

Appendix F

Regulatory/Historical Review and Environmental Opinion

June 21, 2019

Debbie Kinsinger
Kinsinger Environmental Consulting
5700 Baltimore Dr. #53
La Mesa, California 91942

Re: Regulatory/Historical Review and Environmental Opinion
15749 Grand Avenue
Lake Elsinore, California
AEC Project No. 19-315SD

Dear Mr. Kinsinger:

Advantage Environmental Consultants, LLC (AEC) has completed an environmental review of the property located at 15749 Grand Avenue in Lake Elsinore, California (Site). The Site is a reported 12.55 acres in size and is further identified by County of Riverside Assessor's Parcel Numbers 381-320-020 and -023. The Site is situated generally north of Lake Terrace Drive, south of Grand Avenue, east of Macy Street and west of Ortega Highway (Highway 74).

Site Reconnaissance

A reconnaissance of the Site was conducted by Kinsinger Environmental Consulting. The Site was examined for evidence of the following potential environmental concerns:

Conditions	Not Observed or Noted	Observed or Noted	Significant Concern?
Hazardous Substances/Petroleum Products	X		--
Waste Generation/Storage/Disposal	X		--
Aboveground Storage Tanks	X		--
Underground Storage Tanks	X		--
Polychlorinated Biphenyl 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		--

Conditions	Not Observed or Noted	Observed or Noted	Significant Concern?
Non-Hazardous Solid Waste Disposal Areas	X		--
Drinking Water Systems/Water Wells	X		--
Other Wells		X	No

No significant environment concerns were noted during the Site reconnaissance. Several groundwater monitoring wells were observed on site that were drilled to document depth to water table.

Regulatory Database Review

AEC reviewed Federal, State and local-level environmental databases searched by Environmental (EDR) for information pertaining to documented and/or suspected releases of regulated hazardous substances and/or petroleum products at the Site and within specified search distances from the Site.

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 identifies within the specified search radii were evaluated as part of the preparation of this report.

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
Delisted NPL	One mile
Superfund Enterprise Management System (SEMS) Former CERCLIS	One-half mile
Superfund Enterprise Management System Archive (SEMS ARCHIVE) Former CERCLIS NFRAP	One-half mile
Resource Conservation and Recovery Act (RCRA) CORRACTS Hazardous Waste Treatment, Storage and Disposal (TSD) Facilities	One mile
RCRA non-CORRACTS Hazardous Waste TSD Facilities	One-half mile
RCRA Hazardous Waste Generators (RCRA GEN)	One-eighth mile
Emergency Response Notification System (ERNS)	One-eighth mile
Federal Institutional/Engineering Control Registries (IC/EC)	One-half mile

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-equivalent NPL and CERCLIS (RESPONSE and Envirostor)	One mile

State/Local Databases	Search Distance From Site
State Voluntary Cleanup Sites (VCP)	One-half mile
State Landfill and/or Solid Waste Disposal Sites (SWF/LF)	One-half mile
State Leaking Storage Tank (LUST, SLIC, SAM)	One-half mile
State Registered Storage Tank (UST, AST)	One-eighth mile
State Brownfields	One-half 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 EDR reports. In addition, several non-ASTM databases were searched that are not listed in the table above. Descriptions of these databases and dates that these databases were updated are also included in the EDR report.

The Site is not listed on any of the standard ASTM or non-ASTM databases searched by EDR. Several listings mapped between one-eighth to one mile from the Site were listed on various regulatory databases. Such properties are not considered to be of likely environmental concern to the Site. This opinion is 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.

Historical Review

A review of a historical aerial photographs and topographic maps indicates that the Site was formerly utilized for agricultural purposes prior to its current condition. 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 of pesticides was observed on the property during the Site reconnaissance or based on regulatory and historical research reviews. However, if the client desires a higher level of confidence regarding the potential presence of residual agricultural chemicals in Site soils, sampling and analysis can be performed.

Site Owner Interview

The Site owner is unaware of environmental concerns in connection with the Site.

Environmental Opinion

Based on the resources consulted during this assessment, AEC has not identified significant environmental concerns associated with the Site. As stated previously, if the

client desires a higher level of confidence regarding the potential presence of residual agricultural chemicals in Site soils, sampling and analysis can be performed.

User Reliance and Limitations

This report was prepared for use solely and exclusively by the client. The report is not for the use or benefit of, nor may it be relied upon by, any other person or entity for any purpose without the advance written consent of AEC. This report was conducted in accordance with the scope of services described in the proposal for the completion of this evaluation. No other warranties either express or implied, are made by AEC. AEC's evaluations, analyses, and opinions should not be taken as representations regarding actual subsurface conditions beneath the Site or the value of the Site. Subsurface conditions may differ from the conditions implied by the regulatory records documentation, and can only be reliably evaluated through intrusive techniques. 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. The scope of services completed as part of this also does not represent one of the practices that constitutes "all appropriate inquiry into the previous ownership and uses of the Site consistent with good commercial or customary practice" as defined in 42 USC Section 9601(35)(B); and consequently, does not satisfy the requirements that permit the user to qualify for the innocent landowner defense or other regulatory immunities under CERCLA liability.

Closure

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

Sincerely,

Advantage Environmental Consultants, LLC



Daniel Weis
Branch Manager
Western Regional Office

Attachment:

Regulatory Database Report