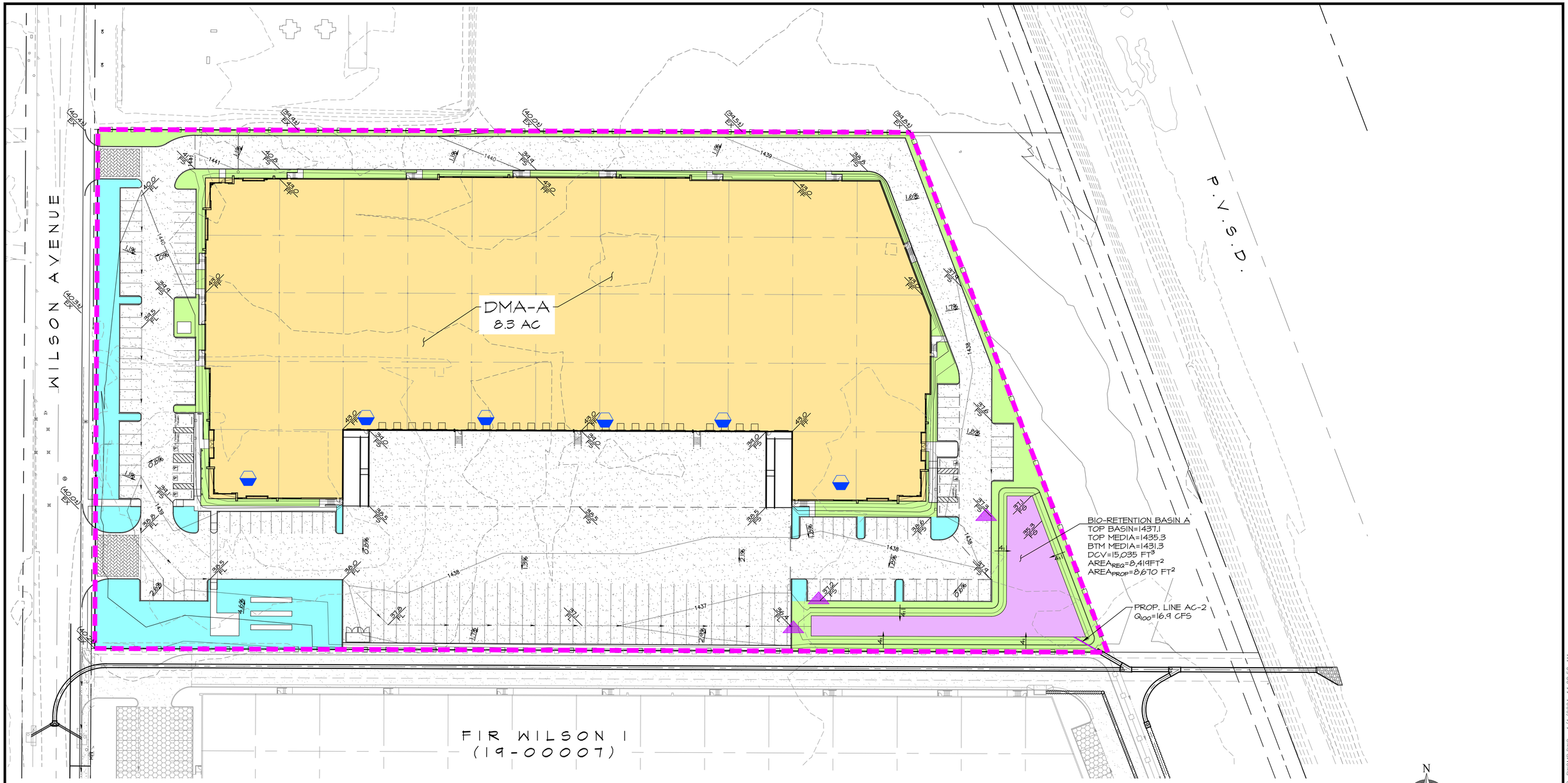


Eagle Aerial, April 2010;
Riverside County GIS, 2012
RCFC&WCD Hydology Manual Plate C-1.30

N
W E
S

0 500 1,000
Feet

Figure 5. Soils Map



LEGEND

- DRAINAGE MANAGEMENT BOUNDARY
- LANDSCAPING
- SELF-RETAINING
- ROOF
- CONCRETE OR ASPHALT
- WQ BASIN
- FLOW DIRECTION
- SD — STORM DRAIN PIPE
- ROOF DRAIN DOWNSPOUT
- CURB OPENING/CUT
- STORM INLET
- TRASH ENCLOSURE

DRAINAGE MANAGEMENT AREAS

LEGEND	DMA-ID	TYPE	AREA (SF)
	L-A	LANDSCAPE	26,670
	H-A	HARDSCAPE	155,730
	R-A	ROOF	151,000
	BMP-A	LANDSCAPE	8,670
	SR-A	LANDSCAPE	19,050

GENERAL NOTES

1. THIS PRELIMINARY WATER QUALITY REPORT IS BASED ON THE CURRENT AVAILABLE INFORMATION AND IS SUBJECT TO MINOR MODIFICATIONS.
2. THERE IS NO OFFSITE RUN-ON. OFFSITE DRAINAGE IS COLLECTED BY WILSON AVENUE AND CONVEYED SOUTH TO AN EXISTING CROSS-GUTTER.

N W WEBB E S

1" = 40'

40 0 40 80 120

CITY OF PERRIS

POST CONSTRUCTION BMP SITE MAP
FIR WILSON 2
P21-00001

SCALE: 1"=40'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 20-0041
DATE: 03/30/2021			SHEET |
DESIGNED: TSW			OF 2 SHEETS
CHECKED: EA			
PLN CK REF:			DWG. NO.
F.B.			

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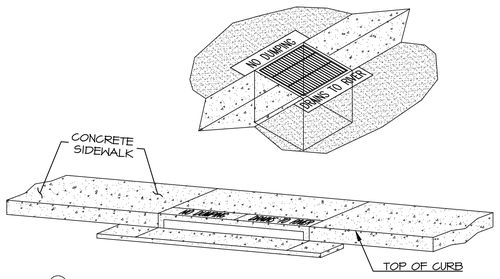
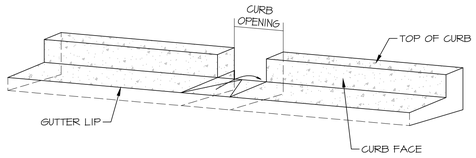
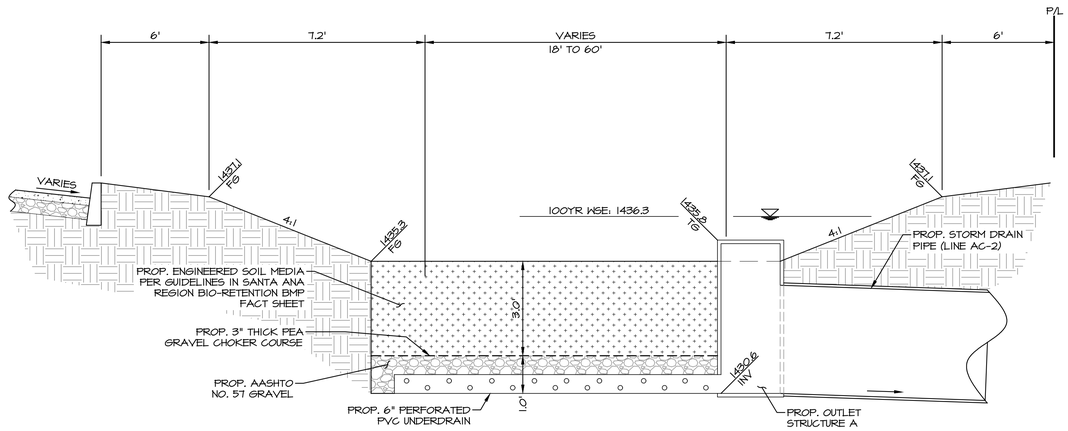


1. STENCILS TO HAVE 2" LETTERS AS FOLLOWS: "NO DUMPING - DRAINS TO RIVER"
2. PLACE BOTH STENCILS CENTERED WITHIN THE CATCHBASIN OPENINGS AND WITHIN THE TOP OF THE CURB.
3. SPRAY BOTH STENCILS WITH WHITE PAINT.
4. REMOVE STENCILS WHEN PAINT IS DRY.

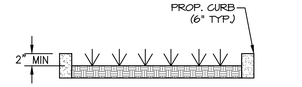
CATCH BASIN STENCILING DETAIL
N.T.S.



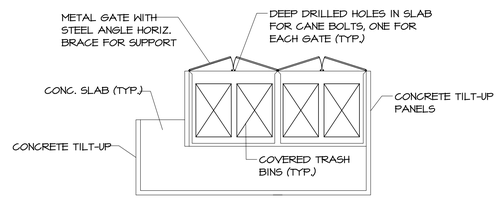
TYPICAL CURB OPENING DETAIL
N.T.S.



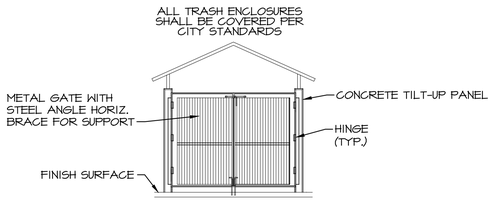
WQ BASIN A TYPICAL SECTION
NTS



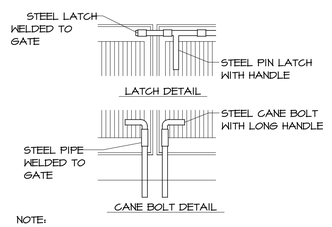
SELF-RETAINING FINGER ISLAND
N.T.S.
ALL SELF-RETAINING AREAS WILL BE DEPRESSED A MINIMUM OF 2-INCHES



TRASH ENCLOSURE PLAN DETAIL
N.T.S.

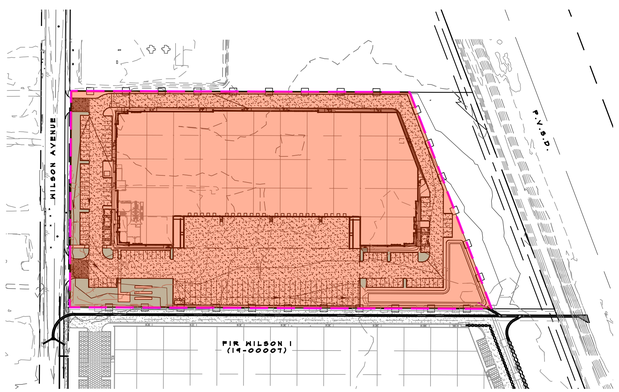


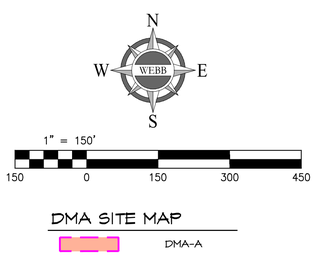
TRASH ENCLOSURE GATE ELEVATION
N.T.S.



NOTE:
LATCH AND CANE TO BE AT EXTERIOR SIDE OF GATES

TRASH ENCLOSURE GATE LATCHES DETAIL
N.T.S.





DMA SITE MAP
DMA-A

CITY OF PERRIS

POST CONSTRUCTION BMP DETAILS
FIR WILSON 2
P21-00001

SCALE: 1"=40'	ALBERT A. WEBB ASSOCIATES	ENGINEERING CONSULTANTS 3788 McCRAY STREET RIVERSIDE, CA. 92506 PH. (951) 686-1070 FAX (951) 788-1256	W.O. 20-0041
DATE: 03/30/2021			SHEET 2
DESIGNED: TSW			OF 2 SHEETS
CHECKED: EA			
PLN CK REF:			DWG. NO.
F.B.			

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Appendix 2: Construction Plans

Grading and Drainage Plans

To be included in FWQMP

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

ARAGÓN GEOTECHNICAL, INC.
Consultants in the Earth & Material Sciences

April 7, 2020
Project No. 4601-I

First Industrial Realty Trust, Inc.
898 N. Pacific Coast Highway, Suite 175
El Segundo, California 90245

Attention: Mr. Matt Pioli

Subject: WQMP Site Assessment & Infiltration Test Results
Proposed "Wilson Avenue II" Light Industrial Project, APN 300-170-008
City of Perris, Riverside County, California.

Dear Mr. Pioli:

In accordance with our proposal dated February 14, 2020, Aragón Geotechnical Inc. (AGI) has completed site testing and analyses of soil infiltration potential. Our conclusions are intended to support the creation of a site-specific water quality management plan (WQMP) and final selection of stormwater best management practices (BMPs) at the listed project. Data and recommendations for BMP engineering design and construction of low impact development (LID), hydromodification, and pollution prevention features are required by the Santa Ana Region (SAR) *Water Quality Management Plan* effective January 1, 2013. AGI services were performed concurrently with a preliminary geotechnical design investigation for the proposed industrial development. Subsurface explorations, geological reconnaissance and research, and characterization of the local groundwater regime were requirements for both of AGI's current studies.

AGI informally identifies the study site as the "Wilson Avenue II" project, as a means to distinguish it from an adjacent industrial parcel investigated by us in 2019. References we make to the "Wilson Avenue I" project in this and related AGI reports shall henceforth be assumed to apply to the larger site to the south.

Our primary tasks for the infiltration feasibility assessment consisted of (1) Review of local and regional geologic, soil, and groundwater elevation maps; (2) Review of data from AGI's previous investigation for First Industrial Realty Trust on the neighboring 15.45-acre

Wilson Avenue I parcel; (3) Machine drilling of percolation test borings to estimated elevations of a proposed infiltration system, using a hollow-stem auger drill rig; (3) Field tests of water absorption rates; and (4) Preparation of this results report. Calculations or recommendations for the design precipitation event intensity or duration, climate coefficients, storm water retention or treatment flow rates, or treatment volumes were outside of AGI's scope.

Proposed Construction

AGI was furnished with a conceptual development plan dated March 9, 2020, prepared by the Irvine firm RGA Office of Architectural Design. The site plan included a proposed structure outline, but lacked topographic contours or preliminary finish surface elevations. The primary new features in the approximately 9.69-acre project site would be a 154,633-square-foot warehouse surrounded by access driveways and parking stalls for automobiles and heavy trucks. Concrete pavements are expected with limited possible exceptions for automobile parking lots. The logistics or light industrial building would reasonably comprise concrete tilt-up walls resting on shallow strip footings, with a concrete slab-on-grade industrial floor.

One BMP for stormwater management has been assessed by this study: A simple excavated water quality basin in the southeast corner of the project site. Last year, when evaluating the next-door Wilson Avenue I site, AGI was informed by civil designers to assume an infiltration surface elevation at 6 feet below current grade. For the latest project, we have evaluated a slighter deeper basin bottom at ±8 feet below grade. This geotechnical election reflects our opinion of slightly better soil characteristics after exploration drilling. Gravel or an amended soil zone could theoretically substitute for the two-foot overexcavation if not needed for capture volume storage. Overflows or controlled discharges would presumably be directed to the Perris Valley Drain, an unlined trapezoidal flood channel bordering the eastern side of the property. Based on the supplied plans and City-minimum landscape area guidelines, 88 percent of the site's incident precipitation will intercept impermeable surfaces composed of the building and surrounding pavements.

Field Observations and Permeability Testing

At the time of AGI's investigations, about three-fourths of the project area consisted of a flat, vacant, and formerly agricultural open field. A business engaged in the manufacture and sales of erosion control products (straw wattles) occupied the southwestern corner of

the trapezoidal site. Business improvements (offices, a pre-engineered steel factory building, concrete pavements, perimeter fences and walls) would be removed for the Wilson Avenue II project. No other improvements had been identified in the open areas. Field work encountered ground surfaces that were very moist, very soft, and hard to navigate for the truck-mounted drilling rig. Herbaceous annuals were approaching waist-high growth.

AGI's infiltration determinations were based on technical guidelines for percolation testing in small-diameter boreholes. Most California jurisdictions including co-permittees of the Riverside County master discharge permit accept percolation test results for stormwater BMP design, with the proviso that percolation test data be adjusted to an equivalent one-dimensional (1-D) infiltration velocity. Boreholes of course infiltrate water both vertically and laterally. Considering expected low percolation rates and the desired test elevations below grade, AGI elected to use the falling-head deep borehole percolation method. Measured water takes in units of time/unit length are converted by formula into an equivalent infiltration test velocity in units of length/time. All field exploration, percolation testing, and derivations of equivalent infiltration rates were performed by the following qualified company principals or consultants:

- Fernando Aragón, P.E.: California Registered Civil Engineer and Geotechnical Engineer, with over 15 years of professional experience.
- Mark G. Doerschlag: California Professional Geologist and Certified Engineering Geologist, with over 35 years of professional experience.
- Eric Doerschlag: Engineering Field & Laboratory Test Technician.

One deep exploration boring and 4 percolation test holes were drilled within the proposed BMP outline on March 26, 2020. The 8-inch-diameter soil borings were advanced with hollow-stem auger tools. Discrete-interval soil samples were collected with Standard Penetration Test split-spoon tools at increments of every 2 to 5 feet in the exploration hole. Preliminary judgments concerning absorption capabilities could be inferred from sampler penetration resistance, and from soil characteristics derived from visual-manual procedures. All geotechnical and basin-specific exploratory borings were observed and continuously logged during drilling by a qualified engineering geologist. Subsurface conditions were described according to standardized soil classification criteria. Exploratory borings were immediately backfilled with compacted soil cuttings. The log for the BMP-specific exploratory boring B-7 is reproduced at the end of this report. A modified version

of the project engineer's conceptual development plan is introduced as AGI's Exploration & Infiltration Test Location Map, Plate No. 1 (attached foldout).

The as-built test hole depths were established at 7.5 to 7.7 feet below ground surfaces (bgs). Each bore received a 3-inch I.D. PVC perforated pipe encased in filter fabric material. Well bore gravel filter packs were placed in the annular space between the plastic pipe and hole sidewalls. Laboratory testing has found that the percent volume of voids in the gravel pack is just fractionally over 40 percent. Test borings were presaturated overnight with one full-depth filling of water before commencing absorption tests the next day. It was observed that all test bores drained completely by the next morning.

Heads of ~4 feet were assigned for all tested locations. Absolute water levels were easily monitored with an electric water level meter measuring from the fixed top-of-pipe reference points. Incremental water level drops were recorded to 0.01-foot precision every 20 minutes (first 2 hours) and thence every 30 minutes until total test durations of at least 6 hours were completed. Typical percolation tests will show incremental rates asymptotically approaching a minimum rate. Near-steady-state water takes were achieved for all 4 tests. Record sheets with the field measurement data are attached to the back of this report.

FINDINGS

Local Soil Conditions

Surface soils throughout the Wilson Avenue II project site consist of brown-colored silty clay with traces of sand (Unified Soil Classification System symbol CL). The clay zone is about 5 feet thick in the proposed BMP basin area. The upper 2½ to 3 feet is soft and has been mechanically disturbed by agricultural deep ripping. Below 3 feet the clay is part of an active, highly expansive soil pedon composed of small cohesive blocks surrounded by (or even texturally replaced by) abundant soft whitish-colored carbonate.

Materials at and just below the prospective basin-bottom elevation constitute very stiff to hard, massive, and slightly cemented sandy silt. Cohesive and dense clayey sand begins at about 12 feet deep. Clay content decreases slowly with depth until materials near 20 feet grade into cemented silty sand with minimal clay. Data from deep borings elsewhere in the project site suggest there is significant horizontal heterogeneity of strata, as sandy silt is probably the most common soil type between 10 and 25 feet. Distinctively massive and uncemented fine to coarse-grained silty sand alluvium is prevalent below 25 feet.

From a soil science viewpoint, the National Resources Conservation Service classifies surficial site materials as Domino silt loam Du and Domino silt loam, saline-alkali Dv. The basin would be in the latter unit. Domino soils characteristically have pedogenic clay and indurated duripans in the upper 20 to 40 inches feet that are impediments to very shallow infiltration. Silt loam Dv is assigned to hydrologic soil group D, with a minimum saturated hydraulic conductivity K_{sat} of 0.00 inches per hour . Soil classifications and hydrologic soil groups are usually limited to materials shallower than 60 inches or so; thus, the proposed infiltration improvement will completely bypass NRCS soil series and cannot be qualified solely on the basis of NRCS hydrologic soil groups.

AGI's geotechnical studies identified the site materials as early to middle Pleistocene alluvium (unit $Qvof_a$ of Morton & Miller, 2006). Regional maps erroneously considered the site to comprise much younger and sandier materials than encountered by AGI in all of the site soil borings. Most of the Perris Plain where the Wilson Avenue II project is sited is considered part of the "Paloma" depositional surface of Woodford et al. (1971), typified by fairly strongly developed illuvial clay and calcic horizons atop the older parent materials. Detrital sediments have originated from granitic bedrock terrains located west, east, and north of the project. The alluvium buries and conceals several deep erosional channels carved into granitic basement bedrock that can be considered tributaries to an ancestral San Jacinto River. The maximum depth of the $Qvof_a$ unit at the warehouse site is not known with certainty, but may be approximately 400 feet based on water well data (Woodford et al., 1971).

Groundwater

AGI's BMP exploration boring did not encountered groundwater within the 21½-foot total exploration depth. At geotechnical boring B-5 to the north, very slow groundwater inflows were observed. A stable water level 27.5 feet below grade was measured after several hours. Boring B-2 was drilled to 41.5 feet in the northwestern corner of the site and experienced very slow seepage beginning approximately 28 below grade. The remaining shallower site explorations did not encounter groundwater. None of AGI's recovered soil samples from any hole exhibited iron oxide mottling or grain staining, common proxies for detecting past historical high groundwater. The measured depth was shallower at this site versus previous data from the Wilson Avenue I project, where groundwater was 34.0 feet deep in December, 2018.

The project site is within the West San Jacinto groundwater subbasin. According to many years of monitoring well records reviewed through the State CASGEM website, groundwater within a radius of about a half-mile from the property has had minimum measured depths of about 40 feet northeast of the site, and 57 to 81 feet to the west. The hydrogeologic regime is complex due to the heterogeneity of the alluvial basin fill, substantial erosional relief of the buried bedrock surfaces under the southern Perris Valley, and municipal groundwater pumping. Shallower groundwater close to the Perris Valley Drain would not be unexpected, as this feature represents a (seasonal) line of basin recharge. The Perris Valley Drain had surface flows at the time of site investigations. There has also been a historic tendency for groundwater levels to rise across the valley. Rising water levels are attributed to changing land uses in the Perris Plain vicinity, such as the cessation of formerly widespread agricultural pumping and introduction of irrigated suburban tracts. Nonetheless, AGI concludes that the March, 2020 measured depth very likely represents a historical minimum depth.

Jurisdictional requirements usually mandate a minimum separation between stormwater BMPs and groundwater of at least 10 feet and up to 40 feet (for very permeable soils). Data thus indicate there should be zero limitations on BMP design or construction due to groundwater at the project.

Percolation Test Results

The following table summarizes the obtained field test results. The reported raw field-measured percolation rates for each borehole are not corrected for the annular gravel pack. Gravel volumes (solids) effectively reduce the total water volume takes per test trial to only about 48.6% of an open borehole. Trial durations in minutes were multiplied by the inverse of the available percolation volume (2.06) to derive a corrected open-borehole rate. These corrected data were converted to 1-D infiltration velocities by Porchet's method. The corrected infiltration test velocities I_t would roughly correspond to velocities obtained by double-ring infiltrometers.

Relatively poor test results with a narrow scatter were obtained. All tested intervals were within deposits classified as sandy silt with low clay content and minimal cementation, but very stiff consistency. Tests bypassed a slightly cemented and hard zone detected during drilling at depths between 5 and 7½ feet.

Test Location	Saturation Test Interval Depth Below Existing Ground Surface (feet)	Uncorrected Percolation Rate, DEH Test Method (min/in)	Corrected 1-D Infiltration Velocity I_t (in/hr via Porchet method)
Hole A	3.7 - 7.7	2.8	0.59
Hole B	3.7 - 7.7	4.9	0.31
Hole C	3.7 - 7.7	2.4	0.69
Hole D	3.5 - 7.5	3.2	0.50

Conclusions, Recommendations, and Advice

The SAR *Water Quality Management Plan* explicitly requires any infiltration-based BMP to be clear of water in 72 hours or less after the design storm event. Mathematically, for typical volume-based BMP improvements, this requires field infiltration velocities I_t of roughly 1.6 inches per hour or faster. AGI recommends a mean field-test infiltration test velocity of 0.5 inches per hour for the prospective Wilson Avenue II basin. *A BMP basin utilizing this test velocity must be bottomed at least 7.5 feet below present grades.* We further recommend that zero infiltration credit be assumed for basin side slope area, which will expose clay and cemented silt judged impermeable.

We think actual performance could be less once available vadose-zone storage is filled during first-of-the-season storm events and the wetting front encounters deeper impermeable clayey strata. Riverside County guidelines for storm water best management practices specify a factor of safety of 3.0 when calculating the design infiltration velocity I_d for an infiltration-type BMP, based on the methods and results of this investigation (Appendix A, Table 1, *Design Handbook for Low Impact Development Best Management Practices)*. The recommended average I_t should be reduced by a factor of 3 to derive final I_d. The implication is that water pools deeper than about a foot should not be presumed to completely drain in the maximum clearance time. If the designated WQMP BMP site cannot rely solely on surface infiltration for the total capture volume, then hydromodification to reduce peak flows will likely require detention, treatment, and thence controlled release to the MS4 system [Perris Valley Drain].

The tested soil intervals are in our view the “best available” materials for absorption. Soils shallower than 5 feet are everywhere composed of expansive clay and judged completely

impermeable. We did not identify any deeper intervals that might prove favorable to an alternate BMP system such as engineered drywells.

It is important to note the test velocities were obtained in carefully prepared test holes as free as practicable of surface sealing and boundary-zone compaction. Field performance of any designed LID improvement could be markedly lower than AGI's achieved results if precautions are not maintained during construction. It will be imperative to *specify* construction practices for minimizing excavation bottom compaction. Excavations should be made with backhoes, grade-alls, or excavators working from beside the basin bottom. An overall goal of preventing heavy equipment from rolling or tracking any infiltration system excavation bottom should be understood.

Lastly, AGI concludes from test and exploration findings that the selected BMP location should neither cause structural concerns, nor result in significantly increased risks to the proposed building from slope instability, liquefaction, or settlement. Future grading plan reviews are recommended, however, to analyze bottom elevations and lateral setbacks to nearby pavements so that pavement integrity goals are met.

Investigation Limitations

The findings in this report may require modification as a result of later field observations. Our opinions have been based on the results of limited testing within the planned water-quality BMP site combined with extrapolations of soil conditions away from the test bores. The nature and extent of variations within or beyond the proposed BMP may not become evident until construction. If conditions encountered during construction vary significantly from those indicated by this report, or BMP type or location changes are proposed, then additional site testing, preparation recommendations, or as-built tests may be needed to achieve correct designs for the treatment control BMP system(s).

Closure

This report was prepared for the use of First Industrial Realty Trust, Inc., their civil engineers, and authorized designates in cooperation with this office. Our findings and recommendations were prepared in accordance with generally accepted professional principles and local practice in the fields of engineering geology and geotechnical engineering. We make no other warranties either expressed or implied. Questions concerning the test results or design advice are invited, and may be directed to the undersigned at our Riverside office at (951) 776-0345.

Respectfully submitted,
Aragón Geotechnical, Inc.

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4/8/2020

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GEOTECHNICAL
STATE OF CALIFORNIA

C. Fernando Aragón, P.E., M.S.
Geotechnical Engineer, G.E. 2994

MGD/CFA:mma

Attachments: Exploratory Boring Log, Boring B-7
Percolation Field Test Data, Sites A through D
Plate No. 1, Exploration & Infiltration Test Location Map (foldout)

Distribution: (4) Addressee

REFERENCES

Morton, D.M., and Miller, F.K., 2006, Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California [ver. 1.0], U.S. Geological Survey Open File Report 2006-1217, scale 1:100,000.

Natural Resources Conservation Service, 2020, Web Soil Survey utility, accessed 4/5/20 from Internet URL http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

Riverside County Flood Control and Water Conservation District, 2011, *Design Handbook for Low Impact Development Best Management Practices*, Riverside, California, download file at Internet URL http://rcflood.org/downloads/NPDES/Documents/LIDManual/LID_BMP_Design_Handbook.pdf

Woodford, A.O., Shelton, J.S., Doehring, D.O., and Morton, R.K., 1971, Pliocene-Pleistocene history of the Perris Block, southern California: Geological Society of America Bulletin, v. 82, p. 3421-3448.

FIELD LOG OF BORING B - 7

Sheet 1 of 2

Project: *LIGHT INDUSTRIAL PROJECT, APN 300-170-008*

Location: *CITY OF PERRIS, RIVERSIDE COUNTY, CALIF.*

Date(s) Drilled:	**3/26/20**	Logged By:	**M. Doerschlag**
Drilled By:	**GP Drilling**	Total Depth:	**21.5 Ft.**
Rig Make/Model:	**Mobile B-61**	Hammer Type:	**Automatic trip**
Drilling Method:	**Hollow-Stem Auger**	Hammer Weight/Drop:	**140 Lb./30 In.**
Hole Diameter:	**8 In.**	Surface Elevation:	**± 1437.0 Ft. per Earth DEM**

Comments: Located in proposed BMP basin envelope.

DEPTH (ft.)	ELEVATION (MSL DATUM)	SAMPLE INTERVALS: BULK / DRIVE / TYPE, "N" or (Blows/ft.)	GRAPHIC LOG	USCS	GEOTECHNICAL DESCRIPTION	DRY DENSITY (pcf)	WATER CONTENT (%)	WELL COMPLETION	OTHER TESTS
0				CL	Silty Clay: Brown; soft upper 3' (mechanically disturbed), becoming very stiff below; very moist; traces of fine sand. Massive and porous, with abundant carbonate below 2 feet. [Very old alluvium]				
	1435								
		SPT 5 9 5 N=14		CL	← Silty clay, with heavy diffuse carbonate and visibly porous, trace of fine sand. Soft, friable texture.				
5				ML	Sandy Silt: Light yellowish brown; hard, grading to very stiff; moist; about 20% very fine sand plus trace of clay, cohesive; massive; minor carbonate but common MnO spots; not visibly porous. [Very old alluvium]				
		SPT 17 24 24 N=48		ML					
	1430								
		SPT 10 10 11 N=21		ML	← Sandy silt with clay, dark yellowish brown color, about 20% fine- to medium-grained sand, slightly cemented, with very common MnO grain films.				
10									
	1425			SC	Clayey Sand: Dark yellowish brown; dense; moist; fine to coarse grained. Notably firm drilling. [Very old alluvium]				
15									

Continued on next sheet.

FIELD LOG OF BORING B - 7

Sheet 2 of 2

Project: ***LIGHT INDUSTRIAL PROJECT, APN 300-170-008***

Location: ***CITY OF PERRIS, RIVERSIDE COUNTY, CALIF.***

DEPTH (ft.)	ELEVATION (MSL DATUM)	SAMPLE INTERVALS: BULK / DRIVE / TYPE, "N" or (Blows/ft.)	GRAPHIC LOG	USCS	GEOTECHNICAL DESCRIPTION	DRY DENSITY (pcf)	WATER CONTENT (%)	WELL COMPLETION	OTHER TESTS
15	1420	SPT 13 15 24 N=39		SC	Clayey Sand: Dark yellowish brown; dense; moist; fine to coarse grained sand with weathered grains; slightly cemented; massive, a few fine pores noted at 15'. Lacks carbonate. [Very old alluvium]				
20		SPT 16 22 31 N=53		SM	Silty Sand: Yellowish brown; very dense and slightly cemented; moist; massive; only trace of clay. Interpreted gradational change from overlying SC. [Very old alluvium]				

Bottom of boring at 21.5 ft.
No groundwater encountered.
Boring backfilled with compacted soil cuttings.

Percolation Data Sheet (Leach Line, ATU, Stormwater BMP)

Project: Wilson Ave. II		Project No. 4601-I	
Test Hole No. A		Date Excavated: 3/26/20	
Depth of Test Hole: 92" (7.7')		Soil Classification: ML SANDY SILT	
Check for Sandy Soil Criteria Tested By: N/A		Date: N/A	Presoak: 60"
Field Percolation Test By: K.D.		Date: 4/2/20	

Sandy Soil Criteria Test

Trial No.	Time	Time Interval (Min.)	Initial Water Level (In.)	Final Water Level (In.)	Δ in Water Level (In.)
1	N/A				
2					

Use: ☒ Normal Soil Criteria ☐ Sandy Soil Criteria (>6" drop in <25 min. both trials)

Time	Time Interval (min.)	Total Elapsed Time (min.)	Initial Water Level (ft., datum)	Final Water Level (ft., datum)	Δ in Water Level (ft.)	Percolation Rate (Min./In.)
1039 1059	20	20	6.03	6.70	0.67	2.5
1103 1123	20	44	6.00	6.59	0.59	2.8
1125 1145	20	66	5.94	6.54	0.60	2.8
1147 1207	20	88	6.07	6.69	0.62	2.7
1209 1231	22	112	5.91	6.61	0.70	2.6
1233 1253	20	134	5.88	6.56	0.68	2.5
1255 1325	30	166	5.90	6.83	0.93	2.7
1327 1357	30	198	5.94	6.85	0.91	2.7
1358 1428	30	229	5.92	6.81	0.89	2.8
1430 1500	30	261	6.00	6.90	0.90	2.8
1502 1532	30	293	5.96	6.87	0.91	2.7
1534 1604	30	325	5.92	6.81	0.89	2.8
1605 1635	30	356	5.93	6.83	0.90	2.8
1636 1706	30	387	5.96	6.85	0.89	2.8

NO GRAVEL CORRECTION

Percolation Data Sheet (Leach Line, ATU, Stormwater BMP)

Project: Wilson Ave II		Project No. 4601-I	
Test Hole No. B		Date Excavated: 3/26/20	
Depth of Test Hole: 92" (7.7')		Soil Classification: ML SANDY SILT	
Check for Sandy Soil Criteria Tested By: N/A		Date: N/A	Presoak: 60"
Field Percolation Test By: K.D.		Date: 4/2/20	

Sandy Soil Criteria Test

Trial No.	Time	Time Interval (Min.)	Initial Water Level (In.)	Final Water Level (In.)	Δ in Water Level (In.)
1	N/A				
2					

Use: ☒ Normal Soil Criteria ☐ Sandy Soil Criteria (>6" drop in <25 min. both trials)

Time	Time Interval (min.)	Total Elapsed Time (min.)	Initial Water Level (ft., datum)	Final Water Level (ft., datum)	Δ in Water Level (ft.)	Percolation Rate (Min./In.)
1043 / 1105	22	22	6.00	6.45	0.45	4.1
1107 / 1126	19	43	5.94	6.30	0.36	4.4
1128 / 1148	20	65	5.99	6.33	0.34	4.9
1152 / 1211	79	88	5.87	6.21	0.34	4.7
1213 / 1235	22	112	6.02	6.40	0.38	4.8
1237 / 1257	20	134	5.98	6.28	0.30	5.6
1258 / 1329	29	164	6.00	6.48	0.48	5.0
1331 / 1400	29	195	5.90	6.38	0.48	5.0
1401 / 1431	30	226	5.93	6.44	0.51	4.9
1432 / 1504	32	259	5.92	6.45	0.53	5.0
1506 / 1536	30	291	5.91	6.46	0.55	4.5
1540 / 1606	26	321	5.98	6.42	0.44	4.9
1608 > 1637 >	29	352	5.95	6.46	0.51	4.7
1639 > 1707 >	28	382	5.94	6.42	0.48	4.9

Percolation Data Sheet (Leach Line, ATU, Stormwater BMP)

Project: WILSON AVE II		Project No. 4601-I	
Test Hole No. C		Date Excavated: 3/26/20	
Depth of Test Hole: 92" (7.7')		Soil Classification: ML SANDY SILT	
Check for Sandy Soil Criteria Tested By: N/A		Date: —	Presoak: 60"
Field Percolation Test By: K.D.		Date: 4/2/20	

Sandy Soil Criteria Test

Trial No.	Time	Time Interval (Min.)	Initial Water Level (In.)	Final Water Level (In.)	Δ in Water Level (In.)
1	N/A				
2					

Use: ☒ Normal Soil Criteria ☐ Sandy Soil Criteria (>6" drop in <25 min. both trials)

Time	Time Interval (min.)	Total Elapsed Time (min.)	Initial Water Level (ft., datum)	Final Water Level (ft., datum)	Δ in Water Level (ft.)	Percolation Rate (Min./In.)
1045 1110	25	25	5.88	6.86	0.98	2.1
1112 1130	18	45	5.95	6.63	0.68	2.2
1132 1154	22	69	6.02	6.74	0.72	2.5
1155 1215	20	90	6.01	6.70	0.69	2.4
1217 1239	22	114	6.02	6.74	0.72	2.5
1240 1301	21	136	6.06	6.75	0.69	2.5
1303 1334	31	169	6.04	7.00	0.96	2.7
1336 1403	27	198	6.04	6.91	0.87	2.6
1405 1435	30	230	5.93	6.91	0.98	2.6
1436 1508	32	263	5.94	6.94	1.00	2.7
1510 1542	32	297	5.93	6.97	1.04	2.6
1543 1410	27	325	5.94	6.83	0.89	2.5
1411 1440	= 29	355	5.95	6.92	0.97	2.5
1442 1509	= 27	384	5.95	6.900	0.95	2.4

Percolation Data Sheet (Leach Line, ATU, Stormwater BMP)

Project: WILSON AVE II		Project No. 4601-I	
Test Hole No. D		Date Excavated: 3/26/20	
Depth of Test Hole: 90" (7.5')		Soil Classification: ML SANDY SILT	
Check for Sandy Soil Criteria Tested By: N/A		Date: —	Presoak: 60"
Field Percolation Test By: K.D.		Date: 4/2/20	

Sandy Soil Criteria Test

Trial No.	Time	Time Interval (Min.)	Initial Water Level (In.)	Final Water Level (In.)	Δ in Water Level (In.)
1	N/A				
2					

Use: ☒ Normal Soil Criteria ☐ Sandy Soil Criteria (>6" drop in <25 min. both trials)

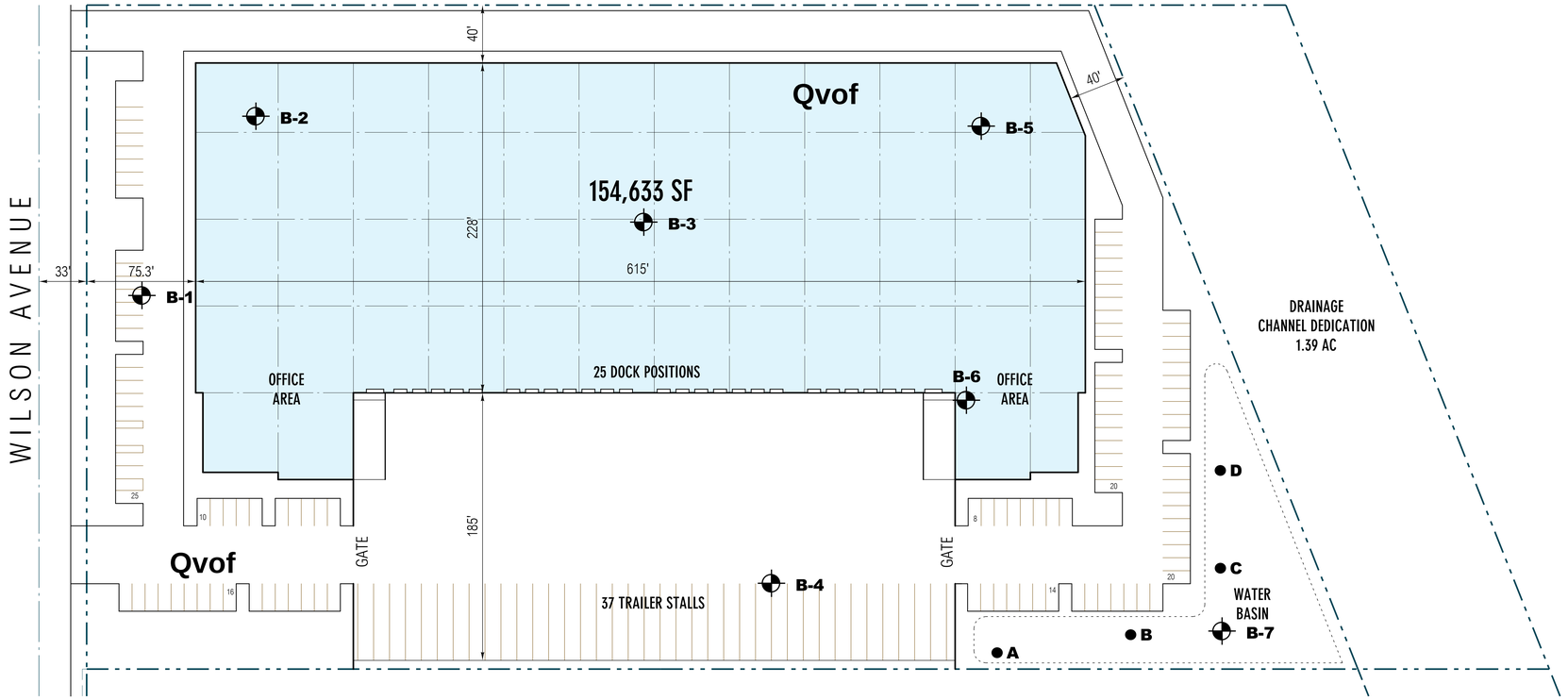
Time	Time Interval (min.)	Total Elapsed Time (min.)	Initial Water Level (ft., datum)	Final Water Level (ft., datum)	Δ in Water Level (ft.)	Percolation Rate (Min./In.)
1046 1113	27	27	5.91	6.64	0.73	3.1
1115 1134	19	48	6.00	6.45	0.45	3.5
1136 1157	21	71	5.97	6.50	0.53	3.3
1159 1219	20	93	6.00	6.50	0.50	3.3
1221 1242	21	116	6.07	6.56	0.49	3.6
1244 1305	21	139	6.10	6.60	0.50	3.5
1306 1339	33	173	5.97	6.77	0.80	3.4
1340 1407	27	201	5.94	6.61	0.67	3.4
1408 1438	30	232	6.00	6.73	0.73	3.4
1439 1511	32	265	6.00	6.82	0.82	3.3
1512 1544	32	298	5.95	6.81	0.86	3.1
1547 1612	25	326	5.94	6.62	0.68	3.1
1614 1643	29	357	5.97	6.77	0.80	3.0
1645 1712	27	386	6.00	6.70	0.70	3.2

PROJECT DATA:

ZONE:	LIGHT INDUSTRIAL
GROSS SITE AREA:	422,295 SF / 9.69 AC
CHANNEL DEDICATION:	60,549 SF / 1.39 AC
NET SITE AREA	361,746 SF / 8.30 AC
BUILDING AREA:	
FOOTPRINT:	150,633 SF
MEZZANINE:	4,000 SF
TOTAL:	154,633 SF
NET LOT COVERAGE: (50% MAX)	41.64 %
NET FAR: (75% MAX)	42.74 %
PARKING REQUIRED:	
6,000 SF OFFICE @ 1/300 SF	20 STALLS
WAREHOUSE	
0-20,000 SF (1/1000 SF)	20 STALLS
20K AND ABV (1/2000 SF)	65 STALLS
TOTAL	105 STALLS
PARKING PROVIDED:	113 STALLS
LANDSCAPE:	43,409 SF / 12 % MIN.

GEOTECHNICAL LEGEND

B-7	Approximate location of exploratory boring
● D	Approximate location of percolation test
Qvof	Very old fan alluvium (valley fill), weathered surface



EXPLORATION & TEST LOCATION MAP

APN 300-170-008, PERRIS, CALIFORNIA

PROJECT NO. 4601-I | DATE: 4/7/20 | PLATE NO. 1

SCALE: 1" = 40'-0" 0' 10' 20' 50' 100'

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

WILSON AVENUE

00000 WILSON AVENUE, CITY OF PERRIS

PRELIMINARY SITE PLAN - SCHEME 05

MARK	DATE	DESCRIPTION
	3/9/20	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	18120.00
CAD FILE NAME:	18120-00-A1-05
DRAWN BY:	MG
CHK'D BY:	CS
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE	

A1-05

Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use

PHASE I ENVIRONMENTAL SITE ASSESSMENT

3175 Wilson Avenue
Perris, California

AEC Project No. 20-064SD
March 23, 2020

Prepared for:

First Industrial Realty Trust, Inc., First Industrial Acquisitions II, LLC
and First Industrial, L.P.
One North Wacker Drive, Suite 4200
Chicago, IL 60606

Prepared by:

Advantage Environmental Consultants, LLC
145 Vallecitos De Oro, Suite 201
San Marcos, California 92069
Phone (760) 744-3363 • FAX (760) 744-3383

ADVANTAGE
ENVIRONMENTAL
CONSULTANTS, LLC.

March 23, 2020

Mr. Mike Reese
Environmental Risk Manager
First Industrial Realty Trust, Inc.
One North Wacker Drive, Suite 4200
Chicago, IL 60606

Subject: **Phase I Environmental Site Assessment**
3175 Wilson Avenue
Perris, California
AEC Project No. 20-064SD

Dear Mr. Reese:

Advantage Environmental Consultants, LLC (AEC) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM International Practice E 1527-13, 40 Code of Federal Regulations Part 312 and the First Industrial Scope of Work for the project of the above-referenced property. This ESA included public environmental agency and historical record reviews, interviews, site observations, and report preparation. This report includes AEC's findings, conclusions, recommendations, and supporting documentation.

We appreciate the opportunity to be of service to you on this project. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at (760) 744-3363.

Sincerely,

ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

Daniel Weis, R.E.H.S.
Branch Manager
Western Regional Office

Keith Sy
Project Manager

145 Vallecitos De Oro Suite 201 San Marcos, CA 92069 Phone: 760-744-3363 Fax: 760-744-3383 Email: dweis@aec-env.com

TABLE OF CONTENTS

1.0 Executive Summary

1.1 Summary and Findings

At the request of First Industrial Realty Trust, Inc., First Industrial Acquisitions II, LLC and First Industrial L.P., Advantage Environmental Consultants, LLC (AEC) conducted a Phase I Environmental Site Assessment (ESA) of the 9.69 acre property located at 3175 Wilson Avenue in the City of Perris, County of Riverside, California (i.e. "Site"). The Site is generally located to the east of Wilson Avenue, south of E Rider Street and north of Placentia Avenue. The Site is further identified by Riverside County Assessor's Parcel Number (APN) 300-170-008. The Phase I ESA was conducted in conformance with the scope and limitations of ASTM International Practice E 1527-13, 40 Code of Federal Regulations (CFR) Part 312 and the First Industrial Scope of Work for the project.

The Site is situated an area comprised of vacant land, residential properties and commercial properties. The Site is currently developed with a commercial warehouse/production facility in its western area that produces and distributes straw wattle and other erosion control products. The facility consists of a steel warehouse on a concrete foundation, a portable office building and concrete paving. The eastern portion of the Site consists of vacant and fallow land. No recognized environmental conditions (RECs) were noted during our reconnaissance of the Site.

AEC reviewed Federal and State environmental databases provided by Environmental Risk Information Services (ERIS) for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances. The Site is not listed on any standard regulatory databases or non-ASTM databases searched by ERIS. In addition, regulatory agency file reviews pertaining to the Site completed with multiple environmental regulatory agencies also did not reveal any RECs in connection with the Site.

AEC reviewed historic aerial photographs, topographic maps, and city directories pertaining to the Site. According to the historic resources reviewed by AEC, the Site was used for agricultural purposes from prior to 1966. During historical agricultural activities throughout the State of California, various pesticides and more specifically organochlorine pesticides were commonly applied during the normal course of agricultural operations. Such compounds have since been banned from production and use in the United States. Section 105215 of the California Health and Safety Code discusses the regulatory reporting of incidents that pertain to pesticide spills and accidental releases of pesticide products. Based on the regulatory and historical research completed during the preparation of this assessment, no information has been revealed that would lead AEC to believe that an accidental spill or release of pesticide products has occurred at the Site. In addition, neither stressed vegetation, nor evidence of the storage or on-Site blending of pesticides was observed on the property during the Site reconnaissance or based on regulatory and historical research reviews. As such, the former agricultural use of the Site is not considered to be an REC in connection with the Site. No RECs were revealed during the review of the historical resources.

1.2 Conclusions and Recommendations

This assessment has revealed no evidence of current, historical, or controlled recognized environmental conditions in connection with the Site. Additional environmental investigation at the Site is not recommended at this time.

2.0 Introduction

2.1 Purpose

The purpose of this Phase I ESA is to provide a professional opinion on the presence of recognized environmental conditions in connection with the Site, as they existed on the date of the site inspection, and to recommend whether further investigation is required. ASTM Standard Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, specifies minimum requirements for conducting an ESA of a parcel of commercial real estate with respect to the range of contaminants pertinent to the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as well as petroleum products. As such, this ESA is intended to satisfy one of the threshold criteria for satisfying the landowner liability protections to CERCLA liability assuming compliance with other elements of the defense. In other words, this ESA represents one of the practices that constitute “all appropriate inquiry” into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in 42 USC Section 9601(35)(B) and 40 CFR Part 312.

The goal of the process is to identify recognized environmental conditions, which are defined by the Practice 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. The term recognized environmental condition includes hazardous substances or petroleum products even under conditions in compliance with laws. In addition, the term also included historical recognized environmental conditions and controlled recognized environmental conditions. A historical recognized environmental condition is defined by the Practice as “a past release of hazardous substances or petroleum products that has occurred in connection with a 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).” A controlled recognized environmental condition is defined by the Practice 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).” The term recognized environmental condition is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The term "environment" is defined in CERCLA 42 USC 9601(8) as "(A) the navigable waters, the water of the contiguous zone, and the ocean waters of which the natural resources are under the exclusive management authority of the United States under the Magnuson-Stevens Fishery conservation and Management Act", and "(B) any other surface water, ground water, drinking water supply, land surface or subsurface strata, or ambient air within the United States or under the jurisdiction of the United States."

The term “release” means any "spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant)", but excludes "(A) any release which results in exposure to persons solely within a workplace, with respect to a claim which such persons may assert against the employer of such persons, (B) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel, or pipeline pumping station engine, (C) release of source, byproduct, or special nuclear material from a nuclear incident, as those terms are defined in the Atomic Energy Act of 1954 [42 U.S.C. 2011 et seq.], if such release is subject to requirements with respect to financial protection established by the Nuclear Regulatory Commission under section 170 of such Act [42 U.S.C. 2210], or, for the purposes of 42 USC 9604 or any other response action, any release of source byproduct, or special nuclear material from any processing site designated under section 7912(a)(1) or 7942(a) of this title, and (D) the normal application of fertilizer."

2.2 Detailed Scope of Services

The Phase I ESA was conducted in accordance with generally accepted Phase I industry standards using ASTM Standard Practice E 1527-13, 40 CFR Part 312, and the First Industrial Scope of Work for the project. The following services were provided for this assessment:

- A search for environmental liens in connection with the Site.
- An evaluation of standard environmental record sources contained within Federal, State and local environmental databases within specific search distances.
- An evaluation of additional environmental record sources obtained from local regulatory departments/agencies.
- A qualitative evaluation of the physical characteristics of the Site through a review of published topographic, geologic, and hydrogeologic maps; published groundwater data; and area observations to characterize surface water flow in the Site area.
- An evaluation of past Site and adjacent/nearby property uses through a review of historical resources including topographic maps and aerial photographs.
- A physical inspection of the Site conducted to search for conditions indicative of potential environmental concerns including underground storage tanks (USTs), aboveground storage tanks (ASTs), and associated tank piping; stained soil or pavement; equipment that may contain or have historically contained polychlorinated biphenyls (PCBs); and other potential environmental concerns as defined in the ASTM E 1527-13 standard.
- A physical assessment of indications of past uses and visual observations of adjacent and surrounding properties (from curbside or public spaces) to assess potential impacts to the Site.
- Interviews completed with a representative of the current owner of the Site and local regulatory officials.

- The preparation of this Phase I ESA report, which includes the findings of the study and our opinion regarding their level of significance. Conclusions have been drawn based on the significance levels of the findings with subsequent recommendations provided.

2.3 Significant Assumptions

This Phase I ESA was conducted in accordance with ASTM guidelines, 40 CFR Part 312, and the First Industrial Scope of Work for this project, for the performance of such assessment. No other warranties either express or implied, are made by AEC. AEC's evaluations, analyses, and opinions should not be taken as representations regarding subsurface conditions or the actual value of the Site. Subsurface conditions may differ from the conditions implied by the surficial observations, and can only be reliably evaluated through intrusive techniques.

Documentation and data provided by the client, designated representatives, other interested third parties, or from the public domain, and referred to in the preparation of this assessment, are assumed to be complete and correct and have been used and referenced with the understanding that AEC assumes no responsibility or liability for their accuracy. AEC's conclusions are based upon such information and documentation and on our observations of Site conditions, as they existed on the date of the site inspection. Because Site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions drawn in this report are limited to current conditions and may not be relied upon on a significantly later date.

2.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover evidence of USTs, ASTs, ancillary equipment associated with such tanks, and other subsurface structures. "Reasonable efforts" are limited to information gained from visual observation of unobstructed areas, recorded database information held in public record, and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to paving, construction or debris pile storage, or incorrect information from sources.

This investigation was not an environmental compliance audit. While some observations and discussion in this report may address conditions and/or operations that may be regulated, the regulatory compliance of those conditions and/or operations is outside the scope of this investigation. Nothing in this report constitutes a legal opinion or legal advice. For information regarding specific individual or organizational liability, AEC recommends consultation with independent legal counsel.

According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property. This report meets the requirements set forth in 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule. However, in order to qualify for certain landowner liability protections under CERCLA, "Bona Fide Prospective Purchasers, Contiguous Property Owners, and/or Innocent Landowners" must meet additional requirements of CERCLA (42 U.S.C. 9601 (35)(B)).

2.5 Special Terms and Conditions

No special terms and conditions between AEC and the client pertinent to the findings of this ESA or methodology used to complete this assessment are noted. In addition, AEC does not have a financial interest in the subject property.

2.6 User Reliance

This report may be relied upon by First Industrial Realty Trust, Inc., First Industrial Acquisitions II, LLC and First Industrial L.P., and their assignees. The report is not for the use or benefit of, nor may it be relied upon by any other person or entity not referenced above for any purpose without the advance written consent of AEC. AEC makes no representation to any third party except that it has used the degree of care and skill ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other use or disclosure is intended or authorized by AEC. In the preparation of this ESA, AEC has used the degree of care and skill ordinarily exercised by a reasonably prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other warranties are made to any third party, either express or implied.

3.0 Site Description

3.1 Location and Legal Description

The Site is a reported 9.69 acres, is located at 3175 Wilson Avenue in the City of Perris, County of Riverside, California. The Site is generally located to the east of Wilson Avenue, south of E Rider Street and north of Placentia Avenue. The Site is further identified by Riverside County APN 300-170-008. A Vicinity Map depicting the location of the Site is included in Section 13.1.

3.2 Site and Vicinity General Characteristics

The Site is situated in an area comprised of vacant land, residential properties and commercial properties. Additional details of the Site and adjoining properties are provided in the sections below.

3.3 Current Use of the Site

The Site is currently developed with a commercial warehouse/production facility in its western area that produces and distributes straw wattle and other erosion control products. The eastern portion of the Site consists of vacant and fallow land.

3.4 Description of Structures, Roads, Other Improvements on the Site

Site improvements consist of a steel warehouse on a concrete foundation, a portable office building and concrete paving. The eastern and northern portions of the Site consists of vacant and fallow land. Electricity in the area is provided by Southern California Edison. Other utilities in the area are provided by the City of Perris (water and sewer), and The Gas Company (natural gas). A Site Plan is included in Section 13.2. Photographs taken of the Site during the Site visit are included in Section 13.3.

3.5 Current Uses of the Adjoining Properties

The surrounding area consists of vacant land and commercial and residential land uses. AEC performed a visual inspection of adjoining properties from adjacent sidewalks and public right-of-ways. The following table identifies the adjacent property uses:

Direction	Adjoining Property Use
North	Utility substation and vacant land.
South	Vacant land.
West	Wilson Avenue, then commercial and residential properties.
East	Storm channel then residential development.

No RECs to the Site relative to adjacent properties were observed during the Site reconnaissance. The northern adjacent utility substation is not considered a REC. The utility substation was constructed in 1997-1988 and is unlikely to have PCB containing equipment. Additionally, no listings for the utility substation were referenced in the regulatory database

review, Geotracker, DTSC HWTS and ECHO databases. No visual evidence of any spills or releases were observed at the utility substation during the Site reconnaissance.

4.0 User Provided Information

4.1 Title Records

The Site is currently owned by Industrial Developers Realty, LLC. No environmentally related liens, deed restrictions or activity and use limitations pertaining to the Site were noted during the research completed with the County of Riverside Tax Assessor. In addition, the client is unaware of such encumbrances recorded against the Site.

4.2 Environmental Liens or Activity and Use Limitations

The client has no knowledge of environmental related liens, deed restrictions or activity and use limitations that are related to potential environmental issues at the Site.

4.3 Specialized Knowledge

The client has no specialized knowledge pertinent to potential recognized environmental conditions at the Site.

4.4 Commonly Known or Reasonably Ascertainable Information

The client has no knowledge of commonly known or reasonably ascertainable information pertinent to potential recognized environmental conditions at the Site.

4.5 Valuation Reduction for Environmental Issues

The client has no information pertaining to possible influences on the estimated fair market value of the property that might indicate that significant contamination exists.

4.6 Owner, Property Manager, and Occupant Information

The Site is currently owned and managed by Industrial Developers Realty, LLC. The Site is occupied by Earthsavers Erosion Control who manufactures and distributes straw wattle and other erosion control products.

4.7 Reason for Performing Phase I ESA

AEC has been retained to conduct this Phase I ESA to identify environmental issues which may be present and to comply with 40 CFR Part 312 as part of a potential acquisition and development of the Site.

5.0 Records Review

5.1 Standard Environmental Record Sources

AEC reviewed Federal, State and local environmental databases provided by Environmental Risk Information Services (ERIS) for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products within specified search distances.

AEC also reviewed unmappable sites listed in the environmental database report by cross-referencing addresses and site names. Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be mapped because of inaccurate or missing location information in the record provided by the regulatory agency. Any unmappable sites that AEC identified within the specified search radii are included and discussed in the corresponding database sections. Detailed descriptions of each database and their data release frequency are included in the ERIS report, included in Section 13.4.

The following Federal databases related to potential on-site and off-site sources of contamination were reviewed and interpreted by AEC:

Federal Databases	Search Distance From Site
National Priorities List (NPL)	One mile
National Priority List – Proposed (Proposed NPL)	One mile
Deleted National Priorities List (Deleted NPL)	One-half mile
Superfund Enterprise Management System (SEMS)	One-half mile
SEMS Archive Sites (SEMS Archive)	One-half mile
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)	One-half mile
CERCLIS No Further Remedial Action Planned (CERCLIS NFRAP)	One-half mile
CERCLIS Liens (CERCLIS LIENS)	Site
Resource Conservation and Recovery Act (RCRA) CORRACTS Corrective Action	One mile
RCRA non-CORRACTS Treatment, Storage, and Disposal (TSD) Facilities	One-half mile
RCRA Large-Quantity Generator (LQG)	One-quarter mile
RCRA Small-Quantity Generator (SQG)	One-quarter mile
RCRA Conditionally Exempt Small Quantity Generator (CESQG)	One-quarter mile
RCRA Non-Generators (RCRA NON GEN)	One-quarter mile
Federal Engineering Controls (FED ENG)	One-half mile
Federal Institutional Controls (FED INST)	One-half mile
Emergency Response Notification System (ERNS)	Site
Federal Brownfields (FED BROWNFIELDS)	One-half mile
FEMA Underground Storage Tank Listing (FEMA UST)	One-quarter mile
Lien on Property (SEMS LIEN)	Property Only

The following State/local databases related to potential on-site and off-site sources of contamination were also searched and reviewed:

State/Local Databases	Search Distance From Site
State Response Sites (RESPONSE)	One mile

State/Local Databases	Search Distance From Site
EnviroStor Database (ENVIROSTOR)	One mile
Delisted State Response Sites (DELISTED ENVS)	One mile
Solid Waste Information System (SWF/LF)	One-half mile
EnviroStor Hazardous Waste Facilities (HWP)	One mile
Land Disposal Sites (LDS)	One-half mile
Leaking Underground Fuel Tank Reports (LUST)	One-half mile
Delisted Leaking Storage Tanks (DLST)	One-half mile
Permitted Underground Storage Tanks (UST)	One-quarter mile
Proposed Closure of Underground Storage Tank Cases (UST Closure)	One-half mile
Historical Hazardous Substance Storage Information Database (HHSS)	One-quarter mile
Aboveground Storage Tanks (AST)	One-quarter mile
Delisted Storage Tanks (Delisted TNK)	One-quarter mile
California Environmental Reporting System Tanks (CERS TANK)	One-quarter mile
Delisted Environmental Reporting System Hazardous Waste Sites (DELISTED HAZ)	One-half mile
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions (LUR)	One-half mile
Hazardous Waste Management Program Facility Sites with Deed/Land Use Restrictions (HLUR)	One-half mile
Deed Restriction and Land Use Restriction (DEED)	One-half mile
Voluntary Cleanup Program (VCP)	One-half mile
GeoTracker Cleanup Sites Data (Cleanup Sites)	One-half mile
California Environmental Reporting System Hazardous Waste Sites (CERS HAZ)	One-eighth mile
Delisted California Environmental Reporting System Tanks (DELISTED CTNK)	One-quarter mile
Historical Hazardous Substance Storage Container Information (HIST TANK)	One-quarter mile
Leaking Underground Storage Tanks on Indian Lands (INDIAN LUST)	One-half mile
Underground Storage Tanks on Indian Lands (INDIAN UST)	One-quarter mile
Delisted County Records (DELISTED COUNTY)	One-half mile
Riverside County Local Oversight Program List (RIVERSIDE LOP)	One-half mile
Riverside County Underground Storage Tanks List (UST RIVERSIDE)	One-quarter mile

Descriptions/sources of each of the above referenced regulatory databases and the dates these databases were last updated by the applicable regulatory agencies are included in the ERIS report.

Subject Site

The Site is not identified in the standard ASTM regulatory databases reviewed in the ERIS database report.

Adjoining and Nearby Properties

Three listings are mapped in the standard regulatory databases within one-half mile of the Site. The table below presents a summary of the listed properties and an opinion regarding the potential impact to the Site.

Listed Property and Address	Database(s)	Mapped Distance and Direction From Site	Details	Environmental Concern To Site?
Perris West End Middle School Placentia Av & Wilson Av	ENVIROSTOR	0.48-mile S	Referenced with an inactive – withdrawn case status as of 11/5/2007.	No
E.M.W.D. 19750 Evans St	LUST	0.47-mile NE	Referenced with a completed – case closed case status as of 2/23/1994. No further action letter was issued on 3/24/2009.	No
Val Verde Continuation High School Nevada Av/Morgan St	ENVIROSTOR	0.50-mile SE	Referenced with a no further action case status as of 5/23/2002.	No

The above referenced properties are not considered to be RECs to the Site. There are also three ENVIROSTOR listings mapped between one-half and one mile of the Site. These listings are also not considered to be RECs to the Site. These opinions are based on several factors including the nature of the regulatory database listings, distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, interpreted direction of groundwater flow and/or regulatory case status information for the various properties as described in the databases.

Non-ASTM Regulatory Databases

Below is a list of non-ASTM databases searched by ERIS and reviewed by AEC during the preparation of this assessment. The descriptions of each database and their data release frequency are included in the ERIS report, included in Section 13.4.

Federal

PFAS/NPL – PFOA/PFOS Contaminated Sites
FINDS/FRS – Facility Registry Service/Facility Index
TRIS – Toxic Chemical Release Inventory System
PFAS TRI – Perfluorinated Alkyl Substances (PFAS) Releases
PFAS WATER CONTAM – Perfluorinated Alkyl Substances (PFAS) Water Contamination
HMIRS – Hazardous Materials Information Reporting System
NCDL – National Clandestine Drug Labs
ODI – Open Dump Inventory
IODI – EPA Report on the Status of Open Dumps on Indian Lands
TSCA – Toxic Substances Control Act
HIST TSCA – Toxic Substances Control Act
FTTS ADMIN – Federal Insecticide, Fungicide, & Rodenticide (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS, Administrative Case Listing
FTTS INSP – FTTS Inspection Case Listing
PRP – Potentially Responsible Parties List
SCRD DRYCLEANER – State Coalition for Remediation of Drycleaners Listing
ICIS – Integrated Compliance Information System
FED DRYCLEANERS – Drycleaner Facilities
DELISTED FED DRY – Delisted Drycleaner Facilities
FUDS – Formerly Used Defense Sites

MLTS – Material Licensing Tracking System
HIST MLTS – Historic Material Licensing Tracking System Sites
MINES – Mines Mater Index File
ALT FUELS – Alternative Fueling Stations
SUPERFUND ROD – Superfund Decision Documents
SSTS – Registered Pesticide Establishments
PCB – Polychlorinated Biphenyl (PCB) Notifiers

State
INSP COMP ENF – EnviroStor Inspection, Compliance, and Enforcement
CDL – Clandestine Drug Labs
SCH – School Property Evaluation Program Sites
CHMIRS – California Hazardous Material Incident Report System
SWAT – Sites Listed in the Solid Waste Assessment Test Program Report
HAZNET – Facility and Manifest Data
SWRCB SWF – Solid Waste Disposal Sites
HWSS CLEANUP – Hazardous Waste and Substances Site List- Site Cleanup
DTSC HWF – List of Hazardous Waste Facilities Subject to Corrective Action
HIST MANIFEST – Historical Hazardous Waste Manifest Data
HIST CHMIRS – Historical California Hazardous Material Incident Report System
HIST CORTESE – Historical Cortese List
CDO/CAO – Cease and Desist Orders and Cleanup and Abatement Orders
DRYCLEANERS – Cleaner Facilities
DELISTED DRYC – Delisted Drycleaners
WASTE DISCHG – Waste Discharge Requirements
EMISSIONS – Toxic Pollutant Emissions Facilities

County
RIVERSIDE HWG – Riverside County Hazardous Waste Generator Sites List
RIVERSIDE HZH – Riverside County Disclosure Facility List

Subject Site

The Site is listed on the FINDS/FRS non-ASTM database as High Grade Form (NPDES) and American Fiber Rolls & Erosion Control Products (OSHA establishment). No violations or indications of any release are noted and these listings are not considered to be RECs. The Site is not listed on any other non-ASTM databases searched by ERIS.

Adjoining and Nearby Properties

Multiple non-ASTM database listings on the SCH, HAZNET, CERS HAZ and CDL and regulatory databases searched by ERIS for nearby off-Site properties are mapped within specified search distances of the Site. These listings are not considered to be RECs to the Site. This opinion is based on several factors including the type and nature of the facility listings, regulatory case status, distance of the off-Site listed properties from the Site, orientation of the listed properties relative to the Site, and interpreted direction of groundwater flow.

5.2 Additional Environmental Record Sources

California State Water Resources Control Board (Geotracker) and Envirostor

AEC searched for information regarding possible releases at the Site on the Geotracker database maintained by the California Water Resources Control Board and the Envirostor database maintained by the DTSC. No release cases pertaining to the Site were identified in the database search of the Site. Information included in the databases regarding nearby properties is consistent with the information found in the ERIS database report.

County of Riverside Department of Environmental Health (CRDEH)

AEC requested public records pertaining to the Site from the CRDEH. The CRDEH indicated that they do not maintain records for the Site. A copy of the CRDEH response is included in Section 13.5.

DTSC Hazardous Waste Tracking System (HWTS)

AEC searched for records on the HWTS database maintained by the DTSC. No listings were identified for the Site.

US EPA Enforcement and Compliance History (ECHO) Database

AEC searched for records on the ECHO database maintained by the US EPA. No listings were identified for the Site.

5.3 Physical Setting Sources

The following physical setting sources were reviewed to provide information about the topographic, hydrologic, geologic and/or hydrogeologic characteristics of the Site.

5.3.1 Topography and Hydrology

USGS Topographic Quadrangle

Based on the review of United States Geological Survey (USGS) 7.5-minute topographic map of Perris, California 7.5 Minute Quadrangle (2018), the Site is depicted as relatively level at an elevation of approximately 1,430 feet above mean sea level. Regional topography is depicted as sloping downward to the southwest towards San Jacinto River. No structures are depicted on Site. Two blue circles are depicted on the western portion of the site indicating likely water irrigation wells. Perris Valley Storm Drain is depicted to the east of the Site. Roadways in the vicinity of the Site are depicted similar to their current configurations.

Hydrology/Storm Water Management

Surface runoff at the Site generally drains to curb storm drain inlets and drains along Wilson Avenue west of the Site and into a flood control channel east of the Site. Given the topography of the area, the Site does not appear to receive significant runoff during storm events from adjacent and nearby properties.

5.3.2 Geology and Hydrogeology

The Site lies within the Peninsular Ranges Geologic Province of California. This geomorphic province is traversed by a group of northwest trending sub-parallel fault zones and encompasses an area that extends 125 miles from the Transverse Ranges and the Los Angeles Basin south to the Mexican Border and beyond another 775 miles to the tip of Baja California. Rocks within the Peninsular Range Province were emplaced during Cretaceous age orogenic events and uplifted into the present mountain ranges during the late Tertiary and Quaternary. Igneous, metamorphic and sedimentary rocks are all found within the Peninsular Ranges. The area is seismically active, with several known active faults crossing the Province. The Site vicinity is located within thick sequences of alluvial deposits consisting of unconsolidated silts, sands and clays. The depth to bedrock is expected to be greater than 100 feet below ground surface (bgs). Based on geologic resources, the Site is located in the San Jacinto Valley and is underlain by Quaternary Age alluvial fan deposits which include silt and silty sand from the surface to approximately 45 feet bgs followed by clayey silt and clay from approximately 45 feet to 95 feet bgs. The Site, as is most of Southern California, is located in a seismically active area. The closest known recently active faults are located in the San Jacinto Fault Zone, located approximately 10 miles northeast.

According to the Water Quality Control Plan for the Santa Ana Region, published by the California Regional Water Quality Control Board (RWQCB), the Property is situated within the Perris Valley Hydrologic Subarea (HSA) of the Perris River Hydrologic Area of the San Jacinto Valley Hydrologic Unit. Groundwater within the Perris Valley HSA has existing beneficial uses for municipal, agricultural and industrial service/process supply purposes. Based on regional groundwater information, groundwater beneath the Site is anticipated to be greater than 50 feet below the ground surface with an anticipated flow to the southeast. The depth and flow of groundwater beneath the Site may vary with seasonal rainfall, groundwater flow rates, bedrock structure, local faulting and other factors.

5.4 Historical Use Information on the Subject Site and Adjoining Properties

Several historical sources (as described in the following sections) were reviewed to develop a history of the previous uses of the Site, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site.

5.4.1 Topographic Maps

AEC reviewed topographic maps from 1954, 1961, 1963, 1965, 1969, 1975, 1980, 2012 and 2016 as provided via online resources. No structures are depicted on any of the maps. Perris Valley Storm Drain is depicted adjacent to the east of the Site on the 1969 through 2015 maps.

5.4.2 Aerial Photographs

AEC reviewed aerial photographs from 1938, 1966, 1972, 1975, 1980, 1985, 1997, 2002, 2005, 2009, 2012, and 2016 as provided by Historical Information Gatherers (HIG). A copy of the aerial photographs are provided in Section 13.6. The results of the aerial photograph review are summarized in the following table:

Aerial Photograph Review	
Year	**Observations**
1938-2002	**SITE:** The Site appears to be agricultural land. **SURROUNDING AREA:** Adjacent properties appear as agricultural land or as vacant and undeveloped land. A storm channel first appears adjacent to the east of the Site in 1966. Wilson Avenue appears similar to its current configuration in 1985. Scattered residences appear to the west of the Site along Wilson Avenue in 1985. The nearby substation to the north of the Site first appears in 1997. Most of the surrounding properties appear similar to their current configurations by 1997.
2005-2016	**SITE:** The Site appears similar to its current configuration with a commercial warehouse property with two structures at the western portion of the Site, and vacant land to the east. **SURROUNDING AREA:** Surrounding properties appear similar to their current configurations. Residential properties to the east of the storm channel first appear in 2005.

A review of historical aerial photographs and topographic maps indicates that the Site was historically utilized for agricultural crop production. During historical agricultural activities throughout the State of California, various pesticides and more specifically organochlorine pesticides were commonly applied during the normal course of agricultural operations. Such compounds have since been banned from production and use in the United States. Section 105215 of the California Health and Safety Code discusses the regulatory reporting of incidents that pertain to pesticide spills and accidental releases of pesticide products. Based on the regulatory and historical research completed during the preparation of this assessment, no information has been revealed that would lead AEC to believe that an accidental spill or release of pesticide products has occurred at the Site. In addition, neither stressed vegetation, nor evidence of the storage or mixing of pesticides was observed on the property during the Site reconnaissance or based on regulatory and historical research reviews. As such, the former agricultural use of the Site is not considered to be a REC in connection with the Site.

5.4.3 State of California Geologic Energy Management Division

The California Department of Conservation, Geologic Energy Management Division (CalGEM) Online Mapping System was reviewed for information pertaining to oil and gas exploration on or nearby the subject property. According to online resources provided by CalGEM, no oil, gas or geothermal wells are located on the Site.

6.0 Site Reconnaissance

The objective of the Site reconnaissance was to obtain information indicating the likelihood of recognized environmental conditions in connection with the Site. The Site walk was conducted on February 27, 2020 by Mr. Keith Sy of AEC's Western Regional office. Mr. Sy was escorted by Mr. Richie Valtierra, production manager with Earthsaver Erosion Control during the Site reconnaissance.

6.1 Methodology and Limiting Conditions

The Site reconnaissance consisted of inspecting the Site and walking accessible areas and pedestrian walkways surrounding the Site. Full access to the Site was provided. As stated previously, a Site Plan is included in Section 13.2. Photographs of the Site were taken to document existing Site conditions and several are included and described in Section 13.3.

6.2 General Site Setting

The Site is situated in an area comprised of vacant land, residential properties and commercial properties. The Site is currently developed with a commercial warehouse/production facility in its western area that produces and distributes straw wattle and other erosion control products. The eastern and northern portions of the Site consists of vacant and fallow land. The current uses of the Site and its adjacent properties are not indicative of the use, treatment, storage, disposal or generation of significant quantities of hazardous substances or petroleum products that have adversely impacted the Site.

6.3 Site Observations

AEC examined the Site for evidence of the following potential environmental concerns:

Conditions	Not Observed or Noted	Observed or Noted	Significant Environmental Concern?
Hazardous Substances/Petroleum Products		X	No
Waste Generation/Storage/Disposal	X		--
Aboveground Storage Tanks (ASTs)	X		--
Underground Storage Tanks (USTs)	X		--
PCB Containing Equipment	X		--
Chemical/Petroleum Odors	X		--
Pools of Liquid	X		--
Floor Drains/Sumps/Wells	X		--
Drums	X		--
Stains or Corrosion	X		--
Unidentified Substance Containers	X		--
Stained Soil or Pavement	X		--
Stressed Vegetation	X		--
Pits, Ponds or Lagoons	X		--
Wastewater Discharges/Disposal Systems	X		--
Septic Systems/Cesspools	X		--
Non-Hazardous Solid Waste Disposal Areas		X	No

Conditions	Not Observed or Noted	Observed or Noted	Significant Environmental Concern?
Drinking Water Systems/Water Wells	X		--
Other Features	X		--

The noted items in the table above are discussed below:

Hazardous Substances/Petroleum Products

Several diesel fuel containers (less than five gallons in size) and propane tanks were noted on-Site. No suspect conditions were noted with respect to containers.

Non-Hazardous Solid Waste Disposal Areas

Relatively minor amounts of litter and automobile tires were noted in the vacant portion of the Site. No staining or other suspect conditions were noted in this area.

Other (Northern Adjacent Utility Substation)

No visual evidence of any spills or releases or suspect conditions were observed at the northern adjacent utility substation during the Site reconnaissance. Furthermore, the utility substation was constructed in 1997-1998 and is unlikely to have PCB containing equipment on-Site.

7.0 Interview Information

7.1. Interview With Owner

The Site is currently vested in Industrial Developers Realty, LLC. The Site owner is unaware of environmental concerns in connection with the Site.

7.2 Interview With Site Manager

The Site owner is also considered to be the Site Manager. Please refer to Section 7.1 above.

7.3 Interviews With Occupants

Mr. Richie Valtierra, production manager with Earthsaver Erosion Control was interviewed during the Site reconnaissance and is unaware of any environmental concerns in connection with the Site.

7.4 Interview With Local Government Official

During the preparation of this assessment, AEC consulted with various regulatory agency sources regarding potential environmental concerns at the Site.

7.5 Interview With Others

Interviews with other persons were not conducted during the preparation of this assessment.

8.0 Findings, Opinions, Conclusions and Recommendations

Advantage Environmental Consultants, LLC has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of ASTM Practice E 1527-13, 40 CFR Part 312 and the First Industrial Scope of Work for the project of the property located at 3175 Wilson Avenue in Perris, California. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

This assessment has revealed no evidence of current, historical, or controlled recognized environmental conditions in connection with the Site. Additional environmental investigation at the Site is not recommended at this time.

9.0 Deviations and Data Gaps

The oldest historical resource reviewed during the preparation of this assessment was an aerial photograph from 1966, which showed the Site as being developed for agricultural use. The lack of review of historical sources dating back to a time when the Site was undeveloped is considered a data gap as defined by ASTM E 1527-13 but does not alter AEC's conclusions and recommendations regarding the Site.

10.0 Additional Services

The following items and additional services were completed by AEC during the preparation of this assessment:

10.1 Wetlands

According to online resources maintained by the United States Fish and Wildlife Service, wetlands are not mapped on the Site.

10.2 Radon Potential Records Review

The Site is located within US EPA Radon Zone 2 which has predicted average indoor levels of radon between 2 and 4 picoCuries per liter (pCi/L). Radon is not considered to be a concern at the Site.

10.3 Limited Lead in Drinking Water Assessment

According to the most recent water quality report for the City of Perris, the drinking water supplied to the area is in compliance with all EPA regulations.

10.4 National Pollution Discharge Elimination System (NPDES)

The Site is listed on the FINDS/FRS non-ASTM database as High Grade Form and referenced with an NPDES permit. AEC is unaware of current NPDES related requirements in connection with the Site.

10.5 Threatened/Endangered Species, Landmark/Historical/Cultural Significance Review

Biological, archeological and paleontological studies pertaining to the Site were prepared concurrently with this Phase I ESA. The results of such studies have been provided to the client under separate cover.

No other additional services were completed by AEC during the preparation of this assessment.

11.0 References

"All Appropriate Inquiry" as necessary to satisfy the defenses available under 42 U.S.C. §§ 9607(b)(3), 9607(r)(1), and 9607(q), relying on definitions provided at 42 U.S.C. §§ 9601(35)(B); and as further explained in 40 CFR §§ 312.1 – 312.31;

ASTM International, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E 1527-13, Published November 2013;

California Geological Survey, California Geomorphic Provinces, Note 36, 2002;

California Geological Society, Geologic Data Map No 2, 2010 Geologic Map of California, Jennings, Charles W.: http://www.quake.ca.gov/gmaps/GMC/stategeologicmap.html;

California Geological Society, Geologic Data Map No 6, 2010 Fault Activity Map of California, Jennings, Charles W. and Bryant, William A.: http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html;

California Regional Water Quality Control Board – Santa Ana Region (Region 8), "Water Quality Control Plan, Santa Ana River Basin", 1995;

California State Water Resources Control Board, GeoTracker online database: http://www.geotracker.swrcb.ca.gov;

Environmental Risk Information Services, February 27, 2020, Database Report, 3175 Wilson Ave, Perris, CA;

Historical Information Gatherers Aerial Photo Package;

State of California Department of Conservation, Geologic Energy Management, CalGEM Online Mapping System: https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx;

United States Environmental Protection Agency, EPA Map of Radon Zones: http://www.epa.gov/radon/zonemap.html;

United States Fish and Wildlife Service, National Wetlands Inventory: http://www.fws.gov/wetlands/Data/Mapper.html; and

United States Geological Survey (USGS), 2018, Perris, CA, Quadrangle 7.5 Minute Topographic Map.

12.0 Signatures and Qualifications of Environmental Professionals

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

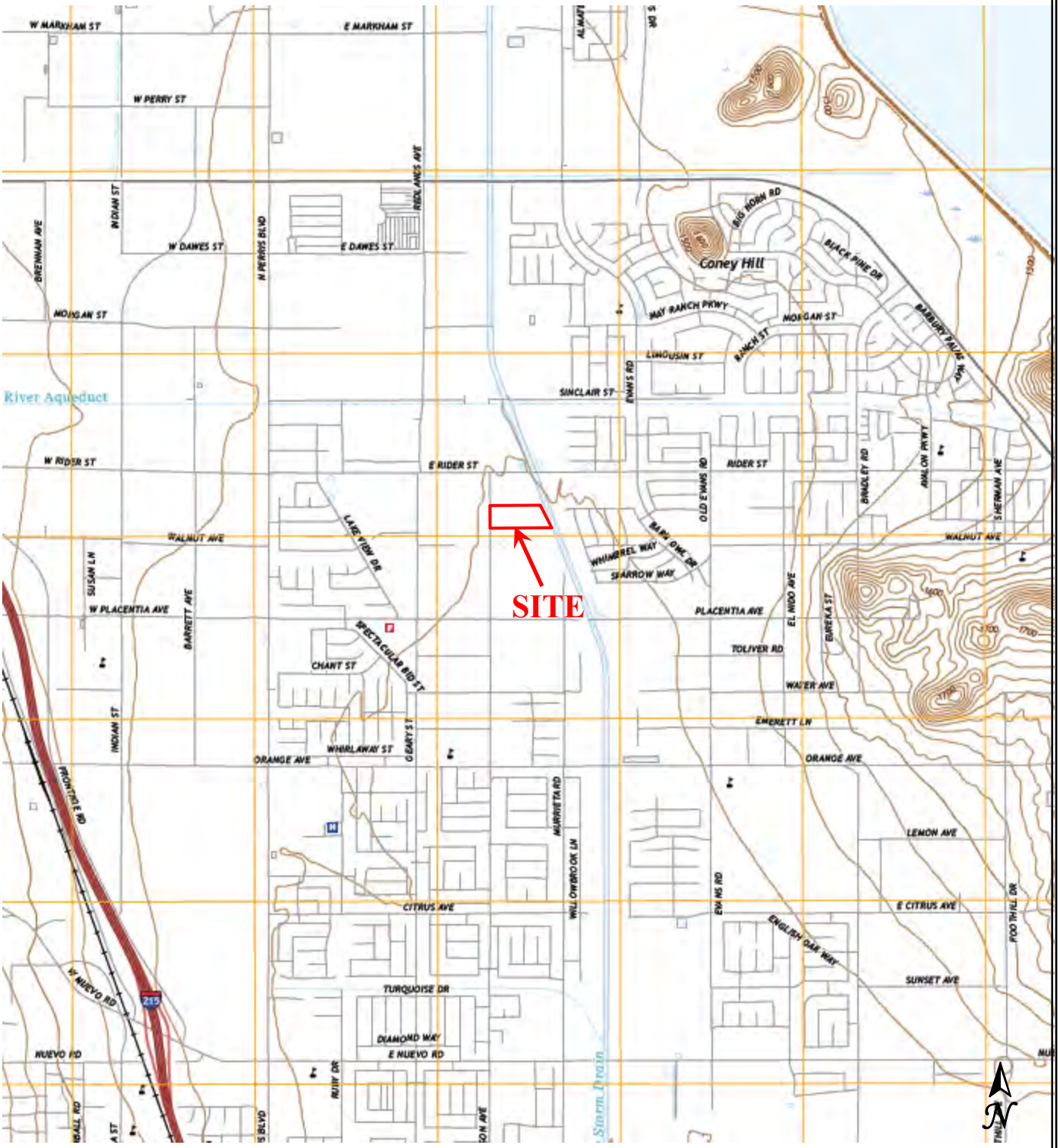
Daniel Weis, R.E.H.S.
Branch Manager

Keith Sy
Project Manager

Qualifications for the environmental professionals involved in the performance of the Phase I ESA are included in Section 13.7.

13.0 Appendices

13.1 Vicinity Map



Perris, CA (2018) - 7.5' topographic quadrangle

Advantage Environmental Consultants, LLC

145 Vallecitos De Oro, Suite 201
San Marcos, CA 92069
Phone: 760-744-3363 Fax: 760-744-3383

VICINITY MAP
3175 Wilson Avenue
Perris, California

Work Order No.:	Report Date:	Drawn By:
20-064SD	March 2020	KS

13.2 Site Plan

Approximate Site Boundary

Advantage Environmental Consultants, LLC
145 Vallecitos De Oro, Suite 201
San Marcos, CA 92069
Phone: 760-744-3363 Fax: 760-744-3383

SITE PLAN
3175 Wilson Avenue
Perris, California

Work Order No.:	Report Date:	Drawn By:
20-064SD	March 2020	KS

13.3 Site Photographs

1. View east of the southern portion of the Site facility.

2. View north of the Site office building.

3. Interior office.

4. View northeast of the Site production warehouse.

5. Production warehouse interior.

6. Production warehouse interior.

7. Propane fuel tanks.

8. Workbench and fuel cans.

9. Southeastern corner of the Site facility.

10. Northern portion of the Site facility.

11. View east of the vacant eastern portion of the Site.

12. View of the eastern adjacent storm channel.

13. View west of the Site facility.

14. Typical lot and materials storage.

15. Northern portion of the Site.

16. Southern adjacent vacant land.

17. Western adjacent property

18. View south along Wilson Avenue.

13.4 Regulatory Database Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*3175 Wilson Ave* *3175 Wilson Ave* *Perris CA 92571*
Project No:	*2035491*
Report Type:	*Database Report*
Order No:	*20200225255*
Requested by:	*Historical Information Gatherers*
Date Completed:	*February 27, 2020*

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

Table of Contents

Executive Summary

Property Information:

Project Property:		*3175 Wilson Ave* *3175 Wilson Ave Perris CA 92571*
Project No:		*2035491*
Coordinates:		
	Latitude:	
	Longitude:	
	UTM Northing:	*3,743,070.99*
	UTM Easting:	*480,443.71*
	UTM Zone:	*11S*
Elevation:		*1,437 FT*

Order Information:

Order No:	*20200225255*
Date Requested:	*February 25, 2020*
Requested by:	*Historical Information Gatherers*
Report Type:	*Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA CESQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	**1**	**4**	**5**
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	0	**1**	-	**1**
DELISTED LST	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
LUR	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
County								
RIVERSIDE LOP	Y	0.5	0	0	0	0	-	0
UST RIVERSIDE	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Additional Environmental Records								
Federal								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	**2**	-	-	-	-	**2**
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER CONTAM	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	**1**	**4**	**5**

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CHMIRS	Y	PO	0	**1**	-	-	-	**1**
HAZNET	Y	PO	0	**1**	-	-	-	**1**
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	**1**	-	-	-	**1**
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	**1**	-	-	-	**1**
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
RIVERSIDE HWG	Y	0.125	0	0	-	-	-	0
RIVERSIDE HZH	Y	0.125	0	**1**	-	-	-	**1**
Total:			***2***	***5***	*0*	***3***	***8***	***18***

**** 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
1	FINDS/FRS	HIGH GRADE FORM	3175 WILSON PERRIS CA 92571	W	0.00 / 0.00	2	19
1	FINDS/FRS	AMERICAN FIBER ROLLS & EROSION CONTROL PRODUCTS INC.	3175 WILSON AVENUE PERRIS CA 92571	W	0.00 / 0.00	2	19

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	HAZNET	ISAAC CASTRO	3020 WILSON AVE PERRIS CA 92571	WSW	0.01 / 51.99	3	20
3	CDL		3080 WILSON AVE PERRIS CA 92571	WNW	0.02 / 99.12	3	20
3	CHMIRS	Riverside Co FD	3080 Wilson Perris CA	WNW	0.02 / 99.12	3	20
4	RIVERSIDE HZH	SCE Bunker /Valley Substation	3167 Wilson Ave Perris CA 92570	NW	0.11 / 602.02	3	21
4	CERS HAZ	SCE Bunker Substation	3167 WILSON AVENUE PERRIS CA 92571	NW	0.11 / 602.02	3	21
5	SCH	PERRIS WEST END MIDDLE SCHOOL	PLACENTIA AVENUE & WILSON AVENUE PERRIS CA 92571	S	0.48 / 2,516.23	-1	23
			***Estor/EPA ID	Cleanup Status:*** 60000647 | INACTIVE - WITHDRAWN AS OF 11/5/2007			
5	ENVIROSTOR	PERRIS WEST END MIDDLE SCHOOL	PLACENTIA AVENUE & WILSON AVENUE PERRIS CA 92571	S	0.48 / 2,516.23	-1	24
			***Estor/EPA ID	Cleanup Status:*** 60000647 | INACTIVE - WITHDRAWN AS OF 11/5/2007			
6	LUST	E.M.W.D.	19750 EVANS ST PERRIS CA 92570	NE	0.47 / 2,504.68	11	25
			***Global ID	Status	Status Date:*** T0606500317 | COMPLETED - CASE CLOSED | 1994-02-23 00:00:00		
7	SCH	VAL VERDE CONTINUATION HIGH SCHOOL	NEVADA AVENUE/MORGAN STREET PERRIS CA 92571-3103	SE	0.50 / 2,657.35	0	28
			***Estor/EPA ID	Cleanup Status:*** 33010050 | NO FURTHER ACTION AS OF 5/23/2002			
7	ENVIROSTOR	VAL VERDE CONTINUATION HIGH SCHOOL	NEVADA AVENUE/MORGAN STREET PERRIS CA 92571-3103	SE	0.50 / 2,657.35	0	29
			***Estor/EPA ID	Cleanup Status:*** 33010050 | NO FURTHER ACTION AS OF 5/23/2002			
8	SCH	PROPOSED MORGAN STREET ELEMENTARY SCHOOL	NW CORNER OF EVANS ROAD & MORGAN STREET PERRIS CA 92571	NNE	0.74 / 3,922.96	14	30
			***Estor/EPA ID	Cleanup Status:*** 60000175 | NO FURTHER ACTION AS OF 6/26/2006			
8	ENVIROSTOR	PROPOSED MORGAN STREET ELEMENTARY SCHOOL	NW CORNER OF EVANS ROAD & MORGAN STREET PERRIS CA 92571	NNE	0.74 / 3,922.96	14	31

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			***Estor/EPA ID	Cleanup Status:*** 60000175 | NO FURTHER ACTION AS OF 6/26/2006			
9	SCH	PROPOSED TRIPLE CROWN ELEMENTARY SCHOOL	ORANGE AVE. / VALENCIA ST. PERRIS CA 92571 ***Estor/EPA ID | Cleanup Status:*** 33000043 | NO FURTHER ACTION AS OF 4/13/2005	SSW	0.81 / 4,292.78	0	32
9	ENVIROSTOR	PROPOSED TRIPLE CROWN ELEMENTARY SCHOOL	ORANGE AVE. / VALENCIA ST. PERRIS CA 92571 ***Estor/EPA ID | Cleanup Status:*** 33000043 | NO FURTHER ACTION AS OF 4/13/2005	SSW	0.81 / 4,292.78	0	34
10	SCH	FUTURE SOUTHEAST HIGH SCHOOL	ORANGE AVENUE/EVANS ROAD PERRIS CA 92571 ***Estor/EPA ID | Cleanup Status:*** 33000041 | NO FURTHER ACTION AS OF 10/15/2007	SE	0.98 / 5,150.56	5	35
10	ENVIROSTOR	FUTURE SOUTHEAST HIGH SCHOOL	ORANGE AVENUE/EVANS ROAD PERRIS CA 92571 ***Estor/EPA ID | Cleanup Status:*** 33000041 | NO FURTHER ACTION AS OF 10/15/2007	SE	0.98 / 5,150.56	5	37

Executive Summary: Summary by Data Source

Standard

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jan 15, 2020 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VAL VERDE CONTINUATION HIGH SCHOOL	NEVADA AVENUE/MORGAN STREET PERRIS CA 92571-3103	SE	0.50 / 2,657.35	7
	***Estor/EPA ID** | **Cleanup Status**: 33010050 | NO FURTHER ACTION AS OF 5/23/2002*			
PROPOSED MORGAN STREET ELEMENTARY SCHOOL	NW CORNER OF EVANS ROAD & MORGAN STREET PERRIS CA 92571	NNE	0.74 / 3,922.96	8
	***Estor/EPA ID** | **Cleanup Status**: 60000175 | NO FURTHER ACTION AS OF 6/26/2006*			
PROPOSED TRIPLE CROWN ELEMENTARY SCHOOL	ORANGE AVE. / VALENCIA ST. PERRIS CA 92571	SSW	0.81 / 4,292.78	9
	***Estor/EPA ID** | **Cleanup Status**: 33000043 | NO FURTHER ACTION AS OF 4/13/2005*			
FUTURE SOUTHEAST HIGH SCHOOL	ORANGE AVENUE/EVANS ROAD PERRIS CA 92571	SE	0.98 / 5,150.56	10
	***Estor/EPA ID** | **Cleanup Status**: 33000041 | NO FURTHER ACTION AS OF 10/15/2007*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PERRIS WEST END MIDDLE SCHOOL	PLACENTIA AVENUE & WILSON AVENUE PERRIS CA 92571	S	0.48 / 2,516.23	5
	***Estor/EPA ID** | **Cleanup Status**: 60000647 | INACTIVE - WITHDRAWN AS OF 11/5/2007*			

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Nov 14, 2019 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
E.M.W.D.	19750 EVANS ST PERRIS CA 92570	NE	0.47 / 2,504.68	6
	***Global ID** | **Status** | **Status Date**: T0606500317 | COMPLETED - CASE CLOSED | 1994-02-23 00:00:00*			

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 6, 2019 has found that there are 2 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HIGH GRADE FORM	3175 WILSON PERRIS CA 92571	W	0.00 / 0.00	1
AMERICAN FIBER ROLLS & EROSION CONTROL PRODUCTS INC.	3175 WILSON AVENUE PERRIS CA 92571	W	0.00 / 0.00	1

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Jan 15, 2020 has found that there are 5 SCH site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
VAL VERDE CONTINUATION HIGH SCHOOL	NEVADA AVENUE/MORGAN STREET PERRIS CA 92571-3103	SE	0.50 / 2,657.35	7
	***Estor/EPA ID	Cleanup Status**: 33010050	NO FURTHER ACTION AS OF 5/23/2002*		
PROPOSED MORGAN STREET ELEMENTARY SCHOOL	NW CORNER OF EVANS ROAD & MORGAN STREET PERRIS CA 92571	NNE	0.74 / 3,922.96	8
	***Estor/EPA ID	Cleanup Status**: 60000175	NO FURTHER ACTION AS OF 6/26/2006*		
PROPOSED TRIPLE CROWN ELEMENTARY SCHOOL	ORANGE AVE. / VALENCIA ST. PERRIS CA 92571	SSW	0.81 / 4,292.78	9
	***Estor/EPA ID	Cleanup Status**: 33000043	NO FURTHER ACTION AS OF 4/13/2005*		
FUTURE SOUTHEAST HIGH SCHOOL	ORANGE AVENUE/EVANS ROAD PERRIS CA 92571	SE	0.98 / 5,150.56	10
	***Estor/EPA ID	Cleanup Status**: 33000041	NO FURTHER ACTION AS OF 10/15/2007*		

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
PERRIS WEST END MIDDLE SCHOOL	PLACENTIA AVENUE & WILSON AVENUE PERRIS CA 92571	S	0.48 / 2,516.23	5
	***Estor/EPA ID	Cleanup Status**: 60000647	INACTIVE - WITHDRAWN AS OF 11/5/2007*		

CHMIRS - California Hazardous Material Incident Report System (CHMIRS)

A search of the CHMIRS database, dated Oct 23, 2019 has found that there are 1 CHMIRS site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Riverside Co FD	3080 Wilson Perris CA	WNW	0.02 / 99.12	3

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 1 HAZNET site(s) within approximately 0.02 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ISAAC CASTRO	3020 WILSON AVE PERRIS CA 92571	WSW	0.01 / 51.99	2

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Nov 18, 2019 has found that there are 1 CERS HAZ site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCE Bunker Substation	3167 WILSON AVENUE PERRIS CA 92571	NW	0.11 / 602.02	4

CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Jun 30, 2018 has found that there are 1 CDL site(s) within approximately 0.12 miles of the project property.

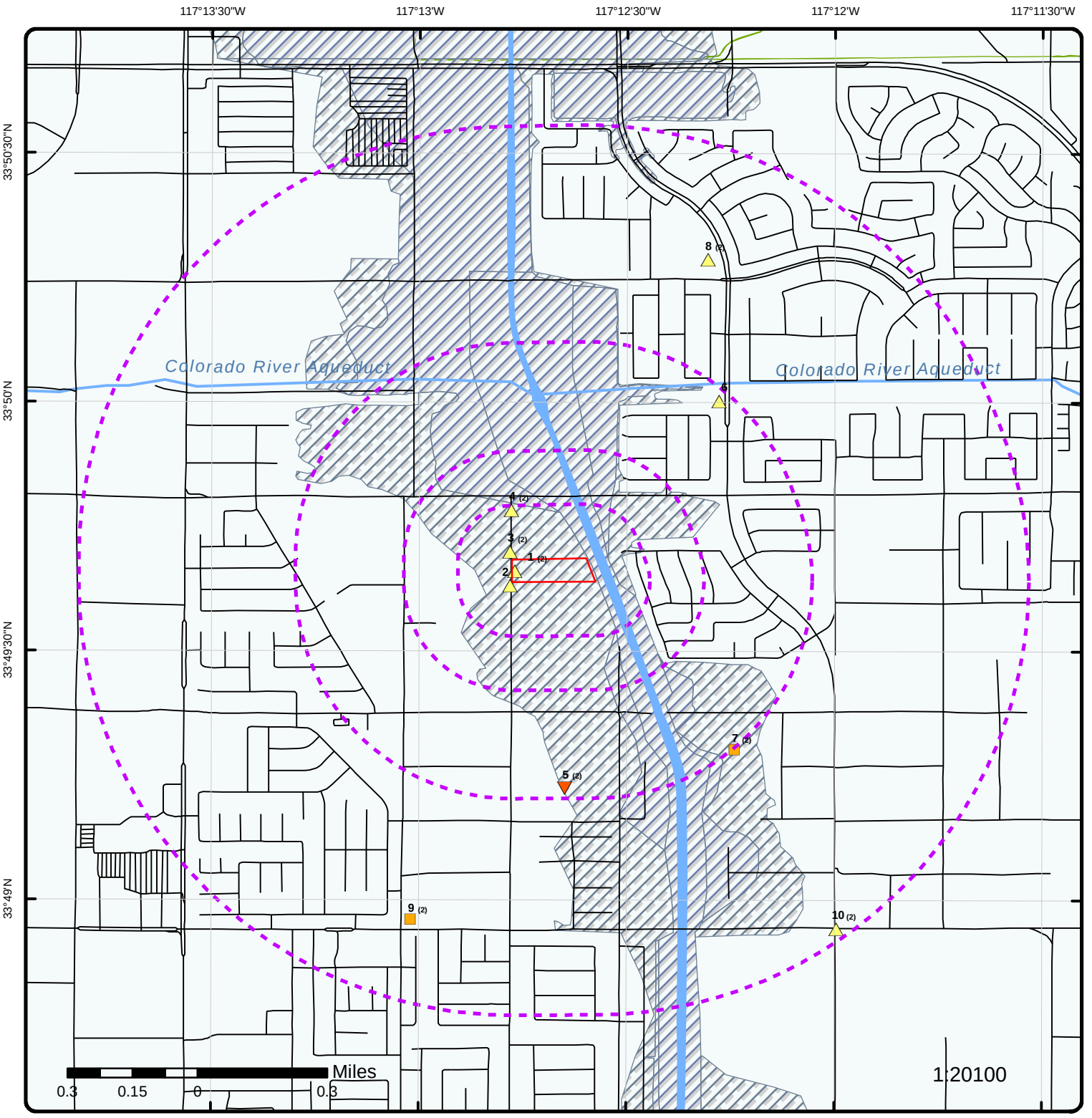
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	3080 WILSON AVE PERRIS CA 92571	WNW	0.02 / 99.12	3

County

RIVERSIDE HZH - Riverside County - Disclosure Facility List

A search of the RIVERSIDE HZH database, dated Nov 27, 2019 has found that there are 1 RIVERSIDE HZH site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
SCE Bunker /Valley Substation	3167 Wilson Ave Perris CA 92570	NW	0.11 / 602.02	4



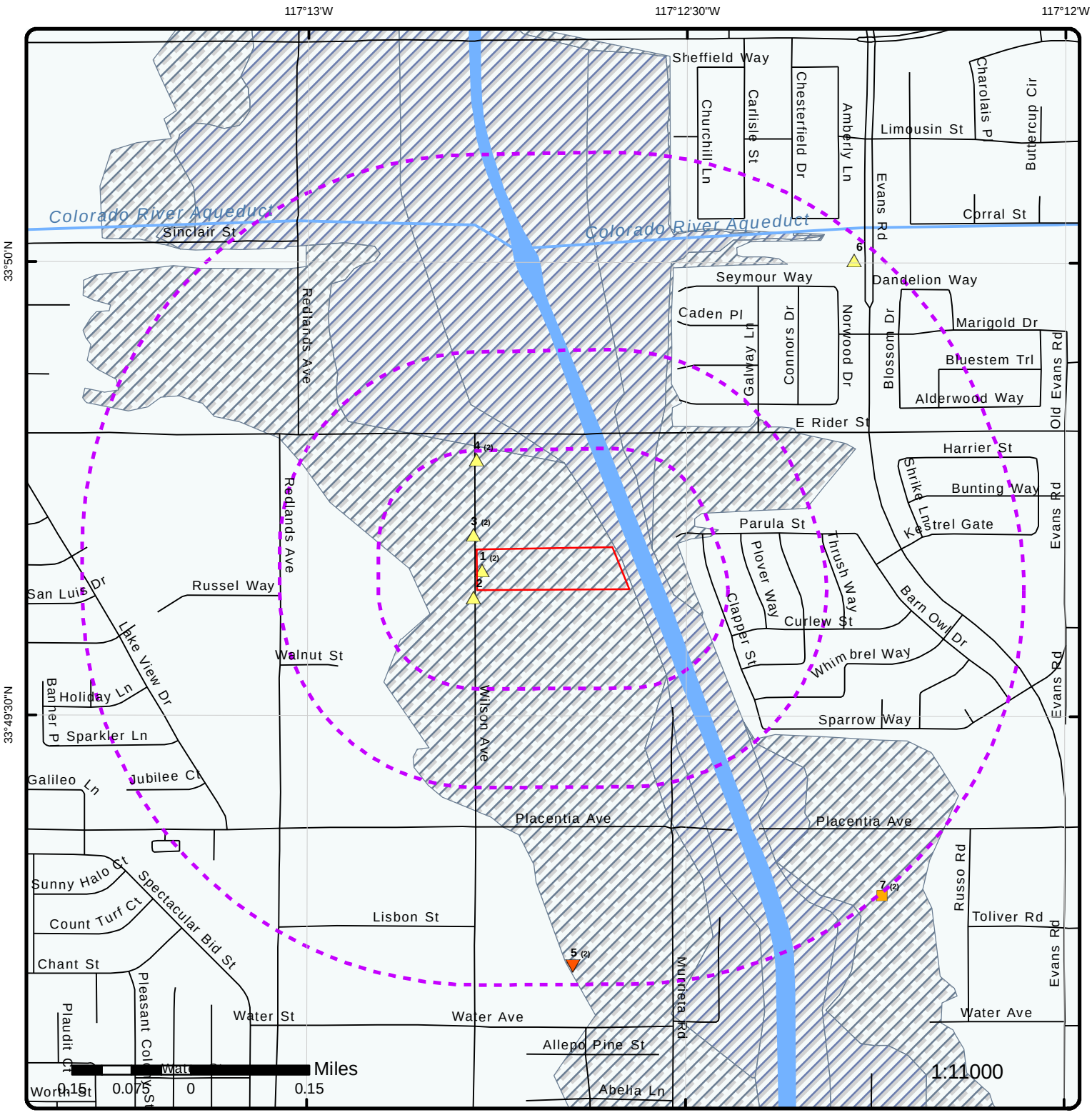
Map : 1.0 Mile Radius

Order Number: 20200225255

Address: 3175 Wilson Ave, Perris, CA

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



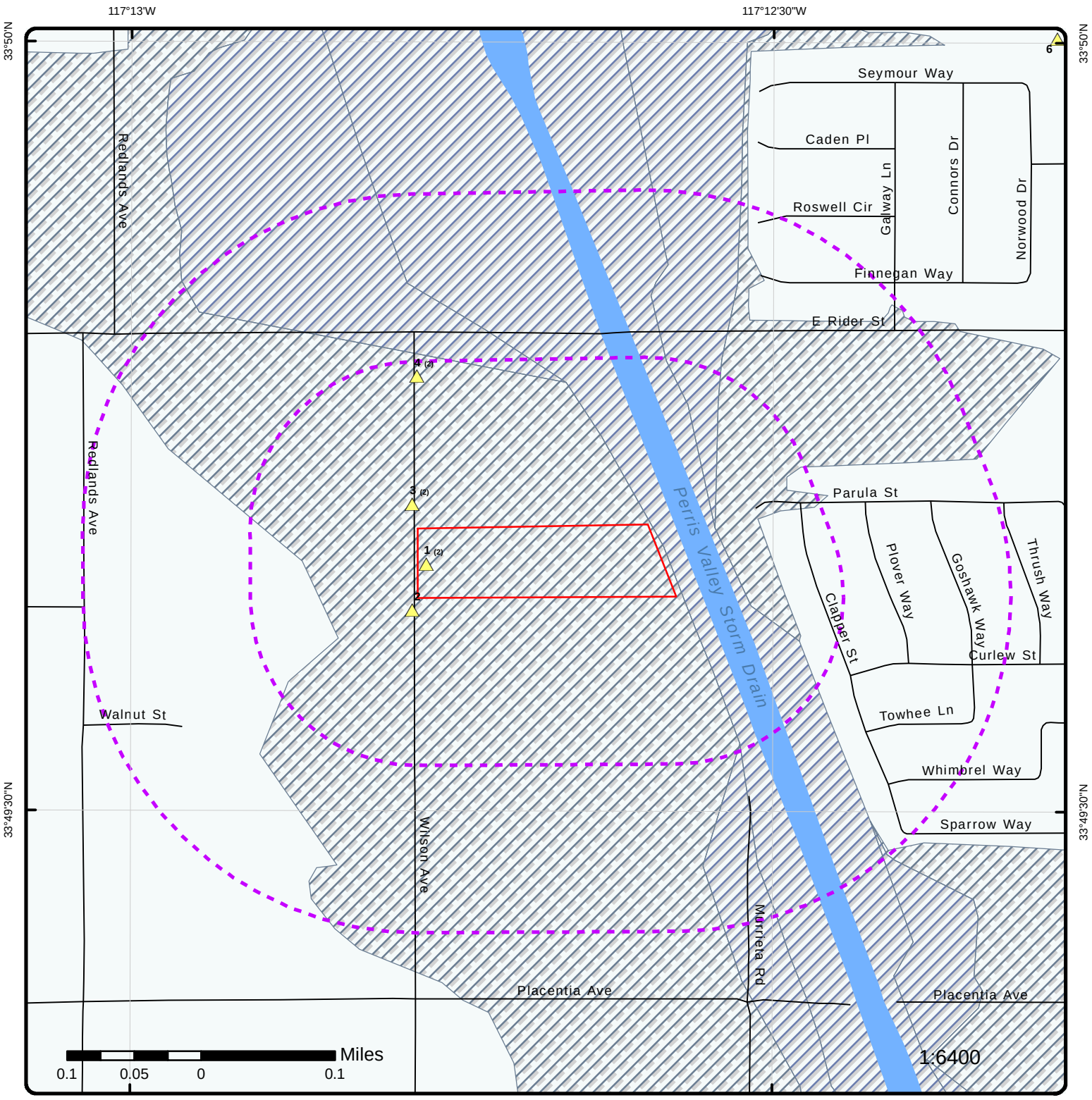
Map : 0.5 Mile Radius

Order Number: 20200225255

Address: 3175 Wilson Ave, Perris, CA

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)



Map : 0.25 Mile Radius

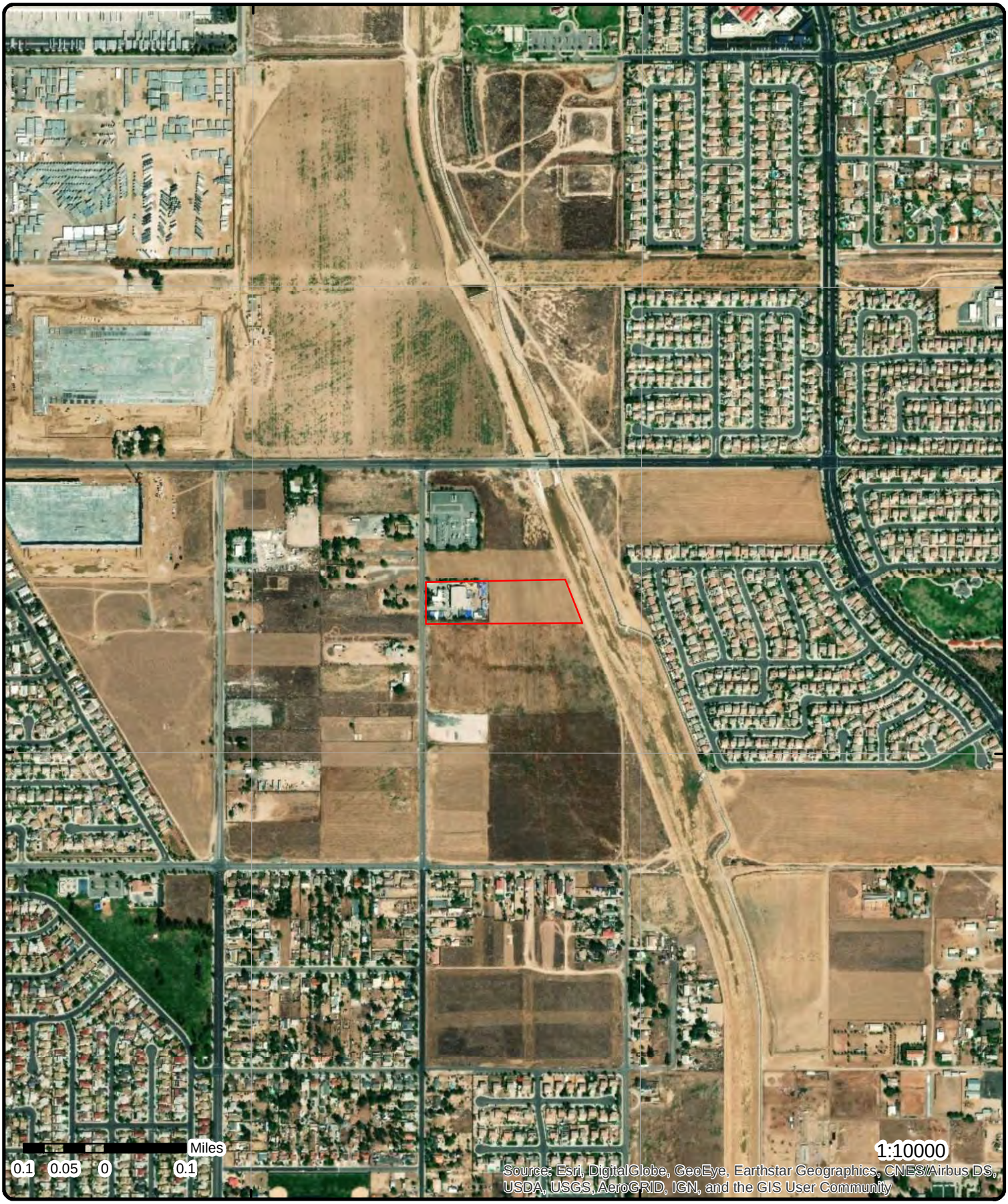
Order Number: 20200225255

Address: 3175 Wilson Ave, Perris, CA

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI



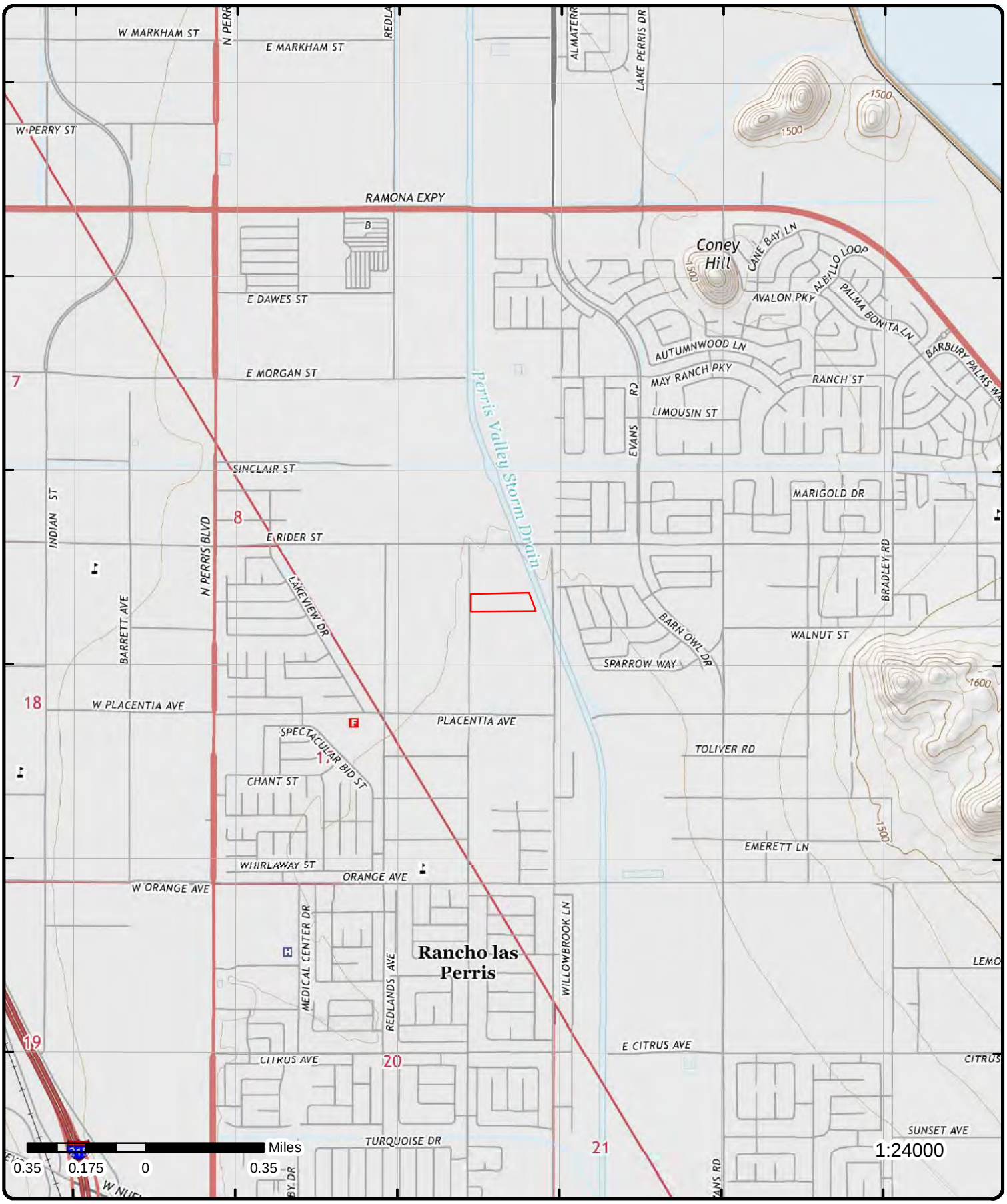
Aerial **Year: 2018**

Address: 3175 Wilson Ave, Perris, CA

Order Number: 20200225255

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

Source: ESRI World Imagery



Topographic Map

Year: 2015

Address: 3175 Wilson Ave, CA

Quadrangle(s): Perris,CA

Source: USGS Topographic Map

Order Number: 20200225255

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	W	0.00 / 0.00	1,438.54 / 2	HIGH GRADE FORM 3175 WILSON PERRIS CA 92571	FINDS/FRS

Registry ID:	110065760064
FIPS Code:	
HUC Code:	18070202
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	13-OCT-2015 14:21:27
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	FRS-GEOCODE
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	49
Census Block Code:	060650426182001
EPA Region Code:	09
County Name:	RIVERSIDE COUNTY
US/Mexico Border Ind:	
Latitude:	33.82796
Longitude:	-117.21135
Reference Point:	CENTER OF A FACILITY OR STATION
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	http://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065760064
Program Acronyms:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 2	W	0.00 / 0.00	1,438.54 / 2	AMERICAN FIBER ROLLS & EROSION CONTROL PRODUCTS INC. 3175 WILSON AVENUE PERRIS CA 92571	FINDS/FRS

Registry ID:	110070295746
FIPS Code:	
HUC Code:	
Site Type Name:	
Location Description:	
Supplemental Location:	
Create Date:	27-SEP-2018 03:58:30
Update Date:	
Interest Types:	OSHA ESTABLISHMENT
SIC Codes:	
SIC Code Descriptions:	
NAICS Codes:	313210, 313310
NAICS Code Descriptions:	BROADWOVEN FABRIC MILLS.

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

Conveyor:
Federal Facility Code:
Federal Agency Name:
Tribal Land Code:
Tribal Land Name:
Congressional Dist No:
Census Block Code:
EPA Region Code: 09
County Name:
US/Mexico Border Ind:
Latitude:
Longitude:
Reference Point:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Source:
Facility Detail Rprt URL: http://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070295746
Program Acronyms:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 1	WSW	0.01 / 51.99	1,439.54 / 3	ISAAC CASTRO 3020 WILSON AVE PERRIS CA 92571	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002627822
Create Date: 3/11/2008
Fac Act Ind: No
Inact Date: 9/8/2008
County Code: 33
County Name: Riverside
Mail Name:
Mailing Addr 1: 3509 RIVERWALK CT
Mailing Addr 2:
Owner Fax:

Mailing City: PERRIS
Mailing State: CA
Mailing Zip: 925716504
Region Code: 4
Owner Name: ISAAC CASTRO
Owner Addr 1: 3509 RIVERWALK CT
Owner Addr 2:
Owner City: PERRIS
Owner State: CA
Owner Zip: 925716504
Owner Phone: 9514896164

Contact Information
-- --
Contact Name: ISAAC CASTRO
Street Address 1: 3509 RIVERWALK CT
Street Address 2:
City: PERRIS
State: CA
Zip: 925716504
Phone: 9514896164
-- --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 2	WNW	0.02 / 99.12	1,439.54 / 3	3080 WILSON AVE PERRIS CA 92571	CDL

Clue: 1999-03-010
Date: 3/2/1999
County: RIVERSIDE
Lab Type: L
Lab Type Description: Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	2 of 2	WNW	0.02 / 99.12	1,439.54 / 3	Riverside Co FD 3080 Wilson Perris CA	CHMIRS

Clean Control No:
Notified Date: 3/3/199908:26:12 AM

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

Notified Date Time: **Year:** 1999
County: Riverside County
URL:

California Hazardous Material Incident Report System (as of 1997 to 2005)

Contained:	Yes	**Bbls:**	0
Substance:	Misc Drug Lab Waste	**Cups:**	0
Incident Date:	3/2/199912:00:00 AM	**Cuft:**	0
No of Injuries:	0	**Gals:**	213
No of Fatals:	0	**Grams:**	0
No of Evacs:	0	**Lbs:**	0
Cleanup:	DDTSC	**Liters:**	0
Water:	No	**Oz:**	0
Water Way:		**Pts:**	0
City:	Perris	**Qts:**	0
County:	Riverside County	**Sheen:**	0
Zip:		**Tons:**	0
Site:	Residence	**Unknown:**	0

Admin Agency: Riverside County Environmental Health
Location: 3080 Wilson
Description: Misc druglab waste

4	1 of 2	NW	0.11 / 602.02	1,439.54 / 3	**SCE Bunker /Valley Substation** **3167 Wilson Ave** **Perris CA 92570**	**RIVERSIDE HZH**

4	2 of 2	NW	0.11 / 602.02	1,439.54 / 3	**SCE Bunker Substation** **3167 WILSON AVENUE** **PERRIS CA 92571**	**CERS HAZ**

Site ID: 65590
Latitude: 33.829510
Longitude: -117.212950
County: Riverside County

Regulated Programs

EI ID: 10170159 **EI Description:** Chemical Storage Facilities

Evaluations

Eval Date: 05/03/2018
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Eval Date: 08/11/2015
Violations Found: No
Eval General Type: Compliance Evaluation Inspection
Eval Type: Routine done by local agency
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS
Eval Notes:

Affiliations

Affil Type Desc: Property Owner
Entity Name: Southern California Edison
Entity Title:
Address: P.O. Box 5085 (Attn: ESD, Programs & Governance)
City: Rosemead
State: CA
Country: United States
Zip Code: 91770
Phone: (626) 302-1212

Affil Type Desc: Document Preparer
Entity Name: Zachary Spahn
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Legal Owner
Entity Name: Southern California Edison
Entity Title:
Address: P.O. Box 5085 (Attn: ESD, Programs & Governance)
City: Rosemead
State: CA
Country: United States
Zip Code: 91770
Phone: (626) 302-1212

Affil Type Desc: Parent Corporation
Entity Name: Southern California Edison, Transmission and Distribution Organization (TD)
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Operator
Entity Name: Southern California Edison
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (626) 302-1212

Affil Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title:
Address: 4065 County Circle Drive, Room 104
City: Riverside
State: CA
Country:
Zip Code: 92503
Phone: (951) 358-5055

Affil Type Desc: Environmental Contact
Entity Name: Environmental Notification Center
Entity Title:
Address: P.O. Box 5085 (Attn: ESD, Programs & Governance)
City: Rosemead
State: CA

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

Country:
Zip Code: 91770
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: P.O. Box 5085 (Attn: ESD, Programs & Governance)
City: Rosemead
State: CA
Country:
Zip Code: 91770
Phone:

Affil Type Desc: Identification Signer
Entity Name: Zachary Spahn
Entity Title: Consultant
Address:
City:
State:
Country:
Zip Code:
Phone:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 2	S	0.48 / 2,516.23	1,435.54 / -1	PERRIS WEST END MIDDLE SCHOOL PLACENTIA AVENUE & WILSON AVENUE PERRIS CA 92571	SCH

Estor/EPA ID: 60000647
Site Code: 404750
Nat Priority List: NO
Acres: 25 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Project Manager:
Supervisor: * TAWFIQ DEEK
Public Partici Spclst:
Census Tract: 6065042618
County: RIVERSIDE
Latitude: 33.8204
Longitude: -117.2108
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
APN: NONE SPECIFIED
Cleanup Status: INACTIVE - WITHDRAWN AS OF 11/5/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS, RESIDENTIAL AREA
Potential Media Affected: SOIL
Potential Contamin of Concern:

METALS, ORGANOCHLORINE PESTICIDES (8081 OCPS), OTHER, UNDER INVESTIGATION

SITE HISTORY:

The site consists of 19 separate parcels totaling 25 acres. The site consists of mostly undeveloped land except for one residence in the NE corner. Historically, the site was used for agricultural row crops from 1938-1953. One residence and several long rectangular buildings were located on the SW corner. A small reservoir and a water wall were also located on the SW corner. Possible dairy barns were onsite in the past. Also an offsite dairy farm is present adjacent to the SE corner.

Oct. 25,2007: PEA Workplan is proposing to investigate for CAM17 metals, OCPs, termiticides, methane and leadbased paint.

Nov. 5, 2007: The District has cancelled the project due to insufficient funding and inability to acquire the site. The PEA has been cancelled effective Nov. 5, 2007.

Status: INACTIVE - WITHDRAWN
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 71-75%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000647

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

Completed Activities

Title: Phase I (Background Info)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 6/14/2007
Comments: Received Phase I report as background information for upcoming PEA.

Title: EOA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000647&enforcement_id=6011009
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 6/21/2007
Comments: Signed Agreement sent (FedEx) to District.

5	2 of 2	S	0.48 / 2,516.23	1,435.54 / -1	PERRIS WEST END MIDDLE SCHOOL PLACENTIA AVENUE & WILSON AVENUE PERRIS CA 92571	ENVIROSTOR

Estor/EPA ID: 60000647
Site Code: 404750
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6065042618
Site Type: SCHOOL
Address Description: PLACENTIA AVENUE & WILSON AVENUE
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: RIVERSIDE
Latitude: 33.8204
Longitude: -117.2108
Acres: 25 ACRES
Supervisor: * TAWFIQ DEEK
Cleanup Status: INACTIVE - WITHDRAWN AS OF 11/5/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
Past Use that Caused Contam: AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ROW CROPS, RESIDENTIAL AREA
Potential Media Affected: SOIL
Potential Contamin of Concern:

METALS, ORGANOCHLORINE PESTICIDES (8081 OCPS), OTHER, UNDER INVESTIGATION

Site History:

The site consists of 19 separate parcels totaling 25 acres. The site consists of mostly undeveloped land except for one residence in the NE corner. Historically, the site was used for agricultural row crops from 1938-1953. One residence and several long rectangular buildings were located on the SW corner. A small reservoir and a water wall were also located on the SW corner. Possible dairy barns were onsite in the past. Also an offsite dairy farm is present adjacent to the SE corner.

Oct. 25,2007: PEA Workplan is proposing to investigate for CAM17 metals, OCPs, termiticides, methane and leadbased paint.

Nov. 5, 2007: The District has cancelled the project due to insufficient funding and inability to acquire the site. The PEA has been cancelled effective Nov. 5, 2007.

Status: INACTIVE - WITHDRAWN
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 71-75%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000647

Completed Activities

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

Title: EOA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000647&enforcement_id=6011009
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 6/21/2007
Comments: Signed Agreement sent (FedEx) to District.

Title: Phase I (Background Info)
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Other Report
Date Completed: 6/14/2007
Comments: Received Phase I report as background information for upcoming PEA.

6	1 of 1	NE	0.47 / 2,504.68	1,447.54 / 11	E.M.W.D. 19750 EVANS ST PERRIS CA 92570	LUST

Global ID: T0606500317
Status: COMPLETED - CASE CLOSED
Status Date: 1994-02-23 00:00:00
Case Type: LUST CLEANUP SITE
Date Source: LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download
County: RIVERSIDE
Latitude: 33.8333757692693
Longitude: -117.204644818105

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No: 083302238T
Local Case No: 93349
Begin Date: 1993-02-04 00:00:00
Lead Agency: RIVERSIDE COUNTY LOP
Local Agency: RIVERSIDE COUNTY LOP
CUF Case: NO
Potential Media of Concern: Soil
How Discovered Description:
Calwater Watershed Name: San Jacinto Valley - Perris - Perris Valley (802.11)
DWR GW Subbasin Name: San Jacinto (8-005)
Disadvantaged Community:
Site History:
Potential COC: Waste Oil / Motor / Hydraulic / Lubricating
How Discovered: Tank Closure
Stop Method: Close and Remove Tank
Stop Description:
Case Worker: RIV
File Location: Local Agency Warehouse

Regulatory Activity

Action Type: ENFORCEMENT
Date : 2009-03-25 00:00:00
Action: Closure/No Further Action Letter - #Site Closure

Action Type: ENFORCEMENT
Date : 2009-03-24 00:00:00
Action: File review - #RCDEH Upload Site File 3/11/2015

Action Type: ENFORCEMENT
Date : 1994-02-23 00:00:00
Action: Closure/No Further Action Letter

Action Type: Other
Date : 1993-04-16 00:00:00
Action: Leak Reported

Action Type: Other
Date : 1993-02-04 00:00:00
Action: Leak Discovery

Action Type: Other
Date : 1993-02-04 00:00:00
Action: Leak Stopped

Regulatory Contacts

Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP
City: RIVERSIDE
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
Email:
Phone No: 9519558980

Status History

Status: Completed - Case Closed
Status Date: 1994-02-23 00:00:00

Status: Open - Case Begin Date
Status Date: 1993-02-04 00:00:00

LUST Sites from GeoTracker Search - Regulatory Profile(as of Oct 31, 2019)

Site Facility Name: E.M.W.D.
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Project Status:
WDR Place Type:
WDR File:
WDR Order:
CUF Priority Assig:
CUF Amount Paid:
Potential COC: WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
Facility Type:
Composting Method:
Address: 19750 EVANS ST
City: PERRIS
Zip: 92570
County: RIVERSIDE
CUF Claim:
File Location: LOCAL AGENCY WAREHOUSE
Designated Beneficial Use: MUN, AGR, IND, PROC
Project Oversight Agencies:
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606500317
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 2/23/1994
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0606500317&tabname=regulatoryhistory
Potential Media of Concern: SOIL
User Defined Beneficial Use:
DWR GW Sub Basin: San Jacinto (8-005)
Calwater Watershed Name: San Jacinto Valley - Perris - Perris Valley (802.11)
Post Closure Site Management: NOTIFY PRIOR TO CHANGE IN LAND USE
Future Land Use:
Cleanup Oversight Agencies: RIVERSIDE COUNTY LOP (LEAD) - CASE #: 93349
CASEWORKER: Riverside County LOP
SANTA ANA RWQCB (REGION 8) - CASE #: 083302238T
Gndwater Monitoring Freque:
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History(as of Oct 31, 2019)

Status: Completed - Case Closed
Date : 2/23/1994

Status: Open - Case Begin Date
Date : 2/4/1993

LUST Sites from GeoTracker Search - Regulatory Activities(as of Oct 31, 2019)

Action Type: Other Regulatory Actions
Action Date: 3/25/2009
Received Issue Date: 3/25/2009
Action: Closure/No Further Action Letter - #Site Closure
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0606500317&enforcement_id=6007733&temptable=ENFORCEMENT
Title Description Comments:

RivCo Site Closure

Action Type: Other Regulatory Actions
Action Date: 3/24/2009
Received Issue Date: 3/24/2009
Action: File review - #RCDEH Upload Site File 3/11/2015
Doc Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0606500317&enforcement_id=6050891&temptable=ENFORCEMENT
Title Description Comments:

RCDEH Upload Site File 3/11/2015

Action Type: Other Regulatory Actions
Action Date: 2/23/1994
Received Issue Date: 2/23/1994
Action: Closure/No Further Action Letter
Doc Link:
Title Description Comments:

LETTER WAS ISSUED BY CRDEH. ALSO, THE DIRECTIVE LETTER & URR WERE DATED 5/22/93 & 4/16/93, RESPECTIVELY.

Action Type: Leak Action
Action Date: 4/16/1993
Received Issue Date:
Action: Leak Reported
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/4/1993
Received Issue Date:
Action: Leak Discovery
Doc Link:
Title Description Comments:

Action Type: Leak Action
Action Date: 2/4/1993
Received Issue Date:
Action: Leak Stopped
Doc Link:
Title Description Comments:

LUST Sites from GeoTracker Search - Documents(as of Oct 31, 2019)

Document Type: Site Documents
Document Date: 3/25/2009
Size :
Submitted By: RIVERSIDE COUNTY LOP (REGULATOR), SANGAVI PARI (REGULATOR)
Type: CLOSURE/NO FURTHER ACTION LETTER
Submitted:
Title: RIVCO SITE CLOSURE
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0606500317&enforcement_id=6007733

Document Type: Site Documents
Document Date: 3/24/2009
Size :
Submitted By: LINDA SHURLOW (REGULATOR)

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

Type: FILE REVIEW **Submitted:**
Title: RCDEH UPLOAD SITE FILE 3/11/2015
Title Link: https://geotracker.waterboards.ca.gov/view_documents?global_id=T0606500317&enforcement_id=6050891

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	1 of 2	SE	0.50 / 2,657.35	1,436.54 / 0	VAL VERDE CONTINUATION HIGH SCHOOL NEVADA AVENUE/MORGAN STREET PERRIS CA 92571-3103	SCH

Estor/EPA ID: 33010050
Site Code: 404242, 404250
Nat Priority List: NO
Acres: 18 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Project Manager:
Supervisor: JAVIER HINOJOSA
Public Partici Spclst:
Census Tract: 6065042620
County: RIVERSIDE
Latitude: 33.8217
Longitude: -117.204
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 5/23/2002
Cleanup Oversight Agencies: DTSC - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: SOIL
Potential Contamin of Concern:

ARSENIC, ORGANOCHLORINE PESTICIDES (8081 OCPS)

SITE HISTORY:

The undeveloped site consists of an irregularly shaped parcel, approximately 18-acres, bounded by Morgan Street to the south, Nevada Avenue to the west, Webster Avenue to the east, and undeveloped farm property to the north. The site may have been used for agriculture purposes, indicating the potential use of pesticides.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33010050

Completed Activities

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 9/18/2001
Comments:

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33010050&enforcement_id=6003910
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 7/13/2001
Comments:

Title: * Workplan
Title Link:
Area Name:

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

Area Link:
Sub Area:
Sub Area Link:
Document Type: * Workplan
Date Completed: 12/5/2001
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 5/23/2002
Comments:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
7	2 of 2	SE	0.50 / 2,657.35	1,436.54 / 0	VAL VERDE CONTINUATION HIGH SCHOOL NEVADA AVENUE/MORGAN STREET PERRIS CA 92571-3103	ENVIROSTOR

Estor/EPA ID: 33010050
Site Code: 404242, 404250
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6065042620
Site Type: SCHOOL
Address Description: NEVADA AVENUE/MORGAN STREET
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: RIVERSIDE
Latitude: 33.8217
Longitude: -117.204
Acres: 18 ACRES
Supervisor: JAVIER HINOJOSA
Cleanup Status: NO FURTHER ACTION AS OF 5/23/2002
Cleanup Oversight Agencies: DTSC - LEAD AGENCY
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: SOIL
Potential Contamin of Concern:

ARSENIC, ORGANOCHLORINE PESTICIDES (8081 OCPS)

Site History:

The undeveloped site consists of an irregularly shaped parcel, approximately 18-acres, bounded by Morgan Street to the south, Nevada Avenue to the west, Webster Avenue to the east, and undeveloped farm property to the north. The site may have been used for agriculture purposes, indicating the potential use of pesticides.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33010050

Completed Activities

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 9/18/2001
Comments:

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

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33010050&enforcement_id=6003910
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 7/13/2001
Comments:

Title: Preliminary Endangerment Assessment Report
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 5/23/2002
Comments:

Title: * Workplan
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: * Workplan
Date Completed: 12/5/2001
Comments:

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8 ***1 of 2*** ***NNE*** ***0.74 / 3,922.96*** ***1,450.54 / 14*** ***PROPOSED MORGAN STREET ELEMENTARY SCHOOL***
NW CORNER OF EVANS ROAD & MORGAN STREET
PERRIS CA 92571 ***SCH***

Estor/EPA ID: 60000175
Site Code: 404682
Nat Priority List: NO
Acres: 13 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Project Manager:
Supervisor: YOLANDA GARZA
Public Partici Spclst:
Census Tract: 6065042620
County: RIVERSIDE
Latitude: 33.8381
Longitude: -117.2051
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 6/26/2006
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: NO MEDIA AFFECTED
Potential Contamin of Concern:

NO CONTAMINANTS FOUND

SITE HISTORY:

This site is comprised of a 13 acre parcel that was historically used for agriculture and is currently undeveloped. Site has been rough graded and used as a borrow site for nearby development. Potential for residual pesticides remaining in the site soils.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000175

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

Completed Activities

Title: Technical Memorandum
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 4/4/2006
Comments: DTSC issued an approval letter for the Tech Memo. District informed DTSC that contractor will start moving imported fill material into the site. DTSC was on the fast track to make sure the soil in place is free of contaminants.

Title: Phase I
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 2/24/2006
Comments: Reviewed Phase I and it was determined that PEA is required.

Title: EOA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000175&enforcement_id=6009007
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 3/22/2006
Comments:

Title: PEA Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000175&doc_id=6011151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 6/26/2006
Comments: PEA Approval letter sent 06/26/06.

8	2 of 2	NNE	0.74 / 3,922.96	1,450.54 / 14	**PROPOSED MORGAN STREET ELEMENTARY SCHOOL** **NW CORNER OF EVANS ROAD & MORGAN STREET** **PERRIS CA 92571**	ENVIROSTOR

Estor/EPA ID: 60000175
Site Code: 404682
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6065042620
Site Type: SCHOOL
Address Description: NW CORNER OF EVANS ROAD & MORGAN STREET
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: RIVERSIDE
Latitude: 33.8381
Longitude: -117.2051
Acres: 13 ACRES
Supervisor: YOLANDA GARZA
Cleanup Status: NO FURTHER ACTION AS OF 6/26/2006
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: NO MEDIA AFFECTED
Potential Contamin of Concern:

NO CONTAMINANTS FOUND

Site History:

This site is comprised of a 13 acre parcel that was historically used for agriculture and is currently undeveloped. Site has been rough graded and used as a borrow site for nearby development. Potential for residual pesticides remaining in the site soils.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60000175

Completed Activities

Title: Technical Memorandum
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 4/4/2006
Comments: DTSC issued an approval letter for the Tech Memo. District informed DTSC that contractor will start moving imported fill material into the site. DTSC was on the fast track to make sure the soil in place is free of contaminants.

Title: PEA Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000175&doc_id=6011151
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 6/26/2006
Comments: PEA Approval letter sent 06/26/06.

Title: EOA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60000175&enforcement_id=6009007
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 3/22/2006
Comments:

Title: Phase I
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 2/24/2006
Comments: Reviewed Phase I and it was determined that PEA is required.

9	1 of 2	SSW	0.81 / 4,292.78	1,436.54 / 0	PROPOSED TRIPLE CROWN ELEMENTARY SCHOOL ORANGE AVE. / VALENCIA ST. PERRIS CA 92571	SCH

Estor/EPA ID: 33000043
Site Code: 404557, 404590
Nat Priority List: NO
Acres: 10 ACRES
Special Program:
Funding: SCHOOL DISTRICT

Permit Renewal Lead:
Project Manager:
Supervisor: SHAHIR HADDAD
Public Partici Spclst:
Census Tract: 6065042618
County: RIVERSIDE

Assembly District:	61	**Latitude:**	33.816
Senate District:	31	**Longitude:**	-117.217
School District:	VAL VERDE UNIFIED SCHOOL DISTRICT		
APN:	NONE SPECIFIED		
Cleanup Status:	NO FURTHER ACTION AS OF 4/13/2005		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Site Type:	SCHOOL		
Office:	SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH		
Past Use that Caused Contam:	UNKNOWN		
Potential Media Affected:	SOIL, SOIL VAPOR		
Potential Contamin of Concern:			

LEAD, METHANE

SITE HISTORY:

The surrounding area consists of residential and commercial development, as well as small open fields awaiting development. An old wood-plank barn was constructed prior to 1938 and is associated with a rural residence located at the Southwest corner of the subject site. The general area was used for horse breeding and training during the 1930s through the 1970s. There was an old race track Northwest of the site between 1953-1976. The area was constructed with tract homes beginning in the late 1970s and continued through the 1980s.

Status:	NO FURTHER ACTION
Program Type:	SCHOOL EVALUATION
CalEnviroScreen Score:	71-75%
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33000043

Completed Activities

Title:	Technical Memorandums
Title Link:	
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Technical Report
Date Completed:	2/10/2005
Comments:	

Title:	Phase 1
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000043&doc_id=6003671
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Phase 1
Date Completed:	11/5/2004
Comments:	

Title:	* Site Visit - Site Inspections/visit
Title Link:	
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Site Inspections/Visit (Non LUR)
Date Completed:	8/26/2004
Comments:	

Title:	PEA Report
Title Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000043&doc_id=6010936
Area Name:	
Area Link:	
Sub Area:	
Sub Area Link:	
Document Type:	Preliminary Endangerment Assessment Report
Date Completed:	4/13/2005
Comments:	DTSC issued no further action determination based on a PEA report

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

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000043&enforcement_id=6003669
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 1/19/2005
Comments:

9	2 of 2	SSW	0.81 / 4,292.78	1,436.54 / 0	PROPOSED TRIPLE CROWN ELEMENTARY SCHOOL ORANGE AVE. / VALENCIA ST. PERRIS CA 92571	ENVIROSTOR

Estor/EPA ID: 33000043
Site Code: 404557, 404590
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6065042618
Site Type: SCHOOL
Address Description: ORANGE AVE. / VALENCIA ST.
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Public Partici Spclst:
Project Manager:
County: RIVERSIDE
Latitude: 33.816
Longitude: -117.217
Acres: 10 ACRES
Supervisor: SHAHIR HADDAD
Cleanup Status: NO FURTHER ACTION AS OF 4/13/2005
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
Past Use that Caused Contam: UNKNOWN
Potential Media Affected: SOIL, SOIL VAPOR
Site History:

The surrounding area consists of residential and commercial development, as well as small open fields awaiting development. An old wood-plank barn was constructed prior to 1938 and is associated with a rural residence located at the Southwest corner of the subject site. The general area was used for horse breeding and training during the 1930s through the 1970s. There was an old race track Northwest of the site between 1953-1976. The area was constructed with tract homes beginning in the late 1970s and continued through the 1980s.

Potential Contamin of Concern:

LEAD, METHANE

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 71-75%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33000043

Completed Activities

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Technical Report
Date Completed: 2/10/2005
Comments:

Title: PEA Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000043&doc_id=6010936
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report

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

Date Completed: 4/13/2005
Comments: DTSC issued no further action determination based on a PEA report

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000043&enforcement_id=6003669
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 1/19/2005
Comments:

Title: Phase 1
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000043&doc_id=6003671
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Phase 1
Date Completed: 11/5/2004
Comments:

Title: * Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 8/26/2004
Comments:

10	1 of 2	SE	0.98 / 5,150.56	1,441.54 / 5	FUTURE SOUTHEAST HIGH SCHOOL ORANGE AVENUE/EVANS ROAD PERRIS CA 92571	SCH

Estor/EPA ID: 33000041
Site Code: 404616
Nat Priority List: NO
Acres: 60 ACRES
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Project Manager: AMIT PATHAK
Supervisor: SHAHIR HADDAD
Public Partici Spclst:
Census Tract: 6065042620
County: RIVERSIDE
Latitude: 33.8157
Longitude: -117.1999
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
APN: NONE SPECIFIED
Cleanup Status: NO FURTHER ACTION AS OF 10/15/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
Site Type: SCHOOL
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: SOIL
Potential Contamin of Concern:

TOXAPHENE

SITE HISTORY:

The Site was historically utilized for agricultural purposes, indicatin potential pesticide application. The approximately 60-acre Site is currently vacant land, surrounded by residential homes, vacant land, and farmland.

The PEA and SSI were conducted. The Site was granted NFA after SSI investigation.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 91-95%

Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33000041

Completed Activities

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 4/28/2005
Comments:

Title: Supplemental Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000041&doc_id=6013959
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 7/31/2007
Comments: No Further Action

Title: Site Visit - Site Inspections/visit
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 4/6/2005
Comments:

Title: SSI Tech Memo
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Workplan
Date Completed: 9/28/2006
Comments: SSI Tech Memo Approved. Field work completed on 10/5/06.

Title: PEA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000041&doc_id=6008930
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 7/24/2006
Comments: DTSC issued a Further Action determination based on a Preliminartion Environmental Assessment report. DTSC requested a Supplemental Site Investigation.

Title: Voluntary Cleanup Agreement
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 8/3/2006
Comments:

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000041&enforcement_id=6003661
Area Name:

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

Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 3/30/2005
Comments:

10	2 of 2	SE	0.98 / 5,150.56	1,441.54 / 5	FUTURE SOUTHEAST HIGH SCHOOL ORANGE AVENUE/EVANS ROAD PERRIS CA 92571	ENVIROSTOR

Estor/EPA ID: 33000041
Site Code: 404616
Nat Priority List: NO
APN: NONE SPECIFIED
Census Tract: 6065042620
Site Type: SCHOOL
Address Description: ORANGE AVENUE/EVANS ROAD
Office: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
Special Program:
Funding: SCHOOL DISTRICT
Assembly District: 61
Senate District: 31
Permit Renewal Lead:
Public Partici Spclst:
Project Manager: AMIT PATHAK
County: RIVERSIDE
Latitude: 33.8157
Longitude: -117.1999
Acres: 60 ACRES
Supervisor: SHAHIR HADDAD
Cleanup Status: NO FURTHER ACTION AS OF 10/15/2007
Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
School District: VAL VERDE UNIFIED SCHOOL DISTRICT
Past Use that Caused Contam: AGRICULTURAL - ROW CROPS
Potential Media Affected: SOIL
Potential Contamin of Concern:

TOXAPHENE

Site History:

The Site was historically utilized for agricultural purposes, indicatin potential pesticide application. The approximately 60-acre Site is currently vacant land, surrounded by residential homes, vacant land, and farmland.

The PEA and SSI were conducted. The Site was granted NFA after SSI investigation.

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 91-95%
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=33000041

Completed Activities

Title: Voluntary Cleanup Agreement
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Voluntary Cleanup Agreement
Date Completed: 8/3/2006
Comments:

Title: Environmental Oversight Agreement
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000041&enforcement_id=6003661
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 3/30/2005
Comments:

Title: Site Visit - Site Inspections/visit

Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Site Inspections/Visit (Non LUR)
Date Completed: 4/6/2005
Comments:

Title: SSI Tech Memo
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Workplan
Date Completed: 9/28/2006
Comments: SSI Tech Memo Approved. Field work completed on 10/5/06.

Title: Technical Memorandums
Title Link:
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 4/28/2005
Comments:

Title: PEA
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000041&doc_id=6008930
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 7/24/2006
Comments: DTSC issued a Further Action determination based on a Preliminartion Environmental Assessment report. DTSC requested a Supplemental Site Investigation.

Title: Supplemental Site Investigation Report
Title Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=33000041&doc_id=6013959
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Supplemental Site Investigation Report
Date Completed: 7/31/2007
Comments: No Further Action

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CHMIRS	So Cal Edison	Wilson Ave, North Placentia Ave	Perris CA		858511882
FINDS/FRS	TRACTNAPERRIS	BETWEEN WILSON AND MURRIETA	PERRIS CA	92570	840160217

Unplottable Report

Site: ***So Cal Edison***
Wilson Ave, North Placentia Ave Perris CA

CHMIRS

Clean Control No: 16-6339
Notified Date:
Notified Date Time:
Year: 2016
County: Riverside County
URL: https://w3.calema.ca.gov/operational/malhaz.nsf/f1841a103c102734882563e200760c4a/d0bcd8df578bf6ca882580500013ccb2?OpenDocument

Spill Report View

Amount 1:
Amount 2:
Amount 3:
Type: PETROLEUM
Water:
On Scene:
Other on Scene:
Other Notified:
Document Title: SPILL Report
Spill Site: Other
Cause Desc for Other:
Person Notifying Cal OES:
Creation Date: 10/17/2016 08:36 PM
Received By:
Admin Agency:
Admin Agency 2:
Additional County:
Phone No:
Ext:
Pag Cell:

Hazardous Materials Spill Report

Control Cal OES: 16-6339
Control NRC:
Date : 10/17/2016
Incident Date: 10/17/2016
Time: 2036
Incident Time: 1900
Water Involved: No
Drink Wtr Impact: No
Qty 1: =
Measure 1: Gal(s)
Type 1: PETROLEUM
Pipeline 1: No
Ves >= 300 Tons 1: No
Qty 2: =
Amount 2:
Measure 2:
Type 2:
Other 2:
Pipeline 2: No
Vessel >= 300 Tns 2: No
Qty 3: =
Amount 3:
Measure 3:
Incident Location: Wilson Ave, North Placentia Ave
Reported Cause: Collision
Amount 1: 12
Substance 1: non-PCB mineral oil
Substance 2:
Substance 3:
Waterway:
Contained: Yes
Known Impact: None
Other 1:
Detail for Other:
Type 3:
Other 3:
Pipeline 3: No
Ves >= 300 Tons 3: No
Name:
Phone:
Ext:
Pag Cell:
PRS Name:
PRS Phone:
PRS Ext:
PRS Pag Cell:
Received By:
Header Unknown: SOUTH COAST AQMD
Incident Desc:
R R Crssing < 50 Ft:
Uprr Rim :
Notification Info:
Notification List:
DOG Unit:
RWQCB Unit: 8
Injuries: No
Fatality: No

Site:	Other Description for Other : rural
On Scene:	Police Dept.
Other on Scene:	
Other Notified:	Cupa
Evacuation:	No
Cleanup By:	Unknown
Agency:	So Cal Edison
PRS Agency:	
Admin Agency:	Riverside County Environmental Health
Sec Agency:	
Additional County:	
Admin Agency 2:	
Description:	RP states that a pole mounted transformer released approx. 12 gal of non-PCB mineral oil onto the ground. The release is contained, cleanup is in progress, and no waterways were impacted.

Site: ***TRACTNAPERRIS***
BETWEEN WILSON AND MURRIETA PERRIS CA 92570

FINDS/FRS

Registry ID:	110066736848
FIPS Code:	
HUC Code:	
Site Type Name:	STATIONARY
Location Description:	
Supplemental Location:	
Create Date:	14-OCT-2015 12:48:07
Update Date:	
Interest Types:	STATE MASTER
SIC Codes:	1521
SIC Code Descriptions:	GENERAL CONTRACTORS-SINGLE-FAMILY HOUSES
NAICS Codes:	
NAICS Code Descriptions:	
Conveyor:	
Federal Facility Code:	
Federal Agency Name:	
Tribal Land Code:	
Tribal Land Name:	
Congressional Dist No:	
Census Block Code:	
EPA Region Code:	09
County Name:	RIVERSIDE COUNTY
US/Mexico Border Ind:	
Latitude:	
Longitude:	
Reference Point:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Source:	
Facility Detail Rprt URL:	http://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066736848
Program Acronyms:	

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, 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

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: Nov 25, 2019

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: Nov 25, 2019

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: Nov 25, 2019

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: Nov 25, 2019

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: Nov 25, 2019

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 18, 2019

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 18, 2019

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 18, 2019

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 18, 2019

RCRA Conditionally Exempt and Very Small Quantity Generators List: RCRA CESQG

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). Conditionally Exempt and Very Small Quantity Generators (VSQG and CESQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG and CESQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Nov 18, 2019

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 18, 2019

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: Jun 11, 2019

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: Jun 11, 2019

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 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. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 25, 2019

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: Sep 3, 2019

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

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: Oct 8, 2019

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: Jan 13, 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: Nov 25, 2019

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: Oct 25, 2019

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jan 15, 2020

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jan 15, 2020

Delisted State Response Sites: DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jan 15, 2020

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Feb 5, 2020

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jan 15, 2020

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Nov 14, 2019

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Nov 14, 2019

Delisted Leaking Storage Tanks: DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jan 13, 2020

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Nov 14, 2019

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Jan 13, 2020

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Oil and Gas Facility Tanks: TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jan 30, 2020

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Feb 21, 2020

California Environmental Reporting System (CERS) Tanks: CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Nov 18, 2019

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jan 15, 2020

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Jan 13, 2020

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Nov 14, 2019

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jan 15, 2020

GeoTracker Cleanup Program Sites: CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Nov 14, 2019

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Feb 5, 2020

Delisted California Environmental Reporting System (CERS) Tanks: DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Nov 18, 2019

Historical Hazardous Substance Storage Container Information - Facility Summary: HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2019

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
USTs on Tribal/Indian Lands in Region 9, which includes California.
Government Publication Date: Apr 8, 2019

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: May 2, 2019

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: May 2, 2019

County

Riverside County - Local Oversight Program List: RIVERSIDE LOP
A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.
Government Publication Date: Nov 27, 2019

Riverside County - Underground Storage Tanks List: UST RIVERSIDE
A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.
Government Publication Date: Nov 27, 2019

Additional Environmental Record Sources

Federal

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: Nov 15, 2019

Facility Registry Service/Facility Index: FINDS/FRS
The US Environmental Protection Agency (EPA)'s Facility Registry System (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, data collected from EPA's Central Data Exchange registrations and data management personnel.
Government Publication Date: Nov 6, 2019

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: Dec 31, 2017

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: Dec 31, 2017

Perfluorinated Alkyl Substances (PFAS) Water Contamination: PFAS WATER CONTAM

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: Dec 20, 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: Jan 8, 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: Sep 26, 2019

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: Jun 30, 2017

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 25, 2019

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: Nov 18, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

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 29, 2018

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: Oct 23, 2018

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: Nov 1, 2018

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 6, 2019

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: Jan 8, 2020

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: May 31, 2019

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: Oct 9, 2019

State

Dry Cleaning Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Feb 3, 2020

Delisted Drycleaners: DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Feb 3, 2020

Non-Toxic Dry Cleaning Incentive Program: DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Feb 28, 2018

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Nov 14, 2019

PFOA/PFOS Groundwater: PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.Y

Government Publication Date: Jan 15, 2020

Hazardous Waste and Substances Site List - Site Cleanup: HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Nov 26, 2019

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jan 16, 2020

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jan 15, 2020

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Oct 23, 2019

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical Cortese List: HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

California Environmental Reporting System (CERS) Hazardous Waste Sites: CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Nov 18, 2019

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites: DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker: GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Nov 14, 2019

Waste Discharge Requirements: WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Nov 14, 2019

Toxic Pollutant Emissions Facilities: EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2017

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Jun 30, 2018

Tribal

No Tribal additional environmental record sources available for this State.

County

Riverside County - Hazardous Waste Generator Sites List: RIVERSIDE HWG

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

Government Publication Date: Nov 27, 2019

Riverside County - Disclosure Facility List: RIVERSIDE HZH

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

Government Publication Date: Nov 27, 2019

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.

13.5 Regulatory Agency Records

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

STEVE VAN STOCKUM, DIRECTOR

RELEASE OF RECORDS RESPONSE

March 5, 2020

Service Request No: 47335

Advantage Environmental Consultants
145 Vallecitos De Oro
Suite 201
San Marcos, CA 92069
Attn: Keith Sy

Your request concerning **Hazardous Materials Management Records** has been received and a file search has been conducted. The appropriate action has been taken.

Site Address	City	Records Found
3175 Wilson Ave.	**Perris**	☐ **YES** ☒ **NO**

If no records are found, no further action will be taken.

If records are found, please contact our office at (951) 358-5055 to schedule a file review appointment. Records will be available for 30 days from the date of this letter, after which a new Records Request will need to be submitted.

** There is a clerical records research fee of **$.50 for the first page, plus $.10 per additional page **Records will not be made available until this fee is paid****

Other fees may apply

Note: Additional time for processing may be required

Appointments are scheduled in one (1) hour increments, not to exceed two (2) hours.

Environmental Protection & Oversight Division
Hazardous Materials Management Branch
Attn: Records Management
P.O. Box 7909
Riverside, CA 92513-7909
Ph: (951) 358-5055
Fax (951) 358-5342

*additional fees may include costs for appt. cancellation/no show, time per service, scan/fax/mail of documents, cd/dvd

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

KEITH JONES, DIRECTOR

Protecting People and the Environment

Records Request Acknowledgement Letter

February 28, 2020

Request No: **47335**

Request Date: **02/25/2020**

Advantage Environmental Consultants
145 Vallecitos De Oro
Suite 201
San Marcos, CA 92069
Attn: Keith Sy

Re: **3175 Wilson Ave., Perris**

We have received your request for records and a search of our files is being processed.

Once the research is completed, **you will be notified by mail** if records are or are not found.

Note: The files for Hazardous Materials Management Division began in 1986. Records for disclosure information of the cities of Corona 951-736-2220 and Riverside 951-826-5737 need to be directed to the City Fire Department.

Please direct any questions or correspondence to:

Riverside County Department of Environmental Health
Hazardous Materials Management Division
4065 County Circle Dr., Rm. 104
P.O. Box 7909
Riverside, CA 92513-7909
Attention: Records Management
Telephone: 951-358-5055 * Fax: 951-358-5017

You may visit our website at [illegible]

13.6 Aerial Photographs

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

2016

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

2012

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

2009

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

2005

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

2002

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

1997

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG

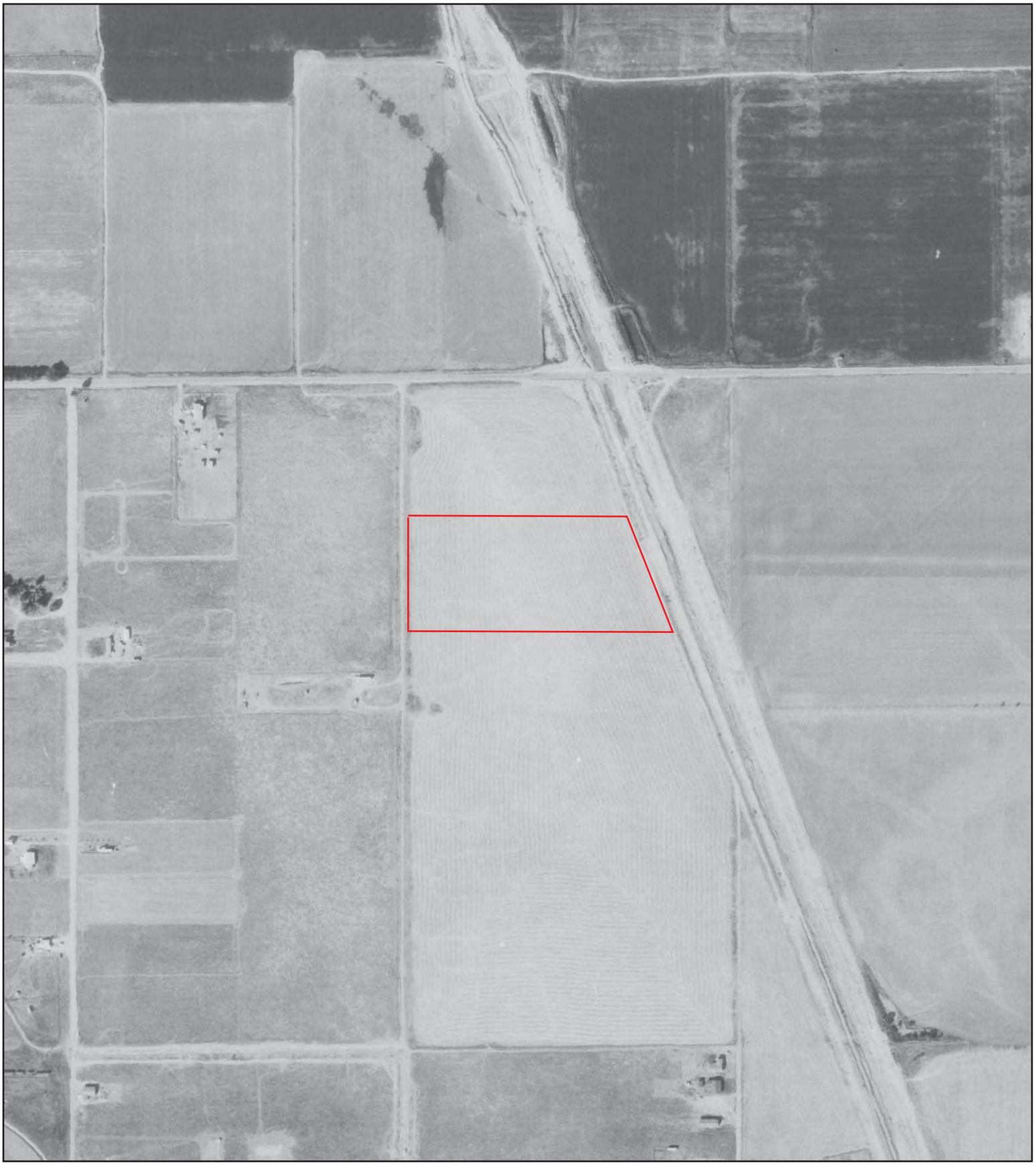
3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

1985

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

1980

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

1975

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 9,600 (1"=800')
www.historicalinfo.com

HIG

3175 Wilson Ave 3175 Wilson Ave Perris, CA	N	**1972** HIG Project # 2035491 Client Project # 20-064SD Approximate Scale 1: 9,600 (1"=800') www.historicalinfo.com	HIG

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

1966

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG

3175 Wilson Ave
3175 Wilson Ave
Perris, CA

N

1938

HIG Project # 2035491
Client Project # 20-064SD
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG

13.7 Qualifications of the Environmental Professionals

Advantage Environmental Consultants, LLC

ENVIRONMENTAL DUE DILIGENCE AND REMEDIATION SPECIALISTS

Keith Sy
Project Manager

EDUCATION

Bachelor of Science - Biology – University of California, Riverside, CA (1996)
California Professional Clear Single Subject Teaching Credential; Biological Sciences – Los Angeles Unified School District Intern Program (1999)

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

OSHA 40-hour Hazardous Waste Operations Worker and Annual Refreshers
API (American Petroleum Institute) Work Safe

PROFESSIONAL SUMMARY

Mr. Sy has been a project manager with Advantage Environmental Consultants (AEC) since May 2011. He has over 10 years of experience in the environmental sciences and consulting fields and is supported by Professional Geologists, Engineers and other technical team members of the AEC staff. His responsibilities at AEC include project management, technical oversight and quality control for assessment and remediation services. Mr. Sy also completes technical services (including field activities) required of select projects completed by AEC. Mr. Sy has also specialized in groundwater sampling while previously working with Blaine Tech Services. He was responsible for skilled use of purpose-built vehicles and equipment to perform groundwater sampling at a variety of sites throughout California while utilizing a variety of sampling protocols. Mr. Sy also has eight years experience as a high school science teacher with the Los Angeles Unified School District. He demonstrated extensive content knowledge through competent instruction of Honors Biology, Honors Integrated Science, and Advanced Placement Environmental Science.

PROFESSIONAL EXPERIENCE

Experience conducting, preparing, and reviewing environmental site inspections and technical reports of Phase I ESAs and Transaction Screens for various local and federal government entities, redevelopment agencies, affordable housing developers, environmental and land use attorneys, architectural and engineering firms, commercial lending institutions, conservancies, commercial/industrial real estate owners/managers, insurance companies, and real estate developers. Mr. Sy has conducted Phase I ESA's and related services in California, Arizona, Texas, and Washington.

Managed numerous Phase II subsurface investigations throughout Southern California including groundwater monitoring well installations and sampling, soil and soil vapor sampling, drilling activities, and has conducted oversight on remedial excavation and construction projects. Mr Sy has experience utilizing a variety of field instrumentation for such projects including photoionization detector (PID), a variety submersible water pumps, interface probe, water level meter, flow cell and water quality meters for groundwater sampling, dust monitors, and XRF analyzer.

Vista Burn Site "French Field", Oceanside, California
AEC was contracted to provide environmental oversight for remediation activities at the former 10 acre, Vista Burn Dump in Oceanside, CA. The site was historically used as a burn dump by the County of San Diego from 1944-1967. The site was then leased for use as baseball fields in 1974 with fill material and grading used in construction of the ball fields. Little League activities were later ceased at the site as refuse and contaminated soils were discovered. The remediation project involved containment of contaminated soils by consolidation and capping the area with a one foot minimum layer of clean fill soil for development of the site as new little league baseball fields. Mr. Sy's oversight activities included monitoring field activities of contractors, quality assurance of segregation of contaminated and non impacted soils, and air quality monitoring during the construction activities. The effectiveness of fugitive dust control measures were observed through collection of real time data with a portable dust monitor to limit exposure to contaminated fugitive dust as approved by the DTSC. Meteorological measurements were recorded with an anemometer. The placement of PVC markers at the base of the cap was also observed. These markers would indicate the extent of the minimum one foot clean fill cap. Exposures of these markers through wear of the site and would indicate the need for additional clean fill to be added to maintain the integrity of the cap.

845 Morena Boulevard, San Diego, California
Mr. Sy has been involved in this Phase II subsurface investigation of this UST impacted site. He first worked at the site with Blaine Tech to conduct the initial sampling of the new groundwater wells as contracted by AEC. Later with AEC, he aided in the oversight of the installation of 4 new monitoring wells, conducted soil profiling and soil sampling during the drilling of each well. He also supervised well development and surface completion of each well. Mr. Sy then conducted oversight of quarterly groundwater sampling events at the site.

Parcel 9, Broadway and Pacific Highway, San Diego, California
Mr. Sy executed the county approved Soil Management Plan (SMP) drafted by AEC and conducted remedial excavation oversight for the construction of a mixed use high rise development in downtown San Diego. The project entailed the excavation of a 60,000 square foot city block to excavation depths ranging from 35 to 43 feet below existing street grades. Management activities overseen by Mr. Sy included the following:

- Characterization of lead contaminated fill material for removal soil sampling activities, data logging and reporting.
- Contractor completed excavation, segregation, stockpiling and loading of contaminated soil which was subsequently transported and disposed/recycled at off-Site licensed receiving facilities.
- Excavation, segregation, stockpiling and export of non-contaminated soil generated during excavation activities.

Advantage Environmental Consultants, LLC
ENVIRONMENTAL DUE DILIGENCE AND REMEDIATION SPECIALISTS

DANIEL A. WEIS, R.E.H.S.
Branch Manager – Western Regional Office

EDUCATION

- Bachelor of Arts - University of Delaware, Newark, DE (1995)
- Master of Science – Public Health, San Diego State University, San Diego, CA (1998)

PROFESSIONAL REGISTRATIONS, LICENSES, AND CERTIFICATIONS

- Registered Environmental Health Specialist #8172 in the State of California
- OSHA 40-hour Hazardous Waste Operations Worker and Supervisor Certifications and Annual Refreshers

PROFESSIONAL SUMMARY

Mr. Weis is the branch manager of AEC's western regional office based in the City of San Marcos, San Diego County, California. He has 20 years of experience in the environmental sciences and consulting fields and is supported by Professional Geologists, Engineers and other technical team members of AEC staff. His responsibilities at AEC include client development and management, project management, technical oversight and quality control for assessment, remediation and construction oversight services, project staffing, and office financial management. Mr. Weis also completes technical services (including field activities) required of select projects completed by AEC. He has a proven ability to manage multiple personnel and technical projects, negotiate with regulatory agencies and maintain strong and trusting client relationships. Such clientele include but are not limited to local government entities, developers (affordable housing and market rate), Federal government entities, law firms, architectural and engineering firms, commercial lending institutions, conservancies, commercial/industrial real estate owners/managers, insurance companies, wireless telecommunication carriers and other real estate developers. He is also very experienced in the completion of assessment, construction and remediation quality assurance during the completion of urban redevelopment/brownfields projects, many of which have been located in downtown areas of San Diego, Los Angeles, Oakland, San Francisco, and other urban communities throughout the State of California.

PROFESSIONAL EXPERIENCE SUMMARY

Mr. Weis has completed or managed over 2,000 due diligence related environmental assessments and has completed or managed over 500 subsurface environmental investigations of soil gas, soil, groundwater and other media. Such investigations have also included human health and ecological risk assessments, evaluations of indoor air conditions based on interpretations of subsurface conditions, underground storage tank (UST) evaluation/closure and hazardous waste characterization/management. Subsurface activities performed include the completion of soil borings using various drilling technologies, soil and groundwater sampling, installation and sampling of groundwater monitoring wells, free product evaluations, exploratory trenching and real-time delineation using mobile analytical laboratories and other soil screening technology. Assets evaluated include industrial, commercial, residential, agricultural and vacant land sites throughout the State of California and numerous additional states of the Nation, with many of the assessments completed under the regulatory oversight of local environmental regulatory agencies, the California

Regional Water Quality Control Boards (RWQCBs) and the California Environmental Protection Agency Department of Toxic Substances Control (DTSC). Mr. Weis has also conducted and/or managed hundreds of public/environmental health related assessments including electromagnetic field surveys, radionuclide surveys, indoor air quality investigations, radon surveys, drinking water assessments, asbestos containing materials (ACM) and lead-based paint (LBP) surveys and mold/microbial evaluations.

Mr. Weis has managed over 100 remediation or construction management related projects primarily related to source removal of subsurface contaminants including but not limited to petroleum hydrocarbons, chlorinated solvents, heavy metals, organochlorine pesticides and other agricultural related chemicals, dioxins and furans and polychlorinated biphenyls (PCBs). Cost effective solutions and various remedial action options are provided prior to remedial action implementation. He is very proficient in developing remediation cost estimates and evaluating multiple remedial strategies on specific projects and conducting budget tracking to ensure the accuracy of such estimates during remedial implementation. Mr. Weis also assists clients with the preparation of contractor bid specifications, contractor bid and change order reviews for such projects, contractor agreements and project status reports/updates and has conducted presentations to client personnel, regulatory agencies and/or the public pertaining to such remediation related projects. He has also assisted numerous clients in cost recovery efforts from private parties and State/Federal funding programs for environmental assessment and remediation work and has served as an expert witness during legal proceedings (including mediation and jury trial settings) pertaining to environmental related claims. Site specific project descriptions and information is available upon request. Client references are also available upon request.

SPECIFIC PROJECT EXPERIENCE

- 14th and Island, San Diego, California – Development of Site Mitigation Plan, contaminated soil management and disposal concurrent with site construction activities at the superblock construction site in downtown San Diego and achievement of regulatory closure with the County of San Diego Department of Environmental Health.

- 2198 Market Street, San Francisco, California – Phase I and II Environmental Site Assessments, supplemental subsurface investigation, Site Mitigation Plan development, contaminated soil management and disposal concurrent with site construction activities and negotiation/achievement of regulatory closure with the City of San Francisco Department of Public Health.

- Former EZ Serve, 9305 Mission Gorge Road, Santee, California – Closure report preparation and San Diego Regional Water Quality Control Board interface and negotiation/achievement of regulatory closure under State of California low-threat policy.

- French Field – Former Vista Burn Dump, Oceanside, California – Oversight of the capping of a former burn dump/landfill facility and restoration for public use as a sports facility. Negotiation and achievement of regulatory closure with the California Department of Toxic Substances Control with concurrence from the San Diego Regional Water Quality Control Board and the County of San Diego Local Enforcement Agency.

- Indoor Skydiving Facility, 1401 Imperial Avenue, San Diego, California – Development of Soil Management Plan and contaminated soil management and disposal concurrent with site construction activities in downtown San Diego.

- Lemon Grove Avenue Realignment Project, Lemon Grove, California – Development of Impacted Soil Management Plan, Community Health and Safety Plan and Worker Health and Safety Plan and oversight of the implementation of such plans during construction activities.

- North Side Interior Road and Utilities Project at San Diego International Airport, San Diego, California - Subsurface assessment, development of Soil Management Plan and Work Health and Safety Plan and implementation and monitoring of soil management strategies.

- Olympic and Hill, Los Angeles, California – Removal of multiple underground storage tanks and underlying contaminated soil and achievement of regulatory closure with the City of Los Angeles Fire Department.

- San Ysidro - U.S. Land Port of Entry, San Diego, California – Subsurface assessment and development and implementation of soil management strategies.

- Tabata Ranch Site, Carlsbad, California – Development of Soil Management Plan and Community Health and Safety Plan, completion of soil removal action of petroleum hydrocarbon impacted soil, oversight and management of selective reuse and replacement of pesticide impacted soil and subsequent export of inert soils and achievement of regulatory closure with the County of San Diego Department of Environmental Health. Consent to discharge inert soils at an off-site receiving location was granted by the San Diego Regional Water Quality Control Board.

- VA Medical Center Long Beach, 5901 East 7th Street, Long Beach, California - VA Long Beach: Seismic Corrections – Mental Health, Community Living Center and Chiller Replacements Project – Asbestos containing materials and lead-based paint surveys and preparation of abatement contractor bid specifications.

PUBLICATIONS

- Gersberg, R.M., Brown, C., Zambrano, V., Worthington, K., and Weis, D. (2000) Quality of urban runoff in the Tijuana River watershed. In Westerhoff, P. (editors), SCERP Monograph Series (no.2) on Water Issues Along the United States and Mexico Border. : Southwest Center for Environmental Research and Policy, 31-45.
- Weis, D.A., Callaway, J.C., and R.M. Gersberg (2001). Vertical Accretion Rates and Heavy Metal Chronologies in Wetland Sediments of the Tijuana Estuary. Estuaries 24(6A).
- Gersberg, R.M., Pitt, J.L., Weis, D.A., and D.D. Yorkey. Characterizing In-Stream Metal Loading in the Tijuana River Watershed. (2002). National TMDL Science and Policy Conference, Specialty Conference Proceeding on CD Rom, November 13-16, Phoenix, Arizona

AFFILIATIONS

Building Industry Association
San Diego Environmental Professionals
San Diego Housing Federation

PROFESSIONAL REFERENCES

Available On Request

Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

Not Applicable

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation

R 07 W | R 06 W | R 05 W | R 04 W | R 03 W | R 02 W | R 01 W | R 01 E | R 02 E | R 03 E | R 04 E | R 05 E

T 01 S
T 02 S
T 03 S
T 04 S
T 05 S
T 06 S
T 07 S
T 08 S

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

0.85 MiraLoma
0.61 RiversideNorth
0.54 RiversideSouth
0.88 PradoDam
0.51 Woodcrest
0.50 LakeMathews
0.68 PigeonPass
0.66 MorenoEast
0.68 PerrisReservoir
0.85 Beaumont
0.87 VistaGrandeGS
0.70 SanJacintoNWS
1.18 Idyllwild
0.90 HurkeyCreek
0.65 Anza
0.58 SunCity
0.68 Winchester
0.70 ElsinoreNWS
1.11 ElCarisoStation
0.77 WildomarLaCresta
0.52 SkinnerLake
0.77 SantaRosaPlateau
1.00 TemeculaNWS
0.64 AguangaValley

PROJECT SITE

Santa Ana River Watershed
Santa Margarita Watershed

JURUPA VALLEY | EASTVALE | NORCO | CORONA | RIVERSIDE | MORENO VALLEY | CALIMESA | BEAUMONT | SAN JACINTO | PERRIS | HEMET | CANYON LAKE | LAKE ELSINORE | MENIFEE | WILDOMAR | MURRIETA | TEMECULA

Rain Gage Locations

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Isohyetal Map for the 85th Percentile 24 hour Storm Event

July 2011

Santa Ana Watershed - BMP Design Volume, V_{BMP}

(Rev. 10-2011)

Legend: Required Entries / Calculated Cells

*(Note this worksheet shall **only** be used in conjunction with BMP designs from the **LID BMP Design Handbook**)*

Company Name	Albert A. Webb Associates	Date	3/30/2021
Designed by	TSW	Case No	21-00001
Company Project Number/Name	FIR Wilson 2		

BMP Identification

BMP NAME / ID: BMP-A

Must match Name/ID used on BMP Design Calculation Sheet

Design Rainfall Depth

85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E

D_{85}= 0.65 inches

Drainage Management Area Tabulation

Insert additional rows if needed to accommodate all DMAs draining to the BMP

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	Design Storm Depth (in)	Design Capture Volume, V_{BMP} (cubic feet)	Proposed Volume on Plans (cubic feet)
L-A	26,670	Ornamental Landscaping	0.1	0.11	2945.9			
H-A	155,730	Concrete or Asphalt	1	0.89	138911.2			
R-A	151,000	Roofs	1	0.89	134692			
BMP-A	8,670	Ornamental Landscaping	0.1	0.11	957.7			
SR-A	19,050	Ornamental Landscaping						
361120		**Total**			**277506.8**	**0.65**	**15031.6**	**15035**

Notes:

Bioretention Facility - Design Procedure	BMP ID: BMP-A	Legend:	Required Entries / Calculated Cells

Company Name:	Albert A. Webb Associates	Date:	3/30/2021
Designed by:	TSW	County/City Case No.:	21-00001

Design Volume

Enter the area tributary to this feature	A_T=	8.3	acres
Enter V_{BMP} determined from Section 2.1 of this Handbook	V_{BMP}=	15,035	ft^3

Type of Bioretention Facility Design

(●) Side slopes required (parallel to parking spaces or adjacent to walkways)

( ) No side slopes required (perpendicular to parking space or Planter Boxes)

Bioretention Facility Surface Area

Depth of Soil Filter Media Layer	d_S =	3.0	ft
Top Width of Bioretention Facility, excluding curb	w_T =	50.0	ft
Total Effective Depth, d_E $d_E = (0.3) \times d_S + (0.4) \times 1 - (0.7/w_T) + 0.5$	d_E =	1.79	ft
Minimum Surface Area, A_m $A_M\ (ft^2) = \frac{V_{BMP}\ (ft^3)}{d_E\ (ft)}$	A_M =	8,419	ft^2
Proposed Surface Area	A=	8,670	ft^2

Bioretention Facility Properties

Side Slopes in Bioretention Facility	z =	4	:1
Diameter of Underdrain		6	inches
Longitudinal Slope of Site (3% maximum)		0	%
6" Check Dam Spacing		0	feet
Describe Vegetation:			

Notes:

Weir Inlet
Ponding Depth Calculation

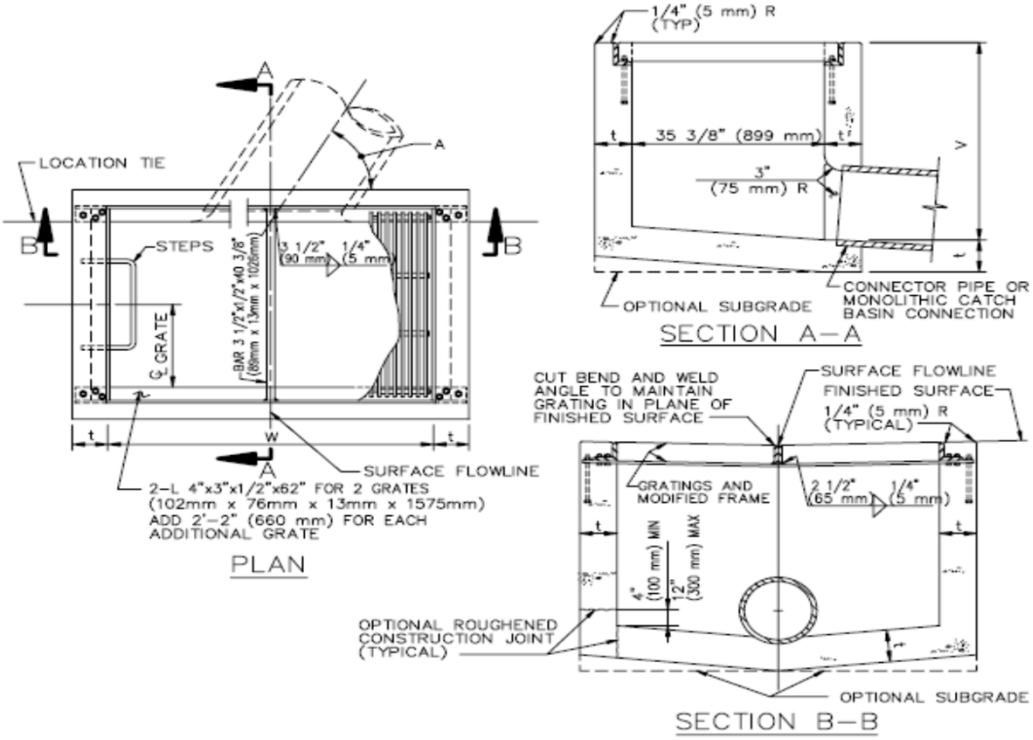
Designer:	TSW
Date:	3/30/2021
Project:	FIR Wilson 2.0
Location:	Outlet Structure for WQ Basin A

OUTLET STRUCTURE PONDING DEPTH SPPWC 305-3

DISCHARGE (cfs)		16.9	
NUMBER OF GRATES		3	
LENGTH (ft)		18.813	
WEIR COEFFICIENT	C	3	
WEIR LENGTH	L	18.813	ft^2
HEAD	h	0.45	ft
Flow	Q	16.90	cfs

$$Q = C L (h)^{3/2}$$

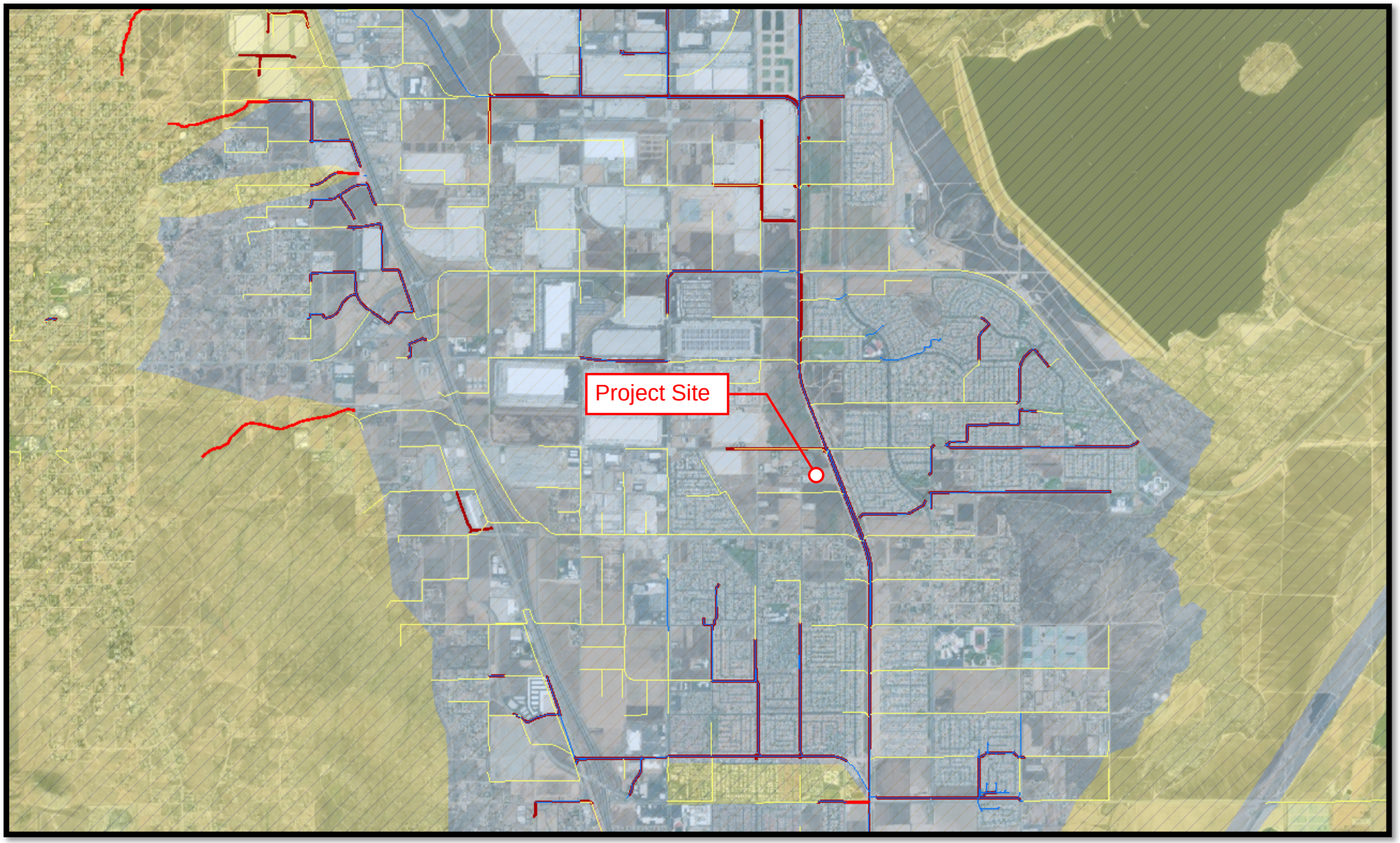
Top of Weir Elevation: 1435.8
Water Surface Elevation: 1436.25



Appendix 7: Hydromodification

Supporting Detail Relating to Hydrologic Conditions of Concern

HCOC Exemption Map



Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

To be included in FWQMP

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanisms

To be included in FWQMP

Appendix 10: Educational Materials

BMP Fact Sheets, Maintenance Guidelines and Other End-User BMP Information

To be included in FWQMP