

APPENDIX 17.0

PHASE I

ENVIRONMENTAL SITE ASSESSMENT



A Universal
Engineering
Sciences
Company

Construction Testing & Engineering, Inc.

Inspection | Testing | Geotechnical | Environmental & Construction Engineering | Civil Engineering | Surveying

January 22, 2022

CTE Project No. 40-3786E

Somar Land Group, Inc.
c/o: Mr. Stephen Macie
302 Hollister Street
San Diego, CA 92154

Subject: Interim Update of Phase 1 ESA Report
Clinton Keith Marketplace (Formerly the Commons at Hidden Springs)
NWC of Clinton Keith Road & Hidden Springs Road
Wildomar, California
APN 380-110-004, -009, -010, -014, &-016

Reference: Phase 1 Environmental Site Assessment
The Commons at Hidden Springs
NWC of Clinton Keith Road & Hidden Springs Road
Wildomar, California
APN 380-110-004, -009, -010, -014, &-016
Prepared By: CTE, South, Inc. dated: July 15, 2020

Dear Mr. Macie:

As requested, Construction Testing & Engineering, Inc. (CTE) has prepared this interim update letter for the referenced report. It is our understanding that the City of Wildomar is requesting an update to the Phase 1 ESA to be within six months of submittal. The purpose of this letter report is to present additional findings as appropriate to the findings presented in the above-referenced report.

SITE AND PROPOSED CONSTRUCTION

The site is on the NWC of Clinton Keith Road & Hidden Valley in the City Wildomar, California. The site development consists of a proposed commercial development which includes 7 buildings with a revised building square footage of 66,173 sq feet. The project name has been changed from The Commons at Hidden Springs to Clinton Keith Market Place

SCOPE OF SERVICES

Our scope of services was to perform an update review of the existing Phase 1 ESA report. No sampling has been performed as part of this update. Our services consisted of the following tasks:

- Review the existing (referenced)Phase 1 ESA report.
- Perform site walk through to determine if site condition has changed.
- Perform and review updated (EDR) Records review and update. (In process)
- Prepare this update letter report for the project.

Our update comments are as follow:

- Based on our site walk through of January 17, 2022 no changes to the site usage, apart from weed abatement, has occurred on the site.
- That information is reported as a data gap in the original report because it could not be resolved. The data gaps remain unresolved.
- Statement of regional history with respect to usage of OCP's in the region does not confirm the use or nonuse of OCP's on a particular site. Identification of OCP's on the site can only be verified by chemical analysis which is beyond the scope of a Phase I ESA and not a part of the geotechnical investigation.
- When reports are in over a year old an updated record review is required which is currently in process.

If not explicitly modified herein recommendations presented the original report remain valid.

We appreciate the opportunity to be of service on this project. If you have questions regarding the content of this update report, please do not hesitate to contact the undersigned.

Respectfully submitted,
CONSTRUCTION TESTING & ENGINEERING, SOUTH, INC.

Dharmesh Amin

Dharmesh Amin MS, PE, GE
Principal Engineer



Vincent J. Patula

Vincent J. Patula, EG
Senior Engineering Geologist

