

Phase I Environmental Site Assessment

Building 17 Site

Majestic Freeway Business Center

Perris, California 92570

Assessor Parcel Numbers (APNs): 314-100-082 and -084

Majestic Realty Co.

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Project No. 01222155.00 | July 5, 2022

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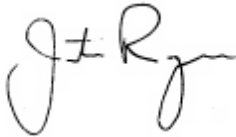
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This Phase I Environmental Site Assessment Report for the undeveloped Building 17 site located at the Majestic Freeway Business Center in Perris, California, dated July 5, 2022, was prepared by Tyler Watkins and reviewed by Justin Rauzon.

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



Tyler Watkins
Senior Project Professional
SCS ENGINEERS



Justin Rauzon, R.E.P.A.
Senior Project Manager
SCS ENGINEERS

EXECUTIVE SUMMARY

SCS Engineers (SCS) was retained by Majestic Realty Co. (Majestic) to prepare a Phase I Environmental Site Assessment (Phase I ESA) of the undeveloped Building 17 Site located at the Majestic Freeway Business Center in Perris, California (the "Property"). This assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries, and in general conformance with ASTM E1527-13.

The Property encompasses 14.54 acres of largely undeveloped land located east of Harvill Avenue and north of an unnamed, short, dead-end cul-de-sac. The 215 Freeway borders the Property to the east. The Property is located within the Majestic Freeway Business Center.

The Property was undeveloped or agricultural land from the late-1800s. By 1901, a small structure, likely a rural residence, was located on the southwestern portion of the Property (18240 Seaton Avenue). By 1942, three small structures were present on the southwestern portion of the Property. Building permits for the installation of manufactured homes on the Property were issued in the late 1970s. By 1985, four buildings were located on the Property, in different locations than previous buildings, likely the manufactured homes and detached garage mentioned in building permits. Between 1980 and 1990, Atchley Trucking was listed as the occupant of the Property. By 1990, some of the buildings on the Property were removed, and by 2006 no structures remained on the Property. The Property has been vacant and undeveloped since 2006.

SCS reviewed previous environmental reports provided by Majestic. In 2004 and 2005, SCS performed a Phase I ESA and Phase I ESA update that included nearby areas and portions of the Property, totaling approximately 250 acres, which was to become the Majestic Freeway Business Center. At the time of the 2005 inspection, the general area was largely vacant, undeveloped, and overgrown with natural vegetation. Much of the area had been historically used for agricultural purposes. During the 2005 site inspection, SCS identified residences on several parcels along Harvill Avenue between Old Oleander Avenue and Nance, in the area of the Property.

Regulatory database information identified few known and suspected contamination sites in the area surrounding the Property. Based on a review of the available information, it is unlikely that any of these sites has negatively affected the environmental condition of the Property.

Conclusions

In summary, SCS performed a Phase I Environmental Site Assessment of the Building 17 site located in Perris, California, in conformance with the scope and limitations of 40 CFR 312 and ASTM E1527-13. Any exceptions to, or deletions from, this practice are described in Section 5 of this report.

In the opinion of the Environmental Professionals, this assessment has revealed no evidence of conditions indicative of recognized environmental conditions. Further investigation is not recommended.

1 INTRODUCTION

SCS Engineers (SCS) was retained by Majestic Realty Co. (Majestic or the “User”) to prepare a Phase I Environmental Site Assessment (Phase I ESA) of the undeveloped Building 17 Site located at the Majestic Freeway Business Center in Perris, California (the “Property”). A location map for the Property is presented as **Figure 1** in **Appendix A**. This assessment was performed in conformance with 40 CFR 312, Standards for Conducting All Appropriate Inquiries (AAI), and in general conformance with ASTM E1527-13.

2 PURPOSE

This Phase I ESA is intended to constitute appropriate inquiry into the previous ownership and uses of the Property, as required to support the assertion of the innocent landowner, contiguous property owner, and/or bona fide prospective purchaser defenses to liability (collectively the landowner liability protections, or LLPs) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA a.k.a. Superfund), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA), and the Small Business Liability Relief and Brownfields Revitalization Act of 2002.

The purpose of this investigation was to identify conditions indicative of releases or threatened releases of hazardous substances as defined in CERCLA Section 101, and petroleum products, on, at, in, or to the Property.

If known or suspected contamination is identified, Users seeking to maintain LLPs have responsibilities in addition to completion of an AAI-compliant Phase I ESA. These “continuing obligations” include taking “appropriate care” and “reasonable steps” with respect to known or suspected releases of hazardous substances during the term of property ownership. In addition to these requirements under federal law, there are different requirements under state law with respect to liability protections. On request, SCS can provide support for clients with continuing obligations, as appropriate.

3 SCOPE OF SERVICES

This Phase I ESA is based on:

- Interviews with past and/or present owners, operators, and/or occupants of the Property.
- Reviews of federal, tribal, state, and local government records.
- Visual inspections of the Property and adjoining properties performed on June 17, 2022.
- Review of historical Property use information (topographic maps, aerial photographs, fire insurance maps, existing reports, etc.).
- Commonly known or reasonably ascertainable information about the Property (e.g., interviews with appropriate regulatory agency personnel and review of agency files review of available documents, interviews with other knowledgeable persons).
- Degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation.
- Information provided as a result of the additional inquiries conducted by the User.

4 SPECIAL TERMS AND CONDITIONS

This Phase I ESA for the Building 17 Site, located in Perris, California, has been prepared specifically for Majestic Realty Co. The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented herein.

No other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content, or information embedded therein. Third parties use this report at their own risk. Third party reliance letters may be issued on request to SCS subject to approval of Majestic Realty Co. and payment to SCS of a fee for such letters.

5 LIMITATIONS AND ASSUMPTIONS

The investigation focuses on releases and threatened releases of hazardous substances or petroleum products that could be considered a recognized environmental condition (REC) and/or a liability due to their possible presence in significant concentrations (e.g., above acceptable limits set by the federal or state government) or due to the potential for contaminant migration through exposure pathways (e.g., soil vapor migration or groundwater ingestion). Materials that may contain substances which are not currently deemed hazardous by the U.S. Environmental Protection Agency (EPA) or California Environmental Protection Agency (CalEPA) were not considered as part of this study.

Unless specifically included in our scope of services, formal surveys for asbestos-containing materials, lead-based paints, fire safety, vapor intrusion, indoor air quality, mold, and similar matters were not part of this assessment. The Property was not evaluated for compliance with land use, zoning, wetlands, or similar laws. This report is not intended to be an environmental compliance audit.

Hazardous substances naturally occurring in plants, soils, and rocks (e.g., heavy metals, naturally occurring asbestos, or radon) are not typically considered in these investigations. Similarly, construction debris (e.g., discarded concrete, asphalt, etc.) is not considered to be of concern unless observations suggest that hazardous substances are likely to be present in significant concentrations.

Unless otherwise noted, sampling and laboratory analyses of soil, water, air, building materials, or other media, were not performed as part of this investigation. Positive identification of hazardous substances can only be accomplished through sampling and appropriate laboratory analysis.

SCS Engineers assumes no responsibility for the accuracy of information obtained from, compiled by, or provided by third-party sources, such as regulatory agency listings. Unless obviously inaccurate or if information exists to the contrary, SCS Engineers assumes that information collected during this environmental site assessment is accurate and correct. Unless warranted, information collected has not been independently validated as part of this assessment.

The following information is the responsibility of the User (40 CFR 312.22) and is not included in this Phase I ESA:

- Specialized knowledge or experience of the User.

- The relationship of the purchase price to the fair market value of the Property. The purchaser of a Property is required to consider whether any differential between the purchase price and the fair market value of the Property is due to the presence of releases or potential releases of hazardous substances at the Property.

Certain other limitations could affect the accuracy and completeness of this report, as follows:

- Site Access Limitations – None.
- Physical Obstructions to Observations – None.
- Outstanding Information Requests – SCS submitted a record request for RCDEH files related to 18240 Seaton Avenue, the only known historical address associated with the Property. As of the time this report was prepared, that request remains pending. RCDEH has had slow response times since the onset of the COVID-19 pandemic. Based on the other information reviewed, including previous environmental reports, SCS does not consider this a significant data gap.
- Historical Data Sources Failure – None.
- Other Limitations – None.

6 GENERAL SITE CHARACTERISTICS

SITE LOCATION

The Property is located east of Harvill Avenue and north of an unnamed, short, dead-end road. The 215 Freeway borders the Property to the east. The Property is located within the Majestic Freeway Business Center. It has been assigned San Bernardino County tax assessor parcel numbers (APNs): 314-100-082 and -084. An APN map is provided as **Figure 2** in **Appendix A**.

GENERAL SITE DESCRIPTION

The Property encompasses 14.54 acres of largely undeveloped land, mostly covered with dry vegetation. Historical address 18240 Seaton Avenue is associated with the Property.

ADJOINING PROPERTY USE

- North – AOC LLC, a styrene distribution facility, adjoins the Property to the north (18080 Harvill Avenue). Several truck tankers were observed on the AOC facility during the site inspection.
- South – A warehouse occupied by Exel Worksite, a home goods distribution center, adjoins the Property to the south (18310 Harvill Avenue).
- East – A railroad right-of-way and the Interstate 215 Freeway (I-215 Freeway) adjoin the Property to the east. Various industrial businesses, including iQ Power Tools (4635 Wade Avenue), West Tow Inc. (4615 Wade Avenue), So Cal Manufactured Housing (4605 Wade Avenue), and Timmons Wood Products (4675 Wade Avenue) are located east of the I-215 Freeway.
- West – Harvill Avenue adjoins the Property to the west. Undeveloped land is located west of Harvill Avenue. Historical address 18131 Harvill Avenue is associated with the adjoining site to the west.

7 PHYSICAL SETTING

PHYSIOGRAPHIC SETTING

According to the U.S. Geological Survey (USGS), Steele Peak, California 7.5-minute topographic maps, the Property is located in the northern portion of the Moreno Valley (also known as the Perris Valley) at an elevation of approximately 1,525 feet above mean sea level. Site topography is generally flat with a slight regional slope to the east.

GEOLOGY AND SOILS

According to the Dibblee Geologic Map of the Steele Peak Quadrangle (2003), the Property is underlain by unconsolidated Quaternary alluvial surficial sediments and older surficial sediments consisting of sand that is commonly pebbly and alluvial fan gravel at the base of hill terranes. The Moreno Valley is filled with alluvium to an average depth of 1,500 feet below ground surface (bgs). The alluvium consists of alternating layers of impermeable, fine-grained, clay-rich strata and permeable zones of sand and gravel, which represent buried stream channels. These permeable zones occur as lenses and stringers that are not laterally or vertically continuous over extensive areas.

GROUNDWATER

The Property lies within the Perris North Groundwater Basin. The alluvial deposits in the Moreno Valley contain large quantities of aquifer water that is widely used as a water supply. Based on review of recent data contained in the March Air Reserve Base Groundwater Monitoring Program Report, groundwater is estimated to be approximately 120 feet bgs in the vicinity of the Property. Direction of groundwater flow is anticipated to be to the east-southeast.

RADON

According to the California Department of Public Health's February 2016 Radon Program report, screening in the area of the Property (92570 zip code) found no locations (out of five tested) where buildings had radon levels greater than or equal to 4 picocuries per liter (pCi/L), the EPA action level (**Appendix D**). The maximum radon result for the Property's zip code was 1.7 pCi/L. Note that elevated radon levels may also be attributed to other radon sources such as leaking natural gas or numerous building products such as drywall, cinderblock, concrete floors, brick, or stone products. Based on the available information, elevated radon gas is not expected in the area of the Property.

8 SITE INSPECTION

Christopher Virgen and Justin Rauzon of SCS conducted an inspection of the Property and surrounding area on June 17, 2022. An aerial image showing the Property is provided as **Figure 3** in **Appendix A**. Photographs of the Property are provided in **Appendix B**.

Access to the Property was authorized by Ms. Linda Casey of Majestic. At the time of the site inspection, the Property was largely vacant and undeveloped. It is mostly covered with dry, brushy vegetation. A few trees are located on the central and western portions of the Property.

A degraded asphalt driveway was present on the southwestern portion of the Property. Concrete foundation remnants of two former structures are located on the western-southwestern portions of the Property. An abandoned natural gas conduit and electrical utility box were observed near one of

the foundations. A hardpan area of compacted sand without vegetation was noted to the southeast of the southern building foundation.

HAZARDOUS SUBSTANCES

One empty 5-gallon motor oil container was observed along the western edge of the Property. A small area of stained soil was present near the container. The stained area was approximately 10 feet by 2 feet and staining penetrated only the top inch of soil. This stain is considered *de minimis*. No other hazardous substances or hazardous wastes were observed at the Property.

NATURAL DRAINAGE

Natural waterways are not currently located on the Property. Stormwater infiltrates into the ground at unpaved areas or flows overland to the adjoining streets or a concrete-lined flood control channel offsite to the southeast of the Property.

DISTURBED AREAS

Small amounts of windblown trash were observed across the Property, but there was no evidence of landfilled materials. SCS observed small pieces of cardboard, food cans, plastic hoses, gaskets, etc. at the northwestern and southeastern corners of the Property.

ELEVATORS AND OTHER HYDRAULIC EQUIPMENT

No elevators or other hydraulic equipment were observed at the Property.

WELLS

No monitoring or water supply wells were observed on the Property or in the immediately surrounding area.

ELECTRICAL EQUIPMENT

No electrical transformers or other equipment that likely contains polychlorinated biphenyls (PCBs) were observed at the Property.

WASTEWATER

Sanitary and industrial wastewaters are not currently generated at the Property.

DRINKING WATER

Drinking water is not currently supplied to the Property.

STORAGE TANKS

No evidence (fill ports, vent lines, or dispensers) of underground storage tanks (USTs) was observed on the Property. No aboveground storage tanks (ASTs) were observed on the Property.

VISUAL INSPECTION OF ADJOINING SITES

No obvious evidence of a REC or indications of contamination (e.g. remediation equipment, staining, USTs, etc.), were observed on adjoining sites during the site inspection.

9 INTERVIEWS

SCS interviewed Ms. Linda Cassey of Majestic about the Property by telephone. She referred SCS to the previous environmental reports discussed in Section 11 of this report.

10 SITE HISTORY

Site history was evaluated from the following sources:

- Historical USGS topographic maps provided by Environmental Data Resources (EDR) (June 10, 2022).
- Historical aerial photographs provided by EDR (June 11, 2022).
- A search was made of EDR-Sanborn collection and no maps of the Property were found (June 10, 2022).
- Riverside County Building Permits, accessed on the online Riverside County Public Land Use System (RIVCO PLUS).
- A City Directory review report provided by EDR (June 15, 2022).

Copies of historical topographic maps, historical aerial photographs, city directories, building permit information, and the EDR Sanborn map report showing no coverage are included in **Appendix C**.

Year	Description	Source
Pre-1900	The general area of the Property was part of Rancho El Sobrante de San Jacinto during the Spanish/Mexican periods and the early 19 th Century. During that time, the land was likely used for sheep and cattle grazing. In 1881, when the Southern California Railroad decided to build a railroad through the valley, Fredrick Perris was charged with surveying and constructed the route. Following the construction of the railroad line and rail stop, the City of Perris grew up around the depot.	Online history

Year	Description	Source
1901	<p>The Property was primarily undeveloped land with a small structure, likely a rural farmhouse, located on the southwestern corner.</p> <p>Dirt roads were located to the north, west, and south of the Property. Railroad tracks were located along the eastern border of the Property. The surrounding area was predominantly undeveloped land.</p>	Topographic map
1938	<p>Most of the Property was undeveloped or agricultural land. A rural farmhouse was located on the southwestern portion of the Property.</p> <p>Dirt pathways were present north and west of the Property. With the exception of another small, rural farmhouse to the west, the adjoining sites were also undeveloped or agricultural land.</p>	Aerial photo
1942	<p>Three small structures were present on the southern portion of the Property.</p> <p>Two small structures were depicted across a dirt road to the northwest of the Property. A 4-lane road was depicted east of the railroad tracks (east of the Property).</p>	Topographic map
1943	<p>The Property and immediately surrounding areas were not depicted on the 1943 topographic map.</p>	Topographic map
1947	<p>No significant changes from the 1942 topographic map were noted on the Property or adjoining sites.</p> <p>The 4-lane road east of the Property was identified as the 395 Freeway.</p>	Topographic map
1949	<p>Trees and grass areas were present on the southwestern portion of the Property. At least two small structures were present on the southwestern corner of the Property.</p> <p>A small structure was depicted across a dirt road to the west of the Property. Agricultural land and a few small buildings were located east of the Property. The surrounding areas were predominantly undeveloped or agricultural land.</p>	Aerial photo

Year	Description	Source
1953	<p>Three small structures were present on the southwestern portion of the Property. Small areas of vegetation were present throughout the Property.</p> <p>Two structures were located to the northwest of the Property. Small rural buildings were located to the east of the Property. The road immediately west of the Property was identified as Seaton Avenue.</p>	Aerial photo and Topographic map
1959	<p>No significant changes from the 1953 aerial photo were noted on the Property.</p> <p>Additional buildings and parking areas were present northeast of the Property.</p>	Aerial photo
1961	<p>No significant changes from the 1959 aerial photo were noted on the Property or adjoining sites.</p>	Aerial photo
1967	<p>No significant changes from the 1961 aerial photo were noted on the Property.</p> <p>An additional residential structure was built to the northwest of the Property.</p>	Aerial photo and Topographic map
1973	<p>One small structure was depicted on the southwestern portion of the Property, however based on aerial photos from 1967 and 1978, there were likely at least three buildings located on the southwestern portion of the Property.</p> <p>A new small structure was depicted to the northwest of the Property. A new large structure was shown to the east of the Property.</p>	Topographic map
1975	<p>A building permit for site preparation for a manufactured home was issued for historical Property address 18240 Seaton Avenue.</p>	Building permits
1976	<p>A building permit for the installation of a manufactured home was issued for historical Property address 18240 Seaton Avenue.</p>	Building permits
1977	<p>A building permit for "agricultural registration" was issued for historical Property address 18240 Seaton Avenue.</p>	Building permits

Year	Description	Source
1978	<p>At least three buildings were shown on the Property, in different locations than previously depicted. Material storage and trailer parking was located throughout the southwestern portion of the Property. Building permits for site preparation and set up of a manufactured home were issued for historical Property address 18240 Seaton Avenue.</p> <p>Seven buildings were located to the west of the Property. The adjoining sites to the north and south were undeveloped land. Various commercial/industrial buildings were constructed to the east of the Property, across the 395 Freeway.</p>	Aerial photo, Topographic map, and Building permits
1980	<p>A building permit for the construction of a detached garage was issued for historical Property address 18240 Seaton Avenue.</p> <p>Atchley Trucking and Maude McKnight were listed as the occupants of historical Property address 18240 Seaton Avenue.</p>	Building permits and City directories
1985	<p>At least one additional structure was located on the Property. Atchley Trucking was listed as the occupant of historical Property address 18240 Seaton Avenue.</p> <p>No significant changes from the 1978 aerial photo were noted on the adjoining sites.</p>	Aerial photo
1989	<p>No significant changes from the 1985 aerial photo were noted on the Property or adjoining sites.</p>	Aerial photo
1990	<p>At least two of the buildings previously depicted on the Property were no longer present. Atchley Trucking, Debra Renfro, and Shelley Vickery were listed as the occupants of historical Property address 18240 Seaton Avenue.</p> <p>No significant changes from the 1989 aerial photo were noted on the adjoining sites.</p>	Aerial photo and City directories
1994	<p>No significant changes from the 1990 aerial photo were noted on the Property or adjoining sites.</p>	Aerial photo
1995	<p>An individual was listed as the occupant of historical Property address 18240 Seaton Avenue.</p>	City directory
2000	<p>An individual was listed as the occupant of historical Property address 18240 Seaton Avenue.</p>	City directory

Year	Description	Source
2002	<p>Some of the buildings previously noted on the Property were no longer present.</p> <p>Harvill Avenue west of the Property was paved. A rail spur and facility were constructed north of the Property (18080 Harvill Avenue). The industrial sites east of the Property were paved and development expanded. One of the rural buildings previously located east of the Property was no longer present.</p>	Aerial photo
2006	<p>All of the structures on the Property were removed.</p> <p>Riverside County issued a demolition permit for structures at the adjoining site to the west (18131 Harvill Avenue). All residential structures and detached garages were demolished and removed from the Property. Truck parking was located northwest of the Property.</p>	Aerial photo and Building permits
2009	<p>Trees were no longer present on the Property.</p> <p>Truck trailers were located to the north of the Property. An additional industrial/commercial building was constructed to the east of the Property. A tubular structure was located to the south of the Property.</p>	Aerial photo
2010	<p>An individual was listed as the occupant of historical Property address 18240 Seaton Avenue.</p>	City directories
2012	<p>The 2012 topographic map does not include site-specific details. No significant changes from the 2009 aerial photo or 1978 topographic map were noted on the Property.</p> <p>The road immediately west of the Property was paved and separated from the southern section of Seaton Avenue. The road, now identified as Harvill Avenue, turns toward the southeast approximately 720 feet south of the Property.</p>	Aerial photo and Topographic map
2014	<p>An individual was listed as the occupant of historical Property address 18240 Seaton Avenue.</p>	City directories
2015	<p>The 2015 topographic map does not include site-specific details. No significant changes from the 2012 topographic map were noted on the Property or surrounding areas.</p>	Topographic map

Year	Description	Source
2016	No significant changes from the 2012 aerial photo were noted on the Property. An industrial building was developed south of the Property (18310 Harvill Avenue).	Aerial photo
2017	An individual was listed as the occupant of historical Property address 18240 Seaton Avenue. Americas Tire was listed as the occupant of the adjoining site to the south (18310 Harvill Avenue).	City directories
2018	The 2018 topographic map does not include site-specific details. No significant changes from the 2015 topographic map were noted on the Property or surrounding areas.	Aerial photo

HISTORICAL USE SUMMARY

The Property was undeveloped or agricultural land from the late-1800s. By 1901, a small structure, likely a rural residence, was located on the southwestern portion of the Property (18240 Seaton Avenue). By 1942, three small structures were present on the southwestern portion of the Property. Building permits for the installation of manufactured homes on the Property were issued in the late 1970s. By 1985, four buildings were located on the Property, in different locations than previous buildings, likely the manufactured homes and detached garage mentioned in building permits. Between 1980 and 1990, Atchley Trucking was listed as the occupant of the Property. By 1990, some of the buildings on the Property were removed, and by 2006 no structures remained on the Property. The Property has been vacant and undeveloped since 2006.

The existence of past agricultural activities on the Property and in adjacent areas indicates a potential for pesticide and/or heavy metal (associated with dusting powders) contamination. In SCS's experience, it is not uncommon to find trace levels of pesticides in soils at former agricultural areas in Southern California. However, these trace concentrations are rarely cause for environmental concern. It is our opinion that, without specific evidence of pesticide storage or mismanagement on the Property, past use for agricultural purposes does not represent a significant environmental concern and collection and analysis of soil samples for pesticides is unwarranted.

HISTORICAL USE OF ADJOINING SITES

Most of the adjoining sites were also undeveloped or agricultural land from the late-1800s through 1901. By 1938, a rural residence was located to the west of the Property. Additional rural residential-type structures were added and removed to the west between the 1940s and 1980s. By 1978 various industrial/commercial buildings were located to the east. Development in this area continued to grow through the 2000s. An industrial building was constructed to the north by 2002, and to the south by 2016.

11 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

In order to identify commonly known or reasonably ascertainable information about the Property, SCS attempted to review previous environmental reports and various regulatory agency files and interviewed regulatory agency personnel. The following information was identified.

PREVIOUS ENVIRONMENTAL REPORTS

Majestic Realty provided a previous site investigation report for review:

- SCS Engineers, November 2004. *Phase I Environmental Assessment: Majestic Freeway Business Center, 88-8 Bond Property, Perris, California.* SCS Project No. 01204204.00.
- SCS Engineers, November 2004 (Updated to February 2005). *Phase I Environmental Assessment: Majestic Freeway Business Center, 88-8 Bond Property, Perris, California.* SCS Project No. 01204204.00.

Copies of these reports are provided in **Appendix D**.

SCS Engineers

The November 2004 Phase I ESA conducted by SCS did not include the Property, but covered 108 parcels of nearby areas. In February 2005, SCS performed an updated Phase I ESA on an expanded area encompassing 150 parcels, including portions of the Property, comprising approximately 250 acres. At the time of the 2005 inspection, the general area was largely vacant, undeveloped, and overgrown with natural vegetation. Much of the area had been historically used for agricultural purposes. During the 2005 site inspection, SCS identified residences on several parcels along Harvill Avenue between Old Oleander Avenue and Nance, in the area of the Property.

REGULATORY AGENCY RECORDS

Local regulatory agencies and other sources were contacted in an effort to identify any known or suspected contamination sites or incidents of hazardous waste storage or disposal, which might have resulted in soil and/or groundwater contamination, or volatile organic compound (VOC) vapor migration to the Property. Generally, this includes records for the Property and adjacent parcels, although relevant information for other sites of possible interest in the area (up to one mile) may also be included. Within the City of Perris, the Riverside County Department of Environmental Health (RCDEH) generally acts as the lead enforcement agency for UST compliance. If a tank has leaked and groundwater contamination is suspected, the Santa Ana Regional Water Quality Control Board (SARWQCB) generally becomes the lead agency in supervising contaminant characterization and cleanup.

California Environmental Protection Agency Files

The Property is not a listed site on the California Environmental Protection Agency (CalEPA) Regulated Site Portal website (**Appendix D**).

Santa Ana Regional Water Quality Control Board Files

The Property does not appear as a listed site on the State Water Resources Control Board (SWRCB) GeoTracker website. Recent SARWQCB case files, if any, would be listed on this website (**Appendix D**).

Department of Toxic Substances Control Files

The Property does not appear as a listed site on the California Department of Toxic Substances Control (DTSC) EnviroStor website. Recent DTSC case files, if any, would be listed on this website (**Appendix D**).

South Coast Air Quality Management District Files

The Property does not appear as a listed facility on the South Coast Air Quality Management District (AQMD) online Facility Information Detail (FIND) website (**Appendix D**).

Riverside County Department of Environmental Health Files

SCS submitted a record request for RCDEH files related to 18240 Seaton Avenue, the only known historical address associated with the Property. As of the time this report was prepared, that request remains pending. RCDEH has had slow response times since the onset of the COVID-19 pandemic. Based on the other information reviewed, including the UST closure report and laboratory data, SCS does not consider this a significant data gap.

12 REVIEW OF FEDERAL, STATE, TRIBAL, AND LOCAL GOVERNMENT DATABASES

A database search for sites listed on various federal, state, tribal, and local databases in the area around the Property was obtained from EDR (June 10, 2022). A description of each of the databases searched is included in the report, which is attached as **Appendix E**. Among the databases included in the EDR report are NPL (federal, tribal, and state-equivalent), proposed and delisted NPL, CORRACTS (RCRA facilities subject to corrective actions), hazardous waste sites identified for investigation or remediation (SEMS [Superfund Enterprise Management System, formerly known as CERCLIS], State CERCLIS, VCP, Brownfields Calsites, etc.), LUST, sites with engineering controls, former CERCLIS (NFRAP), RCRA and state hazardous waste generators, ERNS, SWLF, USTs, and Toxic Pits.

Review of these records satisfies all requirements as set forth in 40 CFR Section 312.26 (b) and (c) with regard to the review of federal, tribal, and state government records of databases of such government records and local government records and databases of such records pertaining to both the Property and the nearby or adjoining properties. Further, the search distances for each particular database are as specified in 40 CFR 312.26 and ASTM E1527-13.

Any known or suspected contaminated sites included on these lists within 0.25 miles of the Property are discussed in the following text. As a general rule, sites beyond 0.25 miles are not anticipated to impact a site significantly. Any sites beyond 0.25 miles with a high potential to impact the Property are also discussed. (Please note: the distances and directions listed in this report have been field verified and might not always match those in the EDR report.)

Sites such as TSD facilities, hazardous waste generators, HAZNET, FINDS, SQGs, LQGs, USTs, HIST UST, RCRA violations, and TRIS facilities with toxic chemical releases (generally in accordance with permitting requirements - into the air, water, or land as reported under SARA Title III) use or store hazardous materials and thus may pose a potential problem in the event of a spill or leak. However, unless these sites also appear in an agency list of contaminated sites, there is no evidence of any problems at this time. Therefore, sites on these lists will not be discussed unless on or in close proximity to the Property.

Please refer to **Appendix E** for further information on these sites.

PROPERTY LISTINGS

The Property is not listed in any of the databases searched by EDR.

ADJACENT SITE LISTINGS

The following adjoining site was listed in the EDR database report:

AOC, LLC, 18080 Harvill Avenue (adjoining to the north) – CERS HAZ WASTE, HAZNET, CIWQS, CERS, RCRA NonGen/NLR, and HWTS – AOC is a chemical storage facility that registered as a generator of hazardous waste. HAZNET records indicate that, in 2012 and 2013, the facility generated other inorganic solid waste and unspecific solvents. AOC is also associated with activate and terminated stormwater permits. RCDEH has issued administrative violations to AOC for issues related to its hazardous materials business plan (HMBP). Inspection records summarized in the EDR report did not contain indications of past chemical releases. Based on the absence of violations and other information reviewed, this site is not expected to negatively affect the environmental condition of the Property.

West Tow Inc., 4615 Wade Avenue (adjoining to the east) – RCRA NONGEN/NLR – West Tow Inc. is a hazardous waste handler and identified as an automotive repair and maintenance facility. The facility has been active since at least 2002. No violations were identified for the facility on the RCRA NONGEN/NLR database. Based on the absence of violations, location across the 215 Freeway, and other information reviewed, this site is not expected to negatively affect the environmental condition of the Property.

OTHER DATABASE SITES

The EDR report provides a summary table of regulatory database sites within specified distances of the Property, including standard environmental records, additional environmental records, high risk historical records, and recovered governmental records. This summary table is provided beginning on Page 4 of the EDR report (**Appendix E**). In addition to the adjacent site listing discussed above, SCS identified the following site of concern within 0.25 miles of the Property:

Bell Grain and Milling, 17971 Highway 215 (approximately 650 feet north) – LUST, Cortese, HIST CORTESE, and CERS – This facility, mapped on the northern side of Old Oleander Avenue, previously had 500- and 3,000-gallon gasoline USTs and a 10,000-gallon diesel UST. The company reported a leak from a gasoline UST in December 1990 that affected soil only. The GeoTracker case file (GeoTracker ID: T0606500208) indicates that the case was also closed in 1990. Files reviewed on the GeoTracker website support the finding that the release was minor and that affected soil was excavated and removed along with the USTs. Based on the available information, this site is not expected to negatively affect the environmental condition of the Property.

In addition to the sites discussed above, SCS reviewed information on the EnviroStor and GeoTracker websites for March Air Reserve Base (ARB) Superfund (NPL) site.

March Air Force Base/March ARB (approximately 0.5 mile north and northeast of the Property) – DOD, NPL, SEMS, RCRA-LQG, UST ENG CONTROLS, US INST CONTROLS, ROD, and PRP – March ARB has been used for aircraft maintenance and repair, refueling operations, and training activities since 1918. Beginning in 1980, efforts began to identify and clean-up hazardous waste sites on the base. Eventually, forty-four separate sites within the base were identified as contaminated sites. These included fire training areas, landfills, underground tank installations, an engine test cell, and recorded spills. The identified areas of contamination included three zones of groundwater contamination. Continued investigations determined that the contamination had migrated off base and impacted private wells downgradient (southeast) of the base. Groundwater supply wells on the base and contaminated wells off base were shut down in the late 1980s.

By the early 1990s, most of the source areas of the contamination had been remediated. The most recent information suggests that attempts to remediate groundwater beneath the base and prevent its continued migration off base have been largely successful through a groundwater extraction and treatment system (GETS) installed in the early 1990s to remove VOCs such as trichloroethene (TCE) and tetrachloroethene (PCE). Based on this information, the results indicate that the March ARB extraction well treatment program has been effective.

Remedial efforts are ongoing. The system was expanded (EGETS) between 1996 and 1997 with the installation of additional groundwater extraction wells, injection wells, and system monitoring wells. The EGETS was expanded (EGETS2) once again from April through August 2020 (AECOM, 2020). However, no attempt has been made to clean-up contaminated groundwater off base. A risk assessment determined the off-base downgradient VOC plume is within an acceptable cancer risk level. The selected remedy for the off-base plume is through natural attenuation. Based on a review of groundwater maps, groundwater plumes at the main base are located cross- and downgradient of the Property.

March ARB Operable Unit 2 (OU-2) comprised the western portion of the base, situated at least 0.5 miles north of the Property. Records of Decision (RODs) have been issued for various areas within OU-2, some requiring no further action and some with institutional controls and continued groundwater monitoring. Groundwater flow direction at Camp Y, the area nearest to the Property, is consistently shown to migrate towards the east and sometimes to the east-northeast. This makes the OU-2 area cross-gradient relative to the Property. Based on a review of March ARB information, including plume maps, reported groundwater flow direction, and distance, the March ARB NPL site is not anticipated to negatively affect the environmental condition of the Property.

Other sites situated beyond 0.25 miles are also not anticipated to have a negative effect on the environmental condition of the Property.

UNMAPPABLE OR ORPHAN SITES

Three unmappable sites were identified in the EDR report. Unmappable sites cannot be plotted due to inaccurate or incomplete addresses. Based on review of the provided data, including the estimated locations of the unmappable sites in relation to the Property, it appears unlikely that the unmappable sites have adversely affected the environmental condition of the Property.

LANDFILLS

According to the EDR-provided review of the California Department of Resources Recycling and Recovery (CalRecycle) Solid Waste Information System, no active or inactive landfills were identified within 0.5 miles of the Property. Based on the available information, it is unlikely that landfills have adversely affected the environmental condition of the Property.

OIL AND GAS WELLS

Available oil and gas well maps from the California Department of Conservation, Geologic Energy Management Division (CalGEM) were reviewed to identify oil and gas wells on the Property or in the nearby area. According to the CalGEM Well Finder online database, the property is not located within the boundaries of a delineated oil and gas field.

A map showing the location of the Property relative to nearby oil and gas wells is provided in **Appendix D**. No oil and gas wells are located on the Property or within one mile of the Property.

NATIONAL PIPELINE MAPPING SYSTEM

SCS reviewed the National Pipeline Mapping System (NPMS) website for the Property and surrounding area to identify any hazardous materials pipelines. The NPMS is a geographic information system (GIS) created by the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration (PHMSA), and Office of Pipeline Safety (OPS) in cooperation with other federal and state governmental agencies and the pipeline industry. The NPMS consists of geospatial data, attribute data, public contact information, and metadata pertaining to the interstate and intrastate hazardous liquid trunklines and hazardous liquid low-stress lines as well as gas transmission pipelines, liquefied natural gas (LNG) plants, and hazardous liquid breakout tanks (tanks that receive and store liquids transported by pipeline) jurisdictional to PHMSA. The nominal accuracy of geospatial data in the NPMS is +/-500 feet. The NPMS does not contain information on interconnects, pump and compressor stations, valves, direction of flow, capacity, throughput, or operating pressure. In addition, distribution and gathering pipelines are not included in the NPMS.

The NPMS is built from data submitted by pipeline, LNG plant, and breakout tank facility operators. Since 2002, transmission pipeline and LNG plant facility operators are required to submit mapping information to the NPMS and to update their submissions annually. Breakout tank operators are able to submit data to the NPMS on a voluntary basis.

Based on review of the NPMS website, there are no hazardous materials pipelines within one mile of the Property.

13 USER PROVIDED INFORMATION

A User Questionnaire was not returned to SCS for inclusion in the report. The User provided no information beyond what is discussed above.

TITLE RECORDS

No title report was provided to SCS for review.

ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

No information regarding environmental liens or activity and use limitations was provided to SCS. No environmental liens or activity/use limitations were identified by SCS during the course of this assessment.

SPECIALIZED KNOWLEDGE

No specialized knowledge regarding the Property was provided to SCS by the User.

VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No property valuation information was provided to SCS.

14 DEGREE OF OBVIOUSNESS OF THE PRESENCE/LIKELY PRESENCE OF CONTAMINATION ON THE PROPERTY

As discussed above, the Property was historically developed with a few rural residential structures. All of the structures were removed by 2006. Based on the information reviewed as part of this Phase I ESA, SCS identified no evidence of the presence or likely presence of contamination at the Property.

15 DATA GAPS

A data gap represents an inability on the part of the environmental professional to obtain information required by the standards and practices of 40 CFR 312 to fully identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Property.

SCS submitted a record request for RCDEH files related to 18240 Seaton Avenue, the only known historical address associated with the Property. As of the time this report was prepared, that request remains pending. RCDEH has had slow response times since the onset of the COVID-19 pandemic. Based on the other information reviewed, including previous environmental reports, SCS does not consider this a significant data gap.

16 FINDINGS AND OPINIONS

Based on the scope of work performed, SCS finds the following:

The Property encompasses 14.54 acres of largely undeveloped land located east of Harvill Avenue and north of an unnamed, short, dead-end cul-de-sac. The 215 Freeway borders the Property to the east. The Property is located within the Majestic Freeway Business Center.

The Property was undeveloped or agricultural land from the late-1800s. By 1901, a small structure, likely a rural residence, was located on the southwestern portion of the Property (18240 Seaton Avenue). By 1942, three small structures were present on the southwestern portion of the Property. Building permits for the installation of manufactured homes on the Property were issued in the late 1970s. By 1985, four buildings were located on the Property, in different locations than previous buildings, likely the manufactured homes and detached garage mentioned in building permits. Between 1980 and 1990, Atchley Trucking was listed as the occupant of the Property. By 1990, some of the buildings on the Property were removed, and by 2006 no structures remained on the Property. The Property has been vacant and undeveloped since 2006.

SCS reviewed previous environmental reports provided by Majestic. In 2004 and 2005, SCS performed a Phase I ESA and Phase I ESA update that included nearby areas and portions of the Property, totaling approximately 250 acres, which was to become the Majestic Freeway Business Center. At the time of the 2005 inspection, the general area was largely vacant, undeveloped, and overgrown with natural vegetation. Much of the area had been historically used for agricultural purposes. During the 2005 site inspection, SCS identified residences on several parcels along Harvill Avenue between Old Oleander Avenue and Nance, in the area of the Property.

Regulatory database information identified few known and suspected contamination sites in the area surrounding the Property. Based on a review of the available information, it is unlikely that any of these sites has negatively affected the environmental condition of the Property.

In summary, SCS performed a Phase I Environmental Site Assessment of the Building 17 site located in Perris, California, in conformance with the scope and limitations of 40 CFR 312 and ASTM E1527-13. Any exceptions to, or deletions from, this practice are described in Section 5 of this report.

In the opinion of the Environmental Professionals, this assessment has revealed no evidence of conditions indicative of recognized environmental conditions. Further investigation is not recommended.

17 REFERENCES

- ASTM International, November 1, 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation: E1527-13.
- California Department of Conservation, Geologic Energy Management Division (CalGEM) Website: <http://www.conservation.ca.gov/dog/Pages/Index.aspx>.
- California Department of Health Services (CDHS), Updated February 2016. *California Indoor Radon Test Results*:
<https://www.cdph.ca.gov/Programs/CEH/DRSEM/CDPH%20Document%20Library/EMB/Radon/Radon%20Test%20Results.pdf>
- California Department of Toxic Substance Control (DTSC) EnviroStor Website: <https://www.envirostor.dtsc.ca.gov/public/>.
- California Environmental Protection Agency (CalEPA), Site Portal Website: <https://siteportal.calepa.ca.gov/nsite/>.
- California Environmental Protection Agency, State Water Resources Control Board (SWRCB), GeoTracker Website: <http://geotracker.waterboards.ca.gov/>.
- Dibblee, T.W., December 2003. *Geologic Map of the Steele Peak Quadrangle*.
- Environmental Data Resources, Inc. (EDR), www.edrnet.com, (800) 352-0050.
- Federal Register, The Daily Journal of the United States Government, November 1, 2005. Part III, Environmental Protection Agency, 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry. Volume 70, No. 210. Amended December 30, 2013, Volume 78, No. 250.
- National Pipeline Mapping System (NPMS) Website: <https://www.npms.phmsa.dot.gov/PublicViewer/>.
- Riverside County Department of Environmental Health, 4065 County Circle Drive, Room 104, Riverside, California 92503. (951) 358-5055.
- Riverside County Department of Environmental Health, RivcoPLUS website: https://rivcoplus.org/EnerGov_Prod/SelfService#/register.
- SCS Engineers, November 2004. Phase I Environmental Assessment: Majestic Freeway Business Center, 88-8 Bond Property, Perris, California. SCS Project No. 01204204.00.
- SCS Engineers, November 2004 (Updated to February 2005). Phase I Environmental Assessment: Majestic Freeway Business Center, 88-8 Bond Property, Perris, California. SCS Project No. 01204204.00.
- South Coast Air Quality Management District (AQMD), Facility Information Detail (FIND) website: <http://www3.aqmd.gov/webappl/fim/prog/search.aspx>.
- United States Geological Survey (USGS). Steele Peak, California 7.5 Minute Topographic Maps.

18 GLOSSARY/DEFINITIONS

AAI – All Appropriate Inquiry

AUL – Activity and Use Limitations

BER – A business environmental risk is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

BTEX – Benzene, toluene, ethylbenzene, and total xylenes

CERCLA – Comprehensive, Environmental Response, Compensation, and Liability Act

CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System

CFR – Code of Federal Regulations

CORRACTS – Corrective Action Against Responsible Parties at a RCRA site

CREC – Controlled Recognized Environmental Condition: 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 (e.g., property use restrictions, AULs, or institutional or engineering controls).

DOGGR – Department of Oil, Gas, and Geothermal Resources

De Minimis Condition – A condition that generally does not present a threat to human 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. Conditions determined to be *de minimis conditions* are not RECs or CRECs.

DTSC – California EPA Department of Toxic Substances Control

EDR – Environmental Data Resources, Inc.

EPA – Environmental Protection Agency

ERNS – Emergency Response Notification System

ESA – Environmental Site Assessment

FINDS – Facility Index System

HAZNET – California EPA Hazardous Waste Facility and Manifest Data

HREC -- Historical Recognized Environmental Condition: A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls

LOG -- Large Quantity Hazardous Waste Generator

LUST -- Leaking Underground Storage Tank

MCL -- Maximum contaminant level

MTBE -- Methyl-tert-butyl-ether

NFA -- No Further Action determination

NFRAP -- No Further Remedial Action Planned

NPL -- National Priority List (Superfund)

PAHs -- Polynuclear aromatic hydrocarbons

PCBs -- Polychlorinated biphenyls

RCRA -- Resource Conservation and Recovery Act

RCRIS -- Resource Conservation and Recovery Information System

REC -- *Recognized environmental condition* is defined by ASTM E 1527-13 as: "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis conditions are not recognized environmental conditions.*"

ROD -- Record of Decision

RBSLs -- Risk-based Screening Levels

RSLs -- Regional Screening Levels

RWQCB -- Regional Water Quality Control Board

SARA -- Superfund Amendments and Reauthorization Act

SLIC -- Spills, Leaks, Investigations, and Cleanups database

SQG -- Small Quantity Hazardous Waste Generator

SWIS -- Solid Waste Information System

SWLF -- Solid Waste Facility/Landfills

TPH – Total Petroleum Hydrocarbons

TRIS – Toxic Release Inventory System

TSD – Treatment, Storage, and/or Disposal Facility

User – The person or persons seeking to establish the innocent landowner defense, bona fide prospective purchaser liability protection, and/or contiguous property owner liability protection pursuant to CERCLA sections 101 and 107.

USGS – United States Geologic Survey

UST – Underground Storage Tank

VCP – Voluntary Cleanup Program

VOCs – Volatile organic compounds

Appendix A
Figures 1 through 3

Appendix B


Site Photographs

Appendix C
Historical Site Use Information

Appendix D

Previous Environmental Reports and Regulatory Agency Review Information

Appendix E
EDR Database Report



Appendix F
Resumes of Project Personnel