

**Appendix E:
Phase I Environmental Site Assessment**



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Corporation

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June 8, 2021

Mr. Bob Emri
Emri Group

Re: Phase 1 Environmental Site Assessment
Three Undeveloped Parcels of Land
Southwest Corner of Sherman Road and Mapes Road
Menifee, California



Dear Mr. Emri:

Enclosed is the Environmental Site Assessment report on the three undeveloped parcels of land which 13.94 acres at the southwest corner of Sherman Road and Mapes Road in the City of Menifee in Riverside County, California. All of the agencies responded to our requests for information, with the exception of the Riverside County Department of Environmental Health. Information obtained in the process of completing this assessment did not reveal the presence of recognized environmental conditions.



HEI Corporation appreciates this opportunity to be of service to you and to the Emri Group. If you have any questions regarding this report, don't hesitate to contact me at chayden@heicorporation.com or at 714-875-1362.

Sincerely,

Christopher M. Hayden
President



**PHASE 1
ENVIRONMENTAL SITE
ASSESSMENT**

**Three Undeveloped Parcels of Land
Southwest Corner of Sherman Road and Mapes Road
Menifee, California**

June 2021

Prepared for

Mr. Bob Emri
Emri Group

Prepared by

HEI Corporation
1805 Peninsula Place
Costa Mesa, CA 92627
714-875-1362

Project 21-4152

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PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment (ESA) was conducted consistent with generally accepted environmental consulting practices within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden, EP, consistent with the proposal submitted to Emri Group (“Client”). The information contained in this ESA was obtained from personal inspection, from sources deemed to be reliable, and from various government agencies.

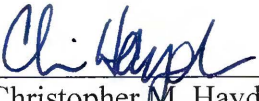
PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Three Undeveloped Parcels of Land Southwest Corner of Sherman Road and Mapes Road Menifee, California

Project 21-4152

I declare that, to the best of my professional knowledge and belief, I meet the definition of **Environmental Professional** (EP) as defined in Section 40 C.F.R. § 312.10(b).

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Section 40 C.F.R. § 312.10(b).



Christopher M. Hayden
Environmental Professional

1 SUMMARY

This ESA was performed on the three undeveloped parcels of land which total 13.94 acres at the southwest corner of Sherman Road and Mapes Road in the City of Menifee in Riverside County, California (hereinafter referred to as the "Subject Property").

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, Riverside County and City of Menifee records, and interviewing individuals who have information on the current and past uses of the Subject Property, it can be concluded that there is no evidence of "recognized environmental conditions", as defined by the ASTM, in connection with the Subject Property. No further action is required at this time.

2 INTRODUCTION

2.1 Purpose

The purpose of this Environmental Site Assessment is to identify “recognized environmental conditions” in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527-13 defines “recognized environmental condition” 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.”

2.2 Scope of Work

As agreed to between HEI Corporation and Emri Group, the scope of work for this ESA included the following:

- Site Inspection
- Surrounding Property Observation
- Interviews With Individuals Having Knowledge of the Operations on the Subject Property
- Inspect and Photocopy City or County Building Permits
- Inspect and Photocopy County Health Care Agency Files
- State and Federal Regulatory Agency Database Search For Posted Properties Within ASTM Designated Radii of the Subject Property
- Inspect and Photocopy City or County Fire Department Records
- Search for Records of Permits for Underground or Aboveground Storage Tanks
- Inspection of Owner/Operator’s Books and Records

- Evaluate the Likelihood of Vapor Encroachment Onto the Subject Property or Vapor Intrusion Into Structures on the Subject Property
- Examine Historic Aerial Photographs, Archive Cross Directories and/or Sanborn map Company Maps
- Preparation and Presentation of One pdf Report

2.3 Limitations and Exceptions of Assessments

This ESA is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

HEI Corporation is not responsible or liable for the accuracy of the information provided by others. This ESA is not a guaranty that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any statement made in this ESA regarding the possible presence or absence of any of the following:

- 1) Asbestos Containing Materials
- 2) Radon
- 3) Lead Based Paints
- 4) Lead in the Drinking Water

2.4 Limiting Conditions

There were limiting conditions with regard to the ability of HEI Corporation to conduct the property inspection portion of this ESA. Access was made available to all areas of the Subject Property.

2.5 Previous Environmental Site Assessments/Investigations

Neither the Client nor HEI Corporation are aware of any previously conducted environmental site assessments or investigations.

2.6 Data Gaps

Data gaps occur in four areas in this report. In the past uses section, aerial photographs taken prior to 1967 were not available from NETR Online, and there are gaps of more than 10 years in the aerial photographs available. In the records search section, a request for file review was not submitted to the Riverside County Department of Environmental Health because the Subject Property parcels have not been assigned addresses. In the interviews section, the current owner of the Subject Property was not questioned. These data gaps have not hindered the ability of HEI Corporation to form an opinion or arrive a conclusion as to the environmental condition of the Subject Property.

3 SUBJECT PROPERTY DESCRIPTION AND USE HISTORY

3.1 Site and Improvement Description

The Subject Property consists of three rectangularly shaped parcel of land which total approximately 607,226 square feet (13.94 acres). It is located at the southwest corner of Sherman Road and Mapes Road. It is located to the east of Trumble Road and the northeast of State Route 74. Case Road is to the west and Ethanac Road is to the south. Menifee Road is to the east. Interstate 215 (the Escondido Freeway) is proximal to the west. The Subject Property has not been assigned an address. The assessor's parcel numbers are 329-030-049 (a 4.57 acre parcel), 329-030-048 (a 4.57 acre parcel) and 329-030-003 (a 4.8 acre parcel).

The topography for the Subject Property is flat, as is this portion of the Menifee Valley. The elevation is approximately 1,428 feet above sea level. The San Jacinto Rover/Perris Valley Storm Drain are to the northwest. The Double Butte is to the southeast and the Lakeview Mountains are to the northeast. Information regarding groundwater was obtained from the GeoTracker database included on the California State Water Resources Control Board. The database included information on a cleanup program site site 0.35 miles to the southwest at 25351 Trumble Road. A report, dated April 30, 2009 and titled Groundwater Monitoring well Installation Report and Results of Groundwater Monitoring, was prepared by Leighton Consulting, Inc. for the Riverside County Department of Environmental Health. The report stated that groundwater on this site has been found from 61.24 to 63.62 feet below ground surface. The direction of groundwater flow was shown to be to the east-southeast in the report.

Structure There are no structures on the Subject Property.

Parking and Landscaping There is no parking surface on the Subject Property. Flora on the Subject Property consists of weedy groundcover, and the plants are in good condition. No signs of stressed vegetation were observed. No stained soil was observed.

Utilities The utility services to the properties in the area of the Subject Property are provided by a variety of vendors. Gas is provided by Southern California Gas Corp.; electricity by Southern California Edison; water and sewage treatment by the Eastern Municipal Water District; and trash removal by private vendors.

3.2 Subject Property Use History

The Subject Property consists of three undeveloped parcels of land which total 13.94 acres.

3.2.1 Past Site Uses

Past uses for the Subject Property were determined by obtaining aerial photographs dating back to 1967 from NETR Online; and by searching the Riverside County Transportation and Land Management Agency (TLMA) and the Riverside County Land Information System (LIS) online databases. Because the Subject Property parcels have not been assigned addresses, archive city directories were not researched. No Sanborn Map Company maps were found for the area of the Subject Property on the City of Los Angeles Public Library's online database.

The aerial photographs taken from 1967 to 2016 showed the site to be undeveloped with no evidence of activity observed.

The TLMA database did not include any records for the Subject Property's assessor's parcel numbers.

3.3 Adjoining Properties - Use History

A number of properties adjoin the Subject Property. The current uses are as follows:

North Adjoining to the north of the Subject Property, across Mapes Road at 2155 Trumble Road, is Big League Dreams, Perris Valley. Also to the north, at 27576 Mapes Road, is a water pumping station.

East Adjoining to the east, across Sherman Road at 25020 - 25146 Sherman Road, are single family residences.

South Adjoining to the south is an undeveloped parcel of land.

West Adjoining to the west, at 25110 Trumble Road, is Sturgeon Electrical California. Also to the west is an undeveloped parcel of land.

Nothing was observed on the adjoining properties that appeared to be of environmental concern to the Subject Property.

3.3.1 Adjoining Properties - Past Uses

Prior uses for the properties discussed above were determined by examining aerial photographs dating back to 1967 as obtained from NETR Online; and from the Perris and Romoland, California USGS Topographic Maps. The aerial photographs and map are discussed in Section 3.4 below.

3.4 Historic Aerial Photograph and USGS Map Analysis

Historic aerial photographs are examined in order to determine what may have existed on a site prior to the construction of the existing buildings. The aerial photographs for the area of the

Subject Property dating back to the 1967 were obtained from NETR Online. The aerial photographs are described below.

- An aerial photograph taken in **1967** showed the Subject Property and the adjoining properties to the south and west to be undeveloped, with no evidence of activity observed. The adjoining area to the north, across Mapes Road, was shown to be undeveloped. The adjoining area to the east, across Sherman Road, was shown to be undeveloped and may have been in row crop production. The area to the northeast was shown to be in row crop production, and small structures were observed in this area. What appeared to be commercial property was shown to the south and what appeared to be a vehicle sales lot was shown to the southwest. Interstate 15 was shown to the west. Residences were shown to the southeast. The general area was mostly undeveloped and some of the land appeared to be in agricultural production. A copy of this aerial photograph can be seen as Figure C-1 in Appendix C.
- An aerial photograph taken in **1978** showed the Subject Property and the adjoining properties to the south and west to be undeveloped, with no evidence of activity observed. The adjoining area to the north, across Mapes Road, was shown to be undeveloped. The adjoining area to the east, across Sherman Road, was shown to be undeveloped. A newer residence was shown to the northeast. The area to the northeast appeared to be in row crop production, and a residence and storage building were observed in this area. What appeared to be commercial property was shown to the south. What appeared to be a gasoline station and a vehicle sales lot were shown to the southwest. A building materials yard and structure were shown to the southwest. Interstate 15 was shown to the west. Residences were shown to the southeast. The general area was mostly undeveloped and some of the land appeared to be in agricultural production. A copy of this aerial photograph can be seen as Figure C-2 in Appendix C.
- An aerial photograph taken in **1996** showed the Subject Property and the adjoining property to the south to be undeveloped, with no evidence of activity observed. The adjoining area to the north, across Mapes Road, was shown to be mostly undeveloped, with a small structure within an enclosed area shown in the eastern portion of this area. The adjoining area to the east, across Sherman Road, was shown to be developed with residences. An industrial building and contractor's yard was shown on one of the adjoining properties to the west. Industrial buildings were shown to the south and southwest. Residences were observed to the east and northeast along Mapes Road. What appeared to be commercial property was shown to the south. What appeared to be a gasoline station and a vacated vehicle sales lot were shown to the southwest. A building materials yard and structure were shown to the southwest. Industrial buildings and a large facility were shown to the northwest. Interstate 15 was shown to the west. Residences were shown to the southeast. A large agricultural operation was shown to the northeast. A copy of this aerial photograph can be seen as Figure C-3 in Appendix C.
- An aerial photograph taken in **2009** showed the Subject Property and the adjoining property to the south to be undeveloped, with no evidence of activity observed. The adjoining area to the north, across Mapes Road, was shown to be mostly undeveloped, with a small structure within an enclosed area shown in the eastern portion of this area. The adjoining area to the east, across Sherman Road, was shown to be developed with residences. An industrial building and

contractor's yard was shown on one of the adjoining properties to the west. Industrial buildings were shown to the south, southwest and west. Residences were observed to the east and northeast along Mapes Road. What appeared to be commercial property was shown to the south. The gasoline station and vehicle sales lot to the southwest had been demolished. A building materials yard and structure were shown to the southwest. Industrial buildings, a large facility and a reservoir were shown to the northwest. Interstate 15 was shown to the west. What appeared to be a wastewater treatment plant was shown to the southwest, on the west side of Interstate 15. Residences were shown to the southeast. A newer tract of residences and a large agricultural operation were shown to the northeast. A copy of this aerial photograph can be seen as Figure C-4 in Appendix C.

- An aerial photograph taken in **2016** showed the Subject Property and the adjoining property to the south to be undeveloped, with no evidence of activity observed. The adjoining area to the north, across Mapes Road, was shown to be developed with baseball/softball diamonds and a small structure within an enclosed area. The adjoining area to the east, across Sherman Road, was shown to be developed with residences. An industrial building and contractor's yard was shown on two of the adjoining properties to the west. Industrial buildings were shown to the south, southwest and west. What appeared to be commercial property was shown to the south. A newer gasoline station was shown to the southwest. A building materials yard and structure were shown to the southwest. Industrial buildings, a large facility and a reservoir were shown to the northwest. Interstate 15 was shown to the west. What appeared to be a wastewater treatment plant was shown to the southwest, on the west side of Interstate 15. Residences were shown to the southeast. A tract of residences and a former agricultural operation were shown to the northeast. A copy of this aerial photograph can be seen as Figure C-5 in Appendix C.

USGS Map The 7.5 Minute Series United States Geological Survey Topographic Maps for the area of the Subject Property are named the Perris and Romoland, California maps. The maps, which were laid out in 1967 and 1953, respectively, showed no structures on the Subject Property or on the adjoining properties. A set of structures were shown to the south. State Route 74 and railroad tracks were shown to the southwest. A small structure and a water well were shown to the east-northeast, along Mapes Road. Interstate 15 was shown to the west. A facility labeled Ethanac Siding was shown to the south, and smaller structures were shown to the southeast. The maps were photorevised (updated based on a review of aerial photographs) in 1979, and the updated map showed no newer structures on Subject Property or on the adjoining properties. Newer structures were shown to the southwest, on both sides of State Route 74 (newer structures are shown in a purple tint). Newer small structure were shown to the southeast. A portion of the Perris and Romoland USGS Map is reproduced as Figure B-1 in Appendix B.

4 RECORDS SEARCH

4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

FEDERAL SOURCES

- National Priority List (NPL) Within 1.0 Mile
- Proposed National Priority List (PNPL) Within 1.0 Mile
- Superfund Enterprise Management System (SEMS) Within 0.50 Miles
- Federal Facility (Fed Fac) Within 0.50 Miles
- SEMS Archive Site (SEMS-Archive) Within 0.50 Miles
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- RCRA Treatment Storage and Disposal Facilities (RCRA-TSDF) Within 0.50 Miles
- RCRA Hazardous Waste Generator (RCRA-LQG; RCRA-SQG; RCRA-CESQG) Within 0.25 Miles
- Federal EPA Institutional Controls/ Engineering Controls (US Inst Control/US Eng Control) Within 0.50 Miles
- Emergency Response Notification System for Spills (ERNS), Target Property Only
- US Brownfields Within 0.50 Miles

STATE OF CALIFORNIA AND LOCAL GOVERERNMENT SOURCES

- Response Within 1.0 Mile
- EnviroStor Within 1.0 Mile

- California/Tribal Landfills and/or Solid Waste (SWF/LF) Within 0.50 Miles
- California/Tribal Spills, Leaks, Investigations and Cleanups (SLIC) Within 0.50 Miles
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 0.50 Miles
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 0.25 Miles
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 0.50 Miles
- Local Landfill and Solid Waste Disposal Sites (Debris Region 9, ODI, WMUDS/SWAT, SWRCY) Within 0.50 Miles
- Local Hazardous Waste and Contaminated Sites (US CDL, Historic Cal-Sites, SCH, Toxic Pts, CDL, US Historic CDL) Within Various Radii
- Local Underground Storage Tanks (CA FID UST, Historic UST, SWEEPS UST UST) Within 0.25 Miles
- Environmental Liens (LIENS) for Subject Property Only
- Deed Restricted Sites (DEED) Within 0.50 Miles
- Emergency Release Reports (HMIRS, CHMIRS, LDS, MCS) for Subject Property Only

The environmental database report is included in Appendix D.

SUBJECT PROPERTY The Subject Property is not posted onto any of the databases.

ADJOINING PROPERTIES One of the adjoining properties is posted onto databases.

- One of the adjoining properties to the east, at 25146 Sherman Road, is posted onto the RCRA NonGen list. The occupant is shown to be James F. Patrick, dba Patrick Tooling. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.

NEARBY PROPERTIES One site within 0.125 miles of the Subject Property is posted onto databases.

- A site 0.10 miles to the south, at 25283 Sherman Road, is posted onto the SWEEPS UST, LUST and RCRA-SQG lists. The occupant is shown to be United Parcel Service Hemet. The SWEEPS UST posting states that two USTs, a 10,000 gallon gasoline UST and a 250 gallon waste oil UST, were located on this site. The LUST posting states that only the soil was affected by an

unauthorized release of gasoline. The Status is given as "Completed - Case Closed" as of August 29, 1991. The RCRA-SQG posting states that the occupant was a generator of small quantities of hazardous wastes. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.

OTHER PROPERTIES Given the sparse development of the area, it is expected that few sites would be posted onto the databases.

- A site 0.21 miles to the southwest, at 25200 Trumble Road, is posted onto the RCRA-SQG and SWEEPS UST lists. The occupant is shown to be Southern California Gas/Ramona Base. The RCRA-SQG posting states that the occupant was a generator of small quantities of hazardous wastes, shown to include ignitable wastes, corrosive wastes, reactive wastes, waste arsenic, metal wastes and waste benzene. The SWEEPS UST posting states that one (1) 12,000 gallon gasoline UST was located on this site. In that the postings do not indicate that any spills, leaks or unauthorized releases occurred, it is not likely that the activities or UST on this site would have affected the environmental condition of the Subject Property.
- A site 0.35 miles to the southwest, at 25351 Trumble Road, is posted onto the CPS-SLIC and US Brownfields lists. The occupant is shown to have been Lakeside Chevrolet. The CPS-SLIC posting states that only the soil was affected by spills and/or leaks of total petroleum hydrocarbons, waste oil and hydraulic oil. The Status is given as "Completed - Case Closed" as of August 11, 2011. The US Brownfields posting states that there was a cooperative cleanup agreement. In that the CPS-SLIC case has been closed, it is not likely that the spills and/or leaks on this site would have affected the environmental condition of the Subject Property.
- A site 0.37 miles to the southwest, at 27256 Highway 74, is posted onto the LUST list. The occupant is shown to be the Forwes Holdings. The LUST posting states that an unauthorized release of gasoline occurred. The Status is given as "Completed - Case Closed" as of December 15, 2006. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.
- A site 0.99 miles to the southeast, at Briggs Road and Pinacate Road, is posted onto the EnviroStor list. The occupant is shown to be High School No. 3. The EnviroStor posting states that prior uses for row crop production had resulted in pesticide contamination in the soils on this site. The Status is given as No Further Action as of March 19, 2003. In that no further action was required, it is not likely that the activities or materials on this site would have affected the environmental condition of the Subject Property.

There is no indication that any of the posted sites have affected that environmental condition of the Subject Property. There is a regional groundwater impact more than a mile to the northwest emanating from March Air Force Base.

4.1.2 State of California Department of Oil, Gas and Geothermal Resources (DOGGR)

The State of California Department of Conservation Division of Oil, Gas and Geothermal Resources (DOGGR) maintains maps that show the exact location of oil wells located in the state. The DOGGR Well Finder online mapping service was searched for oil wells in the immediate area of the Subject Property. No oil wells were shown on, near or within one mile of the Subject Property.

4.1.3 State of California Department of Toxic Substance Control (DTSC)

The State of California Department of Toxic Substance Control (DTSC) is the agency that tracks sites on which there have been placed deed restrictions and land use restrictions. The DTSC web site for deed restricted sites and for land use restriction sites was searched. Neither the Subject Property nor any of the adjoining properties were included on these lists.

4.2 Regional Source

4.2.1 Regional Water Quality Control Board

The California Regional Water Quality Control Board, Santa Ana Region (SARWQCB) maintains a list of sites with leaking underground storage tanks (LUST) and sites on which there have been spills, leaks, investigations and cleanups (SLIC). The SARWQCB web site's GeoTracker database was searched. The Subject Property was not found on the LUST list or the SLIC list.

4.2.2 Eastern Municipal Water District

The Eastern Municipal Water District (EMWD) is a regional agency that treats the sewage generated in the area of the Subject Property. The EMWD also issues and monitors industrial waste water discharge permits. No waste water is generated on the Subject Property.

4.3 County Sources

4.3.1 Riverside County Department of Environmental Health

The Riverside County Department of Environmental Health (RCDEH) is the agency responsible for supervising the remediation of sites impacted by hazardous materials or hazardous wastes; for permitting and inspecting USTs; and for inspecting facilities that use and store hazardous materials and generate hazardous waste. A request for a copy of the files for the Subject Property was submitted. As of the date of this report, the RCDEH has not responded. When the RCDEH does respond, information in the file will be reviewed, and anything of environmental significance will be communicated to the Client. In that the Subject Property is not posted onto any of the databases included in Section 4.1 above, it is not likely that this agency would have any information of environmental concern.

4.3.2 Riverside County Waste Resources Management District

The Waste Resources Management District (WRMD) deals with solid waste management in the County of Riverside. WRMD compiled a map of inactive landfills in the county. The map does not show any of the inactive landfills to be within one mile of the Subject Property.

4.3.3 Riverside County Transportation and Land Management Agency

The Riverside County Transportation and Land Management Agency (TLMA) and the Riverside County Land Information System (LIS) online databases are the repository of building permits taken out in unincorporated areas of the county. These databases are reviewed as part of an ESA to determine the age of buildings and to obtain additional information of environmental significance. Building permits were found for the assessor's parcel number which comprise the Subject Property. No records were found on the TLMA database for any of the Subject Property APNs.

4.4 Municipal Sources

4.4.1 City of Menifee Building Division

The City of Menifee Building Division will be the repository for all building permits taken out on the Subject Property. Documents are obtained as part of an ESA to determine the age of buildings and to obtain additional information of environmental significance. The City of Menifee Building Division records, if any exist, were not requested.

5 SUBJECT PROPERTY INSPECTION

The Subject Property was inspected on May 12, 2021 by Chris Hayden, EP. The purpose of the site visits were to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

5.1 Use and Storage of Hazardous Materials at the Subject Property

The Subject Property consists of three undeveloped parcels of land which total 13.94 acres. On the day of the inspection no use or storage of hazardous materials were observed, as can be seen in Photographs 1 - 4 in Appendix C.

5.2 Indications of PCBs

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. Three pole-mounted transformers were observed on the east side of the site. They were not leaking, and no evidence of past leaks were observed. These and other transformers in the area would be the property of Southern California Edison.

5.3 Indications of Solid Waste Disposal

Solid wastes are not currently generated on the Subject Property.

5.4 Indications of Hazardous Waste Disposal

Hazardous wastes are not generated on the Subject Property. No documentation was found to indicate that hazardous wastes were generated on the site in the past.

5.5 Indications of Asbestos Containing Materials

There are no structures on the Subject Property.

5.6 Indications of Vapor Intrusion/Vapor Encroachment

Impacted soil or impacted groundwater on a site may result in vapor intrusion. Impacted groundwater migrating toward a site may result in vapor encroachment. There is no indication that the soil or groundwater on the Subject Property has been impacted. There is one LUST site

within 0.25 miles. On a site 0.10 miles to the south, at 25283 Sherman Road, only the south was affected by an unauthorized release of gasoline. This LUST case was closed on August 29, 1991. Therefore, it is unlikely that vapor intrusion or vapor encroachment would be of concern for the Subject Property.

6 INTERVIEW

An important part of any Phase 1 is interviews with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA, Bob Emri with the Emri Group provided the Alta/NSPS Land Title Survey map of the Subject Property parcels.

7 FINDINGS, OPINIONS AND CONCLUSIONS

Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected.
- The surrounding properties were observed.
- Historic aerial photographs were examined.
- Information was requested from various governmental and regulatory agencies for environmental information pertaining to the Subject Property.
- The databases from local, tribal, state and federal regulatory agencies were examined.

Findings included the following:

- The Subject Property was shown to be undeveloped in aerial photographs from 1967 to 2016.
- The Subject Property is not posted onto any of the databases searched in Section 4.1 above.
- The Subject Property consists of three undeveloped parcels of land which total 13.94 acres.
- No use or storage of hazardous materials were observed on the Subject Property on the day of the inspection.

HEI Corporation has performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 (and Final Rule 40 CFR Part 312 et seq.) on the three undeveloped parcels of land located on the southwest corner of Sherman Road and Mapes Road in the City of Menifee in Riverside County. Any exceptions to, or deletions from, this practice are discussed in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. Therefore, it can be concluded that no further action is required.

LIMITATIONS

The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

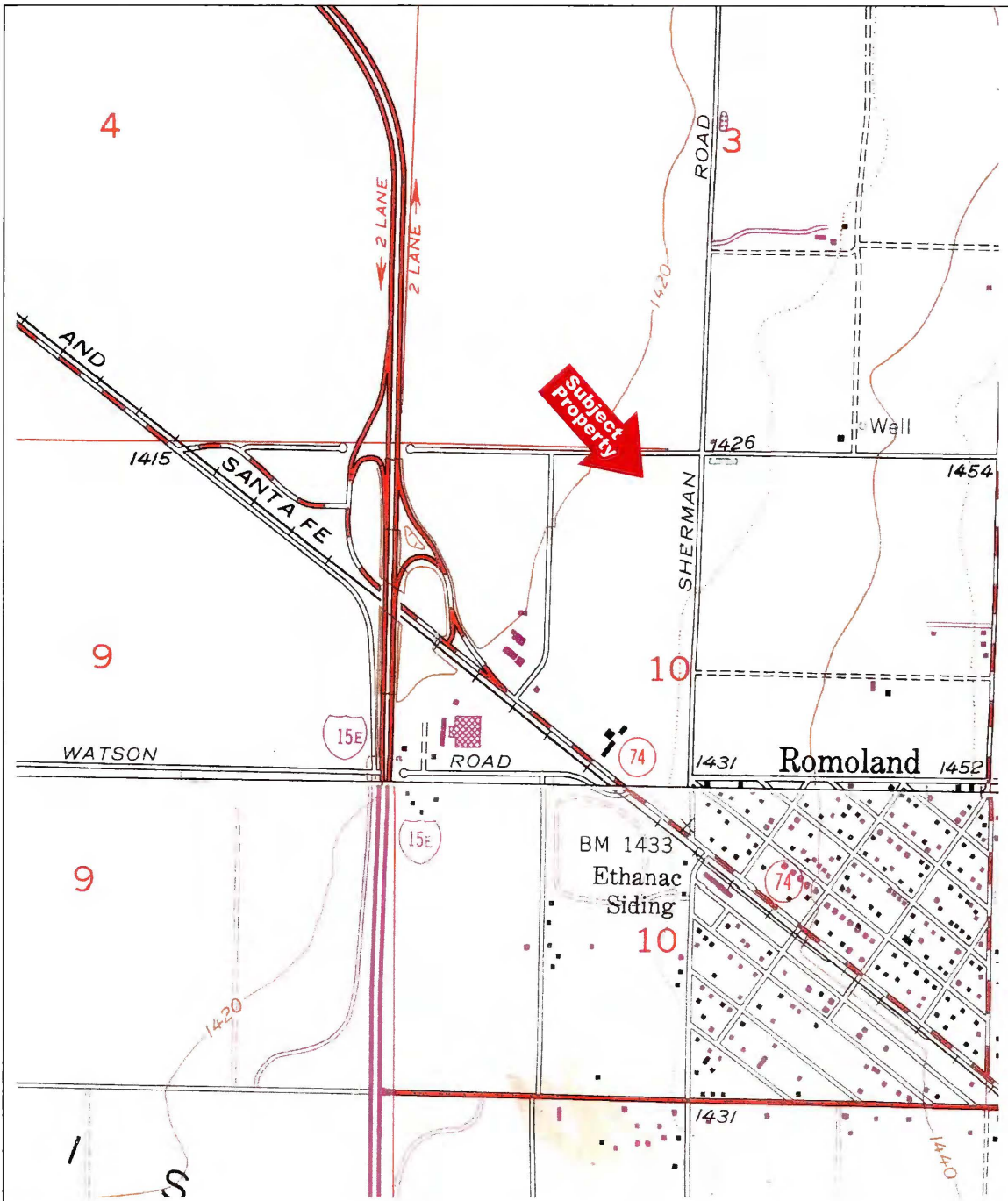
Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.


The purpose of an environmental assessment is to reasonably evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discusses the assumptions and parameters under which such an opinion is rendered.

No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.

APPENDIX B

**USGS MAP / ASSESSOR'S PARCEL MAP /
ALTA/NSPS LAND TITLE SURVEY MAP**



	<p>USGS 7.5 Minute Topographic Map</p> <p>Subject Property: Three Parcels at Sherman Road and Mapes Road; Menifee, California</p>	<p>↑ NORTH</p>
<p>JOB NUMBER: 21-4152</p>	<p>Date: 6/8/21</p>	<p>FIGURE: B-1</p>

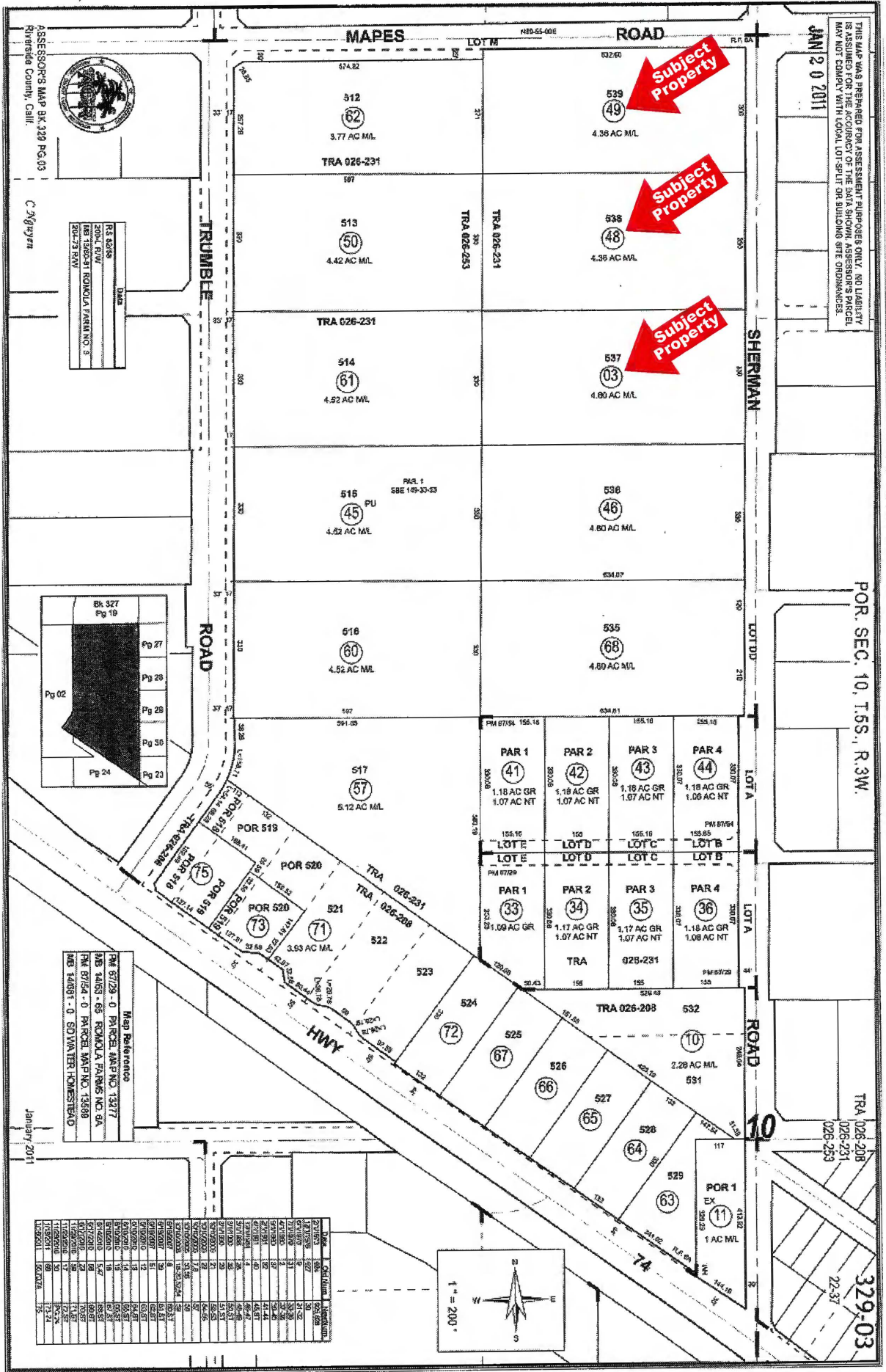
JAN 20 2011

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT CORRELATE WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

POR. SEC. 10, T5S., R.3W.

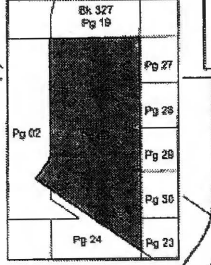
TRA 026-208
026-231
026-253

329-03
27-37



ASSESSOR'S MAP BK. 329 PG. 03
Riverside County, Calif.

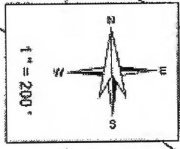
Date	Drawn



Map References

PAR 5725 - 0 PARCEL MAP NO. 13377
PAR 3465 - 65 PARCEL MAP NO. 6A
PAR 8754 - 0 PARCEL MAP NO. 13588
PAR 14681 - 0 SDWATER HOMESTEAD

Date	Condition	Area (Ac)	Value
01/15/09	0	0.00	0.00
01/15/09	1	0.00	0.00
01/15/09	2	0.00	0.00
01/15/09	3	0.00	0.00
01/15/09	4	0.00	0.00
01/15/09	5	0.00	0.00
01/15/09	6	0.00	0.00
01/15/09	7	0.00	0.00
01/15/09	8	0.00	0.00
01/15/09	9	0.00	0.00
01/15/09	10	0.00	0.00
01/15/09	11	0.00	0.00
01/15/09	12	0.00	0.00
01/15/09	13	0.00	0.00
01/15/09	14	0.00	0.00
01/15/09	15	0.00	0.00
01/15/09	16	0.00	0.00
01/15/09	17	0.00	0.00
01/15/09	18	0.00	0.00
01/15/09	19	0.00	0.00
01/15/09	20	0.00	0.00
01/15/09	21	0.00	0.00
01/15/09	22	0.00	0.00
01/15/09	23	0.00	0.00
01/15/09	24	0.00	0.00
01/15/09	25	0.00	0.00
01/15/09	26	0.00	0.00
01/15/09	27	0.00	0.00
01/15/09	28	0.00	0.00
01/15/09	29	0.00	0.00
01/15/09	30	0.00	0.00
01/15/09	31	0.00	0.00
01/15/09	32	0.00	0.00
01/15/09	33	0.00	0.00
01/15/09	34	0.00	0.00
01/15/09	35	0.00	0.00
01/15/09	36	0.00	0.00
01/15/09	37	0.00	0.00
01/15/09	38	0.00	0.00
01/15/09	39	0.00	0.00
01/15/09	40	0.00	0.00
01/15/09	41	0.00	0.00
01/15/09	42	0.00	0.00
01/15/09	43	0.00	0.00
01/15/09	44	0.00	0.00
01/15/09	45	0.00	0.00
01/15/09	46	0.00	0.00
01/15/09	47	0.00	0.00
01/15/09	48	0.00	0.00
01/15/09	49	0.00	0.00
01/15/09	50	0.00	0.00
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01/15/09	53	0.00	0.00
01/15/09	54	0.00	0.00
01/15/09	55	0.00	0.00
01/15/09	56	0.00	0.00
01/15/09	57	0.00	0.00
01/15/09	58	0.00	0.00
01/15/09	59	0.00	0.00
01/15/09	60	0.00	0.00
01/15/09	61	0.00	0.00
01/15/09	62	0.00	0.00
01/15/09	63	0.00	0.00
01/15/09	64	0.00	0.00
01/15/09	65	0.00	0.00
01/15/09	66	0.00	0.00
01/15/09	67	0.00	0.00
01/15/09	68	0.00	0.00
01/15/09	69	0.00	0.00
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01/15/09	73	0.00	0.00
01/15/09	74	0.00	0.00
01/15/09	75	0.00	0.00
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01/15/09	77	0.00	0.00
01/15/09	78	0.00	0.00
01/15/09	79	0.00	0.00
01/15/09	80	0.00	0.00
01/15/09	81	0.00	0.00
01/15/09	82	0.00	0.00
01/15/09	83	0.00	0.00
01/15/09	84	0.00	0.00
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01/15/09	86	0.00	0.00
01/15/09	87	0.00	0.00
01/15/09	88	0.00	0.00
01/15/09	89	0.00	0.00
01/15/09	90	0.00	0.00
01/15/09	91	0.00	0.00
01/15/09	92	0.00	0.00
01/15/09	93	0.00	0.00
01/15/09	94	0.00	0.00
01/15/09	95	0.00	0.00
01/15/09	96	0.00	0.00
01/15/09	97	0.00	0.00
01/15/09	98	0.00	0.00
01/15/09	99	0.00	0.00
01/15/09	100	0.00	0.00



January 2011

APPENDIX C

**SUBJECT PROPERTY PHOTOGRAPHS
1967, 1978, 1996, 2009 AND 2016 AERIAL PHOTOGRAPHS**

PHOTOGRAPHS



1. View of the Subject Property Looking South-Southwest



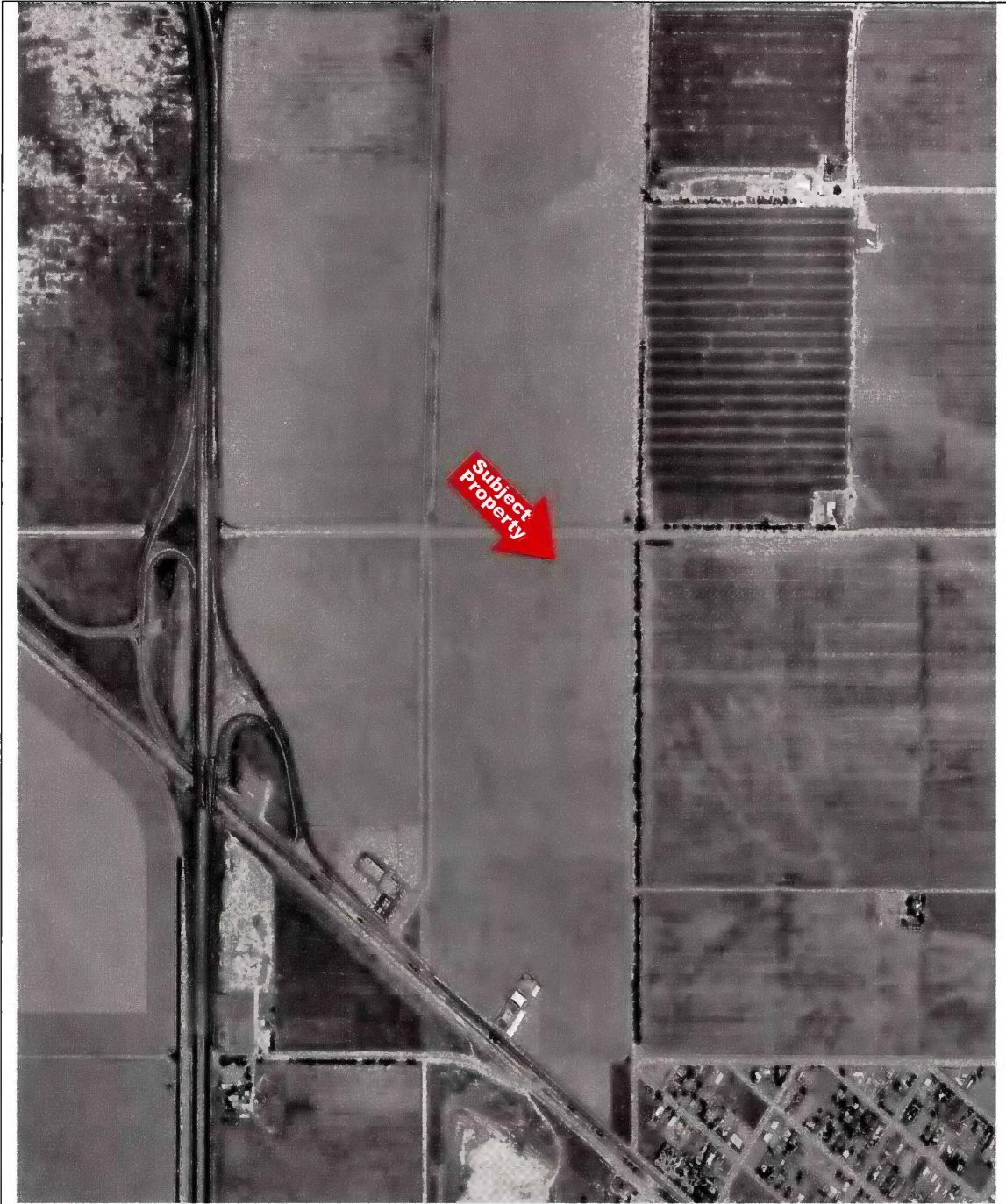
2. View of the Subject Property Looking West-Northwest

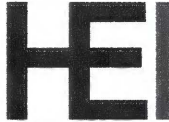


3. View of the Subject Property Looking North-Northeast

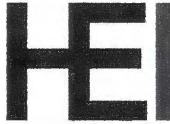


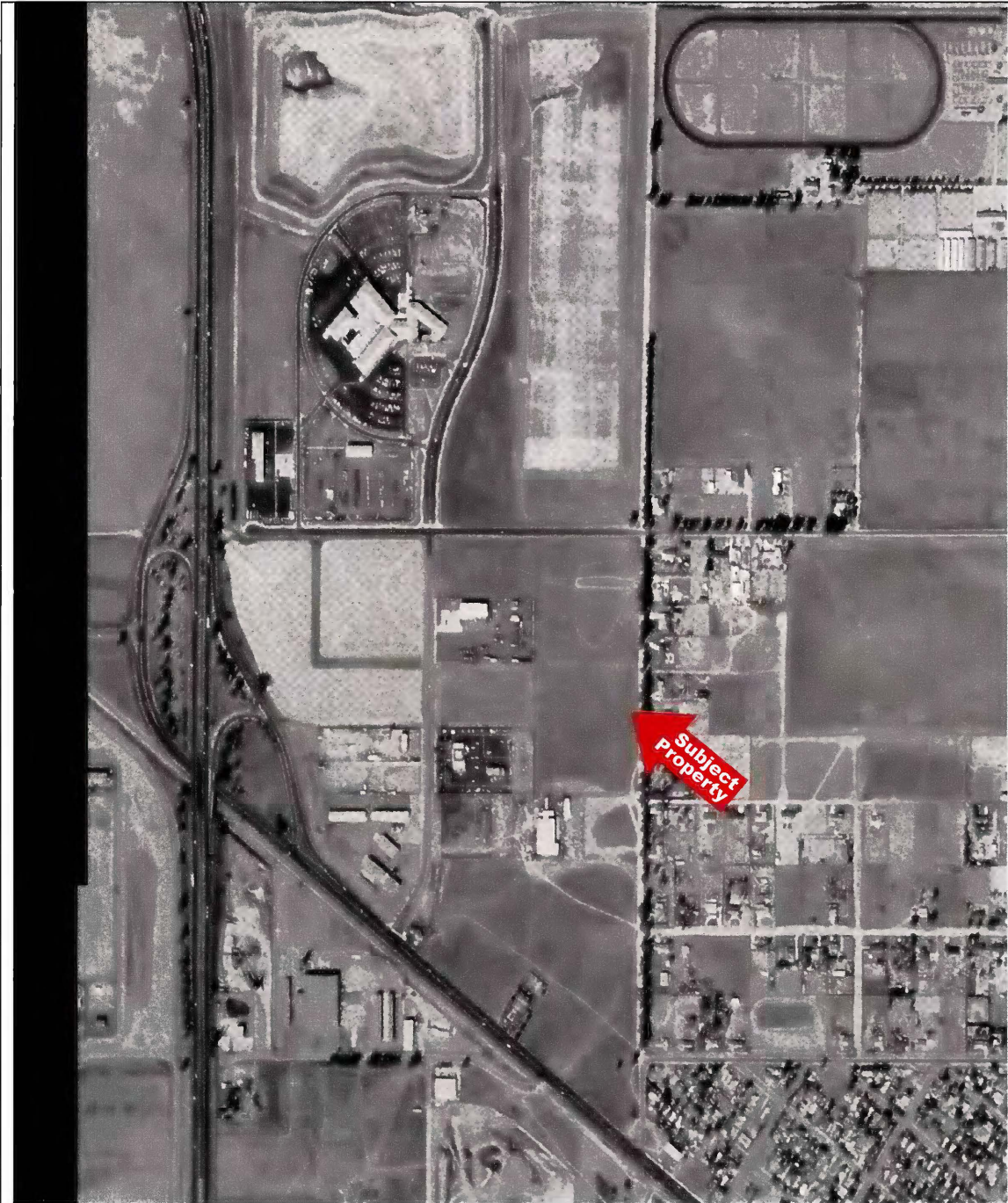
4. View of the Subject Property Looking East-Southeast



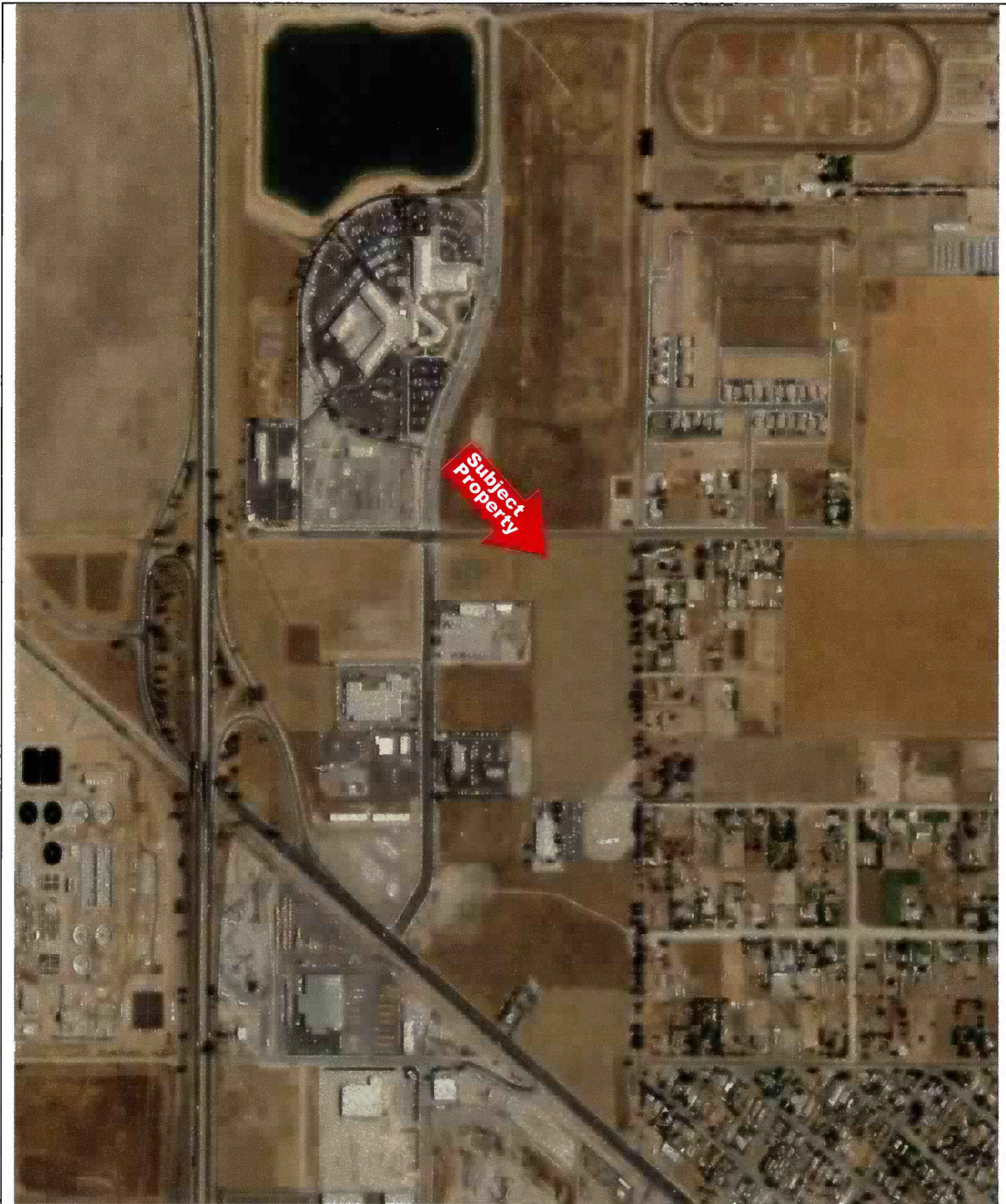
 Hayden Environmental	1967 AERIAL PHOTOGRAPH Subject Property: Three Parcels at Sherman Road and Mapes Road; Menifee, California	↑ NORTH
JOB NUMBER: 21-4152	Date: 6/8/21	FIGURE: C-1



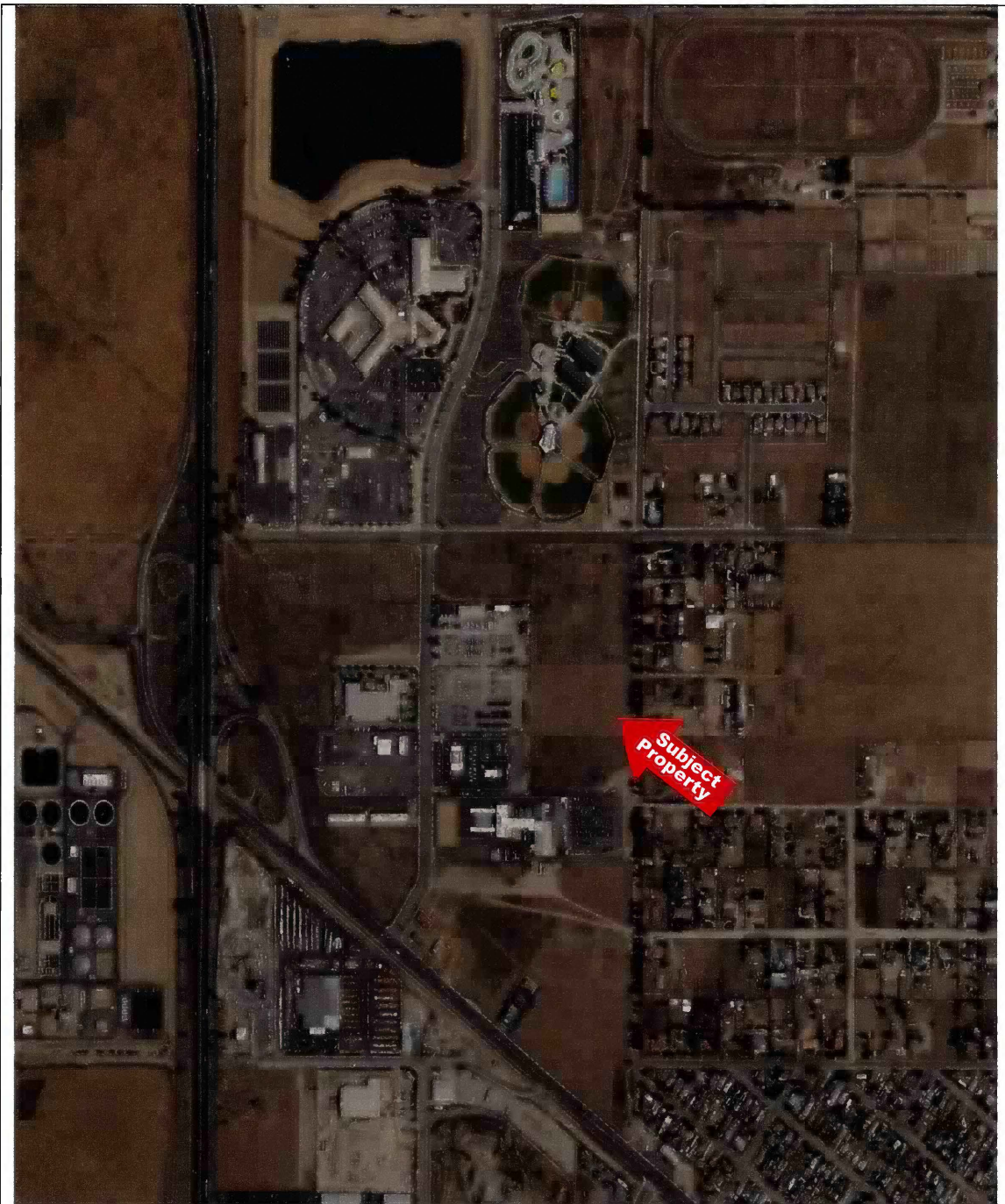
 Hayden Environmental	<p align="center">1978 AERIAL PHOTOGRAPH</p> <p>Subject Property: Three Parcels at Sherman Road and Mapes Road; Menifee, California</p>	<p align="center">↑ NORTH</p>
<p>JOB NUMBER: 21-4152</p>	<p>Date: 6/8/21</p>	<p>FIGURE: C-2</p>



HEI Hayden Environmental	1996 AERIAL PHOTOGRAPH Subject Property: Three Parcels at Sherman Road and Mapes Road; Menifee, California	↑ NORTH
JOB NUMBER: 21-4152	Date: 6/8/21	FIGURE: C-3



HEI Hayden Environmental	2009 AERIAL PHOTOGRAPH Subject Property: Three Parcels at Sherman Road and Mapes Road; Menifee, California	↑ NORTH
JOB NUMBER: 21-4152	Date: 6/8/21	FIGURE: C-4



HEI Hayden Environmental	2016 AERIAL PHOTOGRAPH Subject Property: Three Parcels at Sherman Road and Mapes Road; Menifee, California	↑ NORTH
JOB NUMBER: 21-4152	Date: 6/8/21	FIGURE: C-5

APPENDIX D
REGULATORY AGENCIES DATABASE REPORT

Menifee Project

25175 SHERMAN RD

Sun City, CA 92585

Inquiry Number: 06491816.6r

May 12, 2021

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 25175 SHERMAN RD
SUN CITY, CA 92585**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	2	-	-	0	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	1	0	1
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	1	2	-	0	3
<i>State/Tribal Tanks</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	1	-	0	1
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	0	-	-	0	0
<i>Other Tanks</i>	Y	0	0	2	-	-	0	2
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	1	-	-	-	0	1
- Totals --		0	1	5	3	1	0	10

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Search Summary Report

**TARGET SITE: 25175 SHERMAN RD
SUN CITY, CA 92585**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	12/30/2020	1.000	0	0	0	0	0	0	0
	Proposed NPL	12/30/2020	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	12/30/2020	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	12/30/2020	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	12/30/2020	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/14/2020	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/14/2020	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/14/2020	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/14/2020	0.250	0	0	2	-	-	0	2
	RCRA-VSQG	12/14/2020	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	10/28/2020	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	10/28/2020	0.500	0	0	0	0	-	0	0
ERNS	ERNS	12/14/2020	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	01/25/2021	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	01/25/2021	1.000	0	0	0	0	1	0	1
State/Tribal SWL	SWF/LF	02/08/2021	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	03/08/2021	0.500	0	0	1	1	-	0	2
	INDIAN LUST	10/01/2020	0.500	0	0	0	0	-	0	0
	CPS-SLIC	03/08/2021	0.500	0	0	0	1	-	0	1
State/Tribal Tanks	UST	03/08/2021	TP	0	-	-	-	-	0	0
	AST	07/06/2016	TP	0	-	-	-	-	0	0
	INDIAN UST	10/01/2020	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	01/25/2021	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	12/11/2020	0.500	0	0	0	1	-	0	1

Search Summary Report

**TARGET SITE: 25175 SHERMAN RD
SUN CITY, CA 92585**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS	
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0	
Other Haz Sites	SCH	01/25/2021	0.250	0	0	0	-	-	0	0	
	US CDL	12/07/2020	TP	0	-	-	-	-	0	0	
Other Tanks	SWEEPS UST	06/01/1994	0.250	0	0	2	-	-	0	2	
Local Land Records	DEED	11/30/2020	0.500	0	0	0	0	-	0	0	
Spills	HMIRS	12/16/2020	TP	0	-	-	-	-	0	0	
	CHMIRS	12/31/2020	TP	0	-	-	-	-	0	0	
Other	RCRA NonGen / NLR	12/14/2020	0.125	0	1	-	-	-	0	1	
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0	
	TRIS	12/31/2018	TP	0	-	-	-	-	0	0	
	SSTS	01/20/2021	TP	0	-	-	-	-	0	0	
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0	
	PRP	12/30/2020	TP	0	-	-	-	-	0	0	
	PADS	11/19/2020	TP	0	-	-	-	-	0	0	
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0	
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0	
	MLTS	03/08/2021	TP	0	-	-	-	-	0	0	
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0	
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0	
	LEAD SMELTERS	12/30/2020	TP	0	-	-	-	-	0	0	
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0	
	FINDS	02/03/2021	TP	0	-	-	-	-	0	0	
	CUPA Listings		0.125	0	0	-	-	-	0	0	
	HAZNET	12/31/2019	TP	0	-	-	-	-	0	0	
	UIC GEO	03/08/2021	TP	0	-	-	-	-	0	0	
	WDS	06/19/2007	TP	0	-	-	-	-	0	0	
	MILITARY PRIV SITES	03/08/2021	TP	0	-	-	-	-	0	0	
	PROJECT	03/08/2021	TP	0	-	-	-	-	0	0	
	CIWQS	11/30/2020	TP	0	-	-	-	-	0	0	
	NON-CASE INFO	03/08/2021	TP	0	-	-	-	-	0	0	
	OTHER OIL GAS	03/08/2021	TP	0	-	-	-	-	0	0	
	PROD WATER PONDS	03/08/2021	TP	0	-	-	-	-	0	0	
	SAMPLING POINT	03/08/2021	TP	0	-	-	-	-	0	0	
	WELL STIM PROJ	03/08/2021	TP	0	-	-	-	-	0	0	
	- Totals --				0	1	5	3	1	0	10

Site Information Report

Request Date: MAY 12, 2021
Request Name: CHRIS HAYDEN

Search Type: COORD
Job Number: NA

Target Site: 25175 SHERMAN RD
 SUN CITY, CA 92585

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	117.181500	117.1815000 - 117° 10' 53.40"	Easting: 483190.8
Latitude:	33.756367	33.7563670 - 33° 45' 22.92"	Northing: 3734964.0
Elevation:	1428 ft. above sea level		Zone: Zone 11

Demographics

Sites: 10	Non-Geocoded: 0	Population: N/A		
RADON				
Federal EPA Radon Zone for RIVERSIDE County: 2				
Note: Zone 1 indoor average level > 4 pCi/L.				
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.				
: Zone 3 indoor average level < 2 pCi/L.				
<hr/> Federal Area Radon Information for RIVERSIDE COUNTY, CA				
Number of sites tested: 12				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.117 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.450 pCi/L	100%	0%	0%
Basement	1.700 pCi/L	100%	0%	0%

Site Information Report

RADON

State Database: CA Radon

Radon Test Results

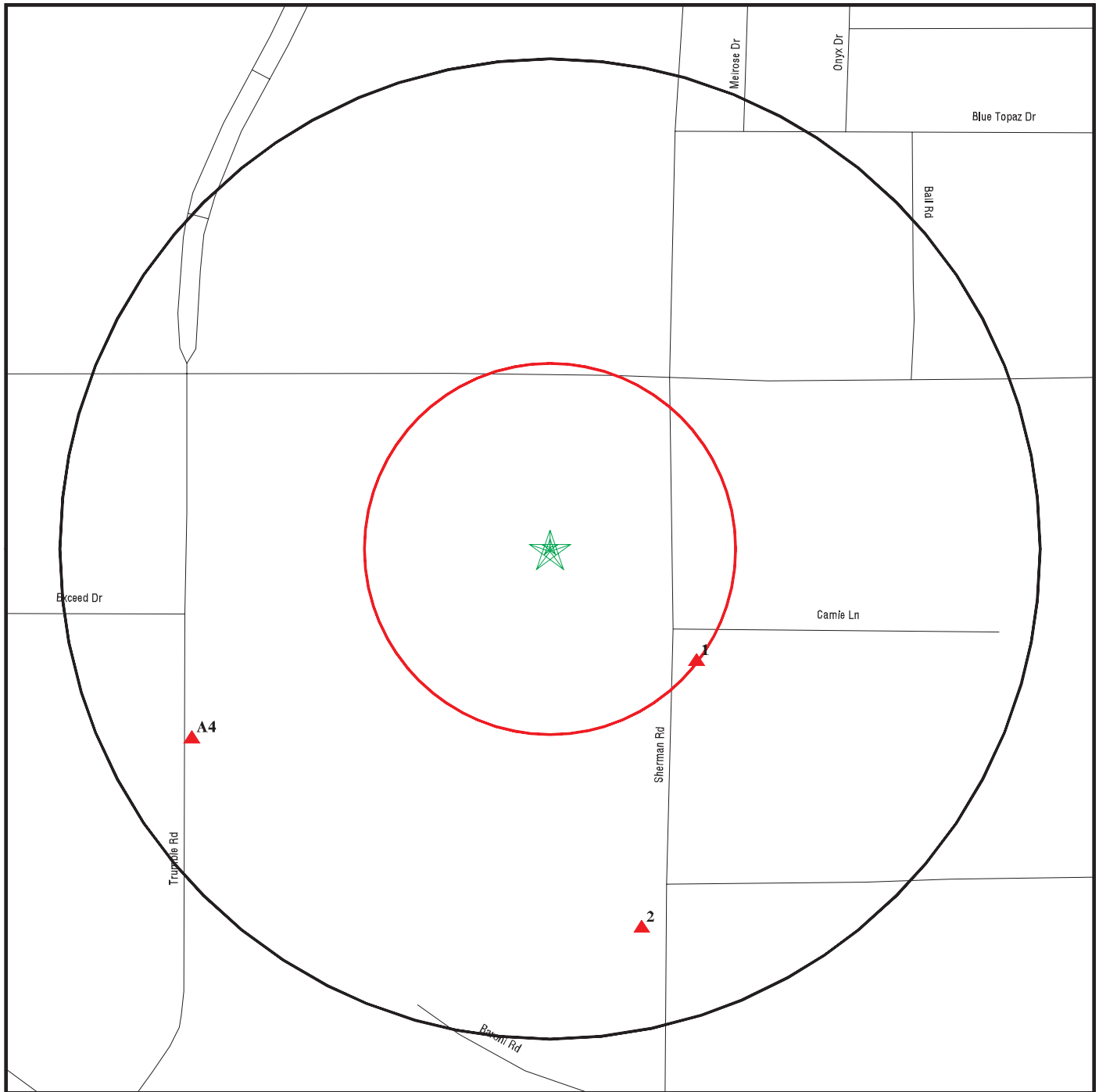
Zipcode	Num Tests	> 4 pCi/L
92585	6	0

Environmental FirstSearch






0.25 Mile Radius
Non ASTM Map, Spills, FINDS



25175 SHERMAN RD SUN CITY, CA 92585



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

-  Target Property (Latitude: 33.756367 Longitude: 117.1815)
-  Identified Sites
-  Indian Reservations BIA
-  Sensitive Receptors
-  National Priority List Sites

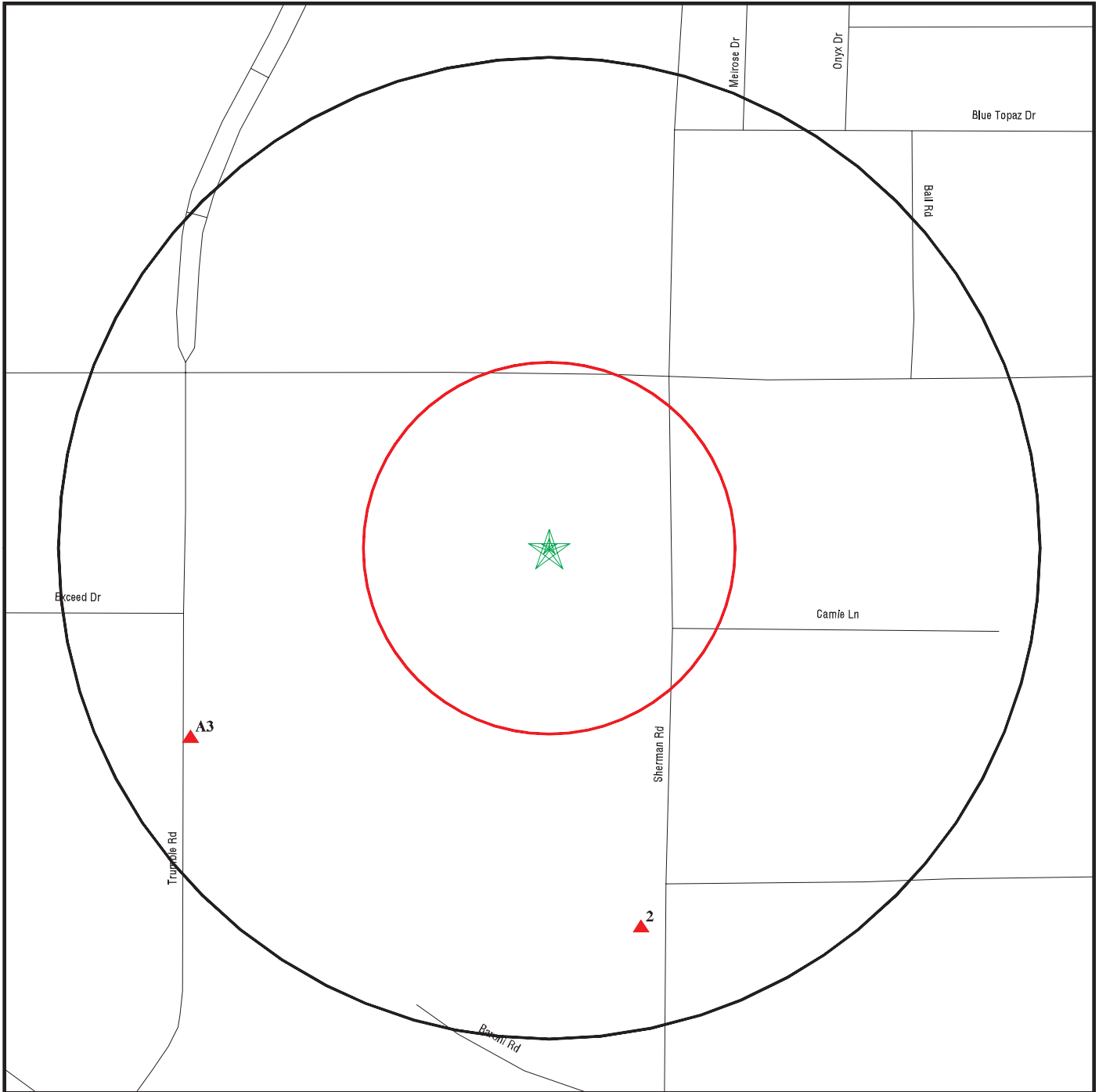
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



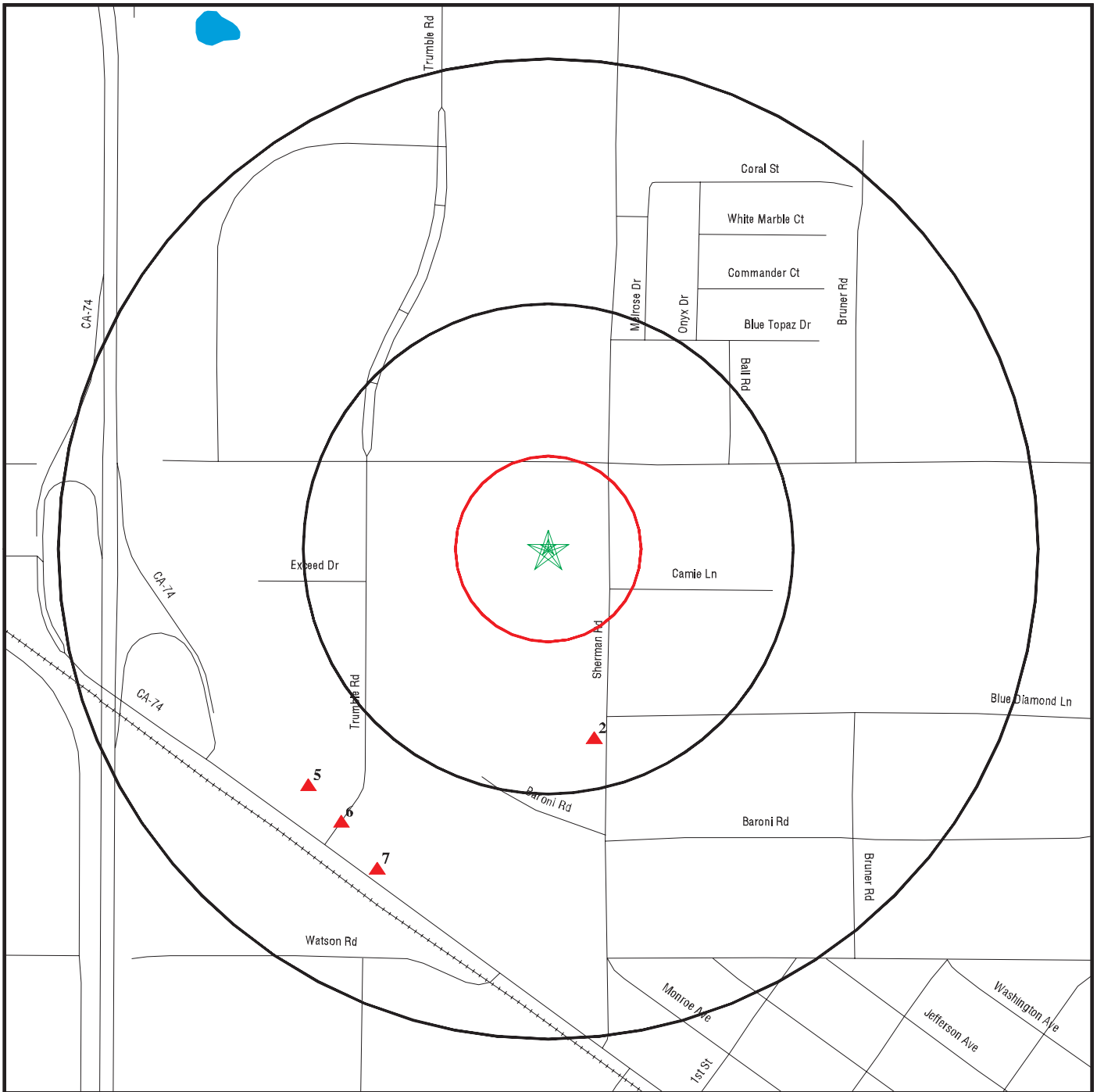
25175 SHERMAN RD SUN CITY, CA 92585



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.756367 Longitude: 117.1815)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

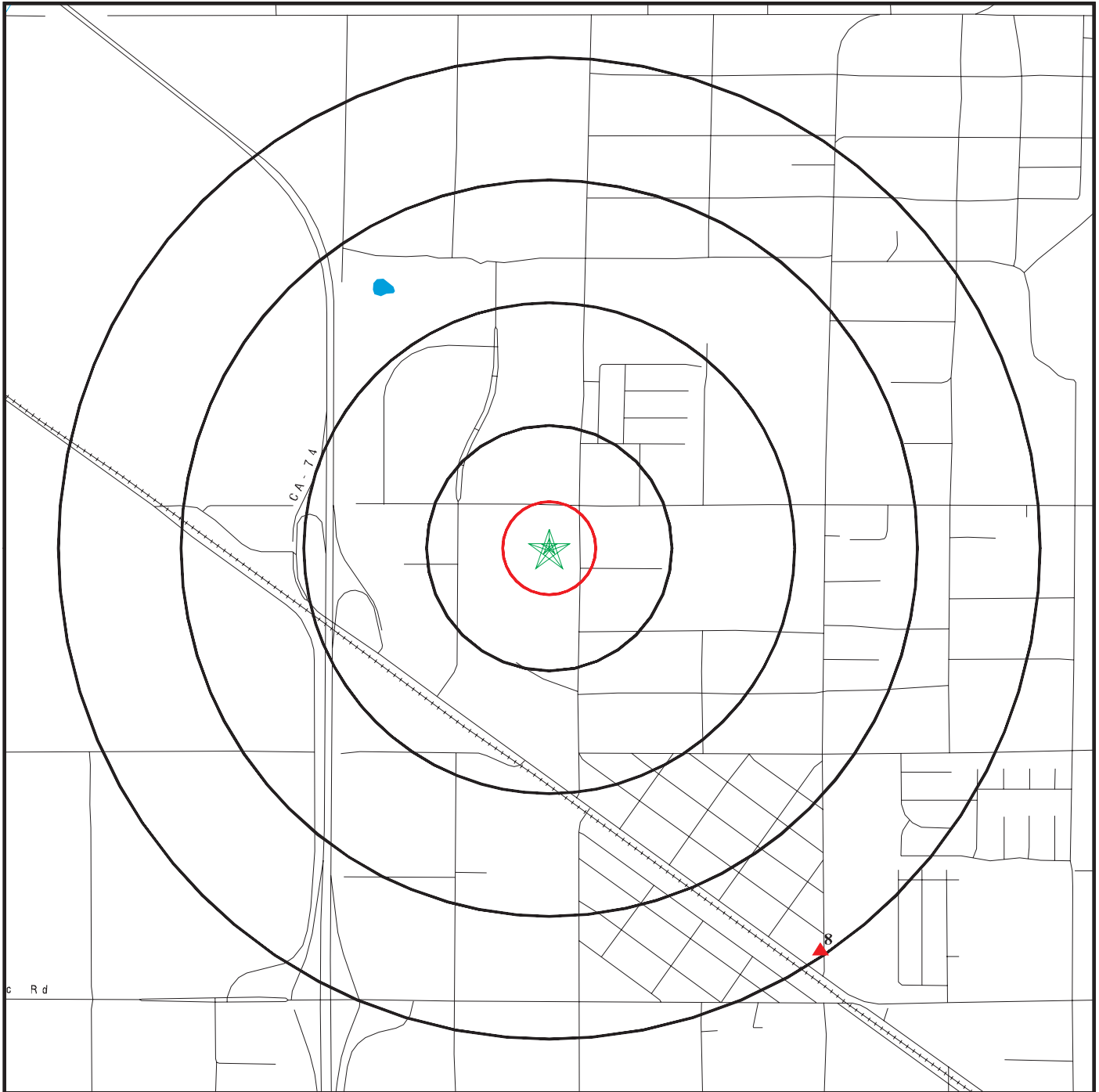
25175 SHERMAN RD SUN CITY, CA 92585



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.756367 Longitude: 117.1815)
- ▲ Identified Sites
- ▭ Indian Reservations BIA
- ▭ National Priority List Sites

25175 SHERMAN RD SUN CITY, CA 92585



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 33.756367 Longitude: 117.1815)

▲ Identified Sites [Hatched Box] Indian Reservations BIA

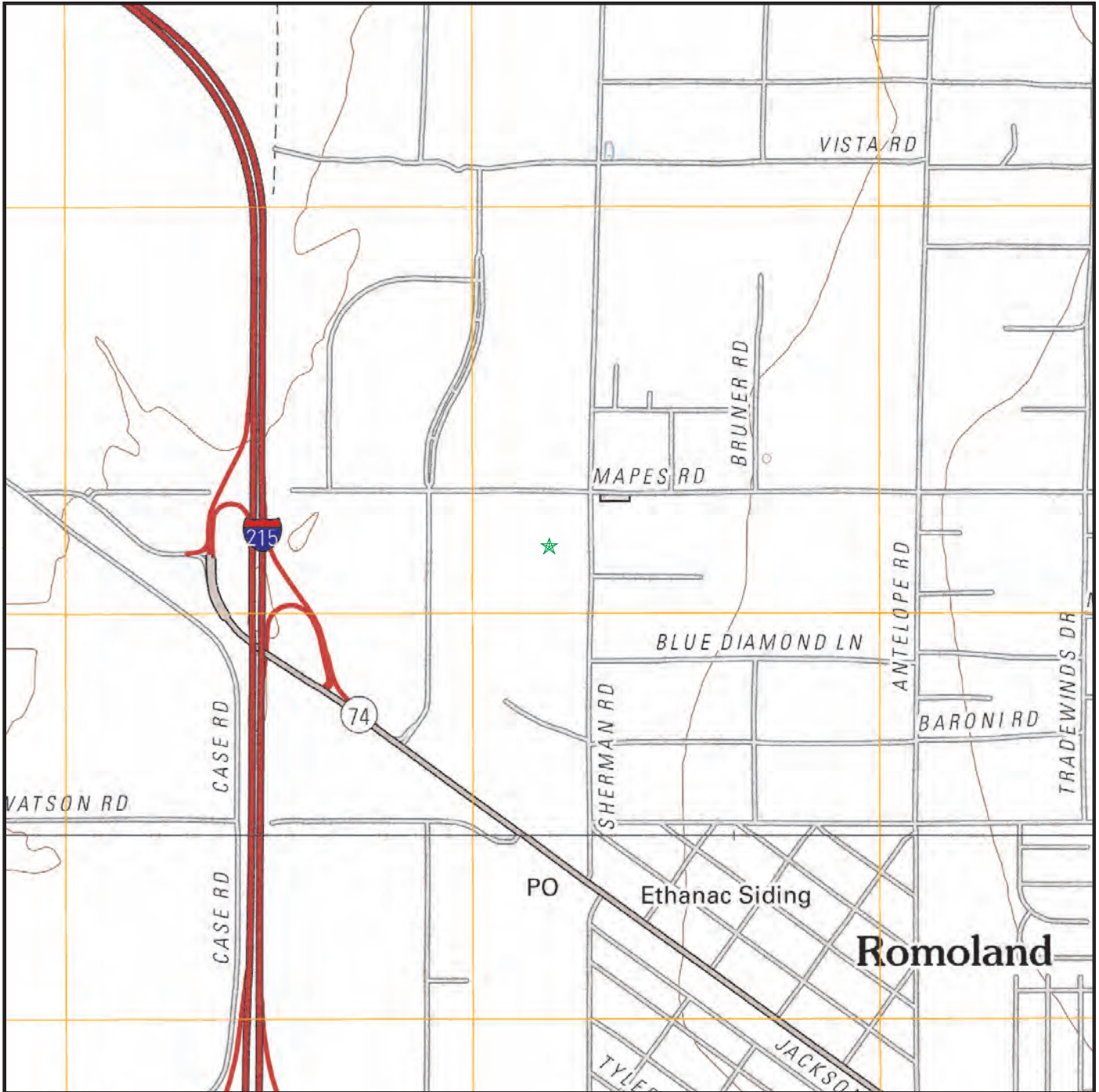
[Red Box with Diagonal Line] National Priority List Sites

Site location Map

Topo: 0.75 Mile Radius



25175 SHERMAN RD SUN CITY, CA 92585



Map Image Position: TP
Map Reference Code & Name: 5641330 Perris
Map State(s): CA
Version Date: 2012
Map Image Position: S
Map Reference Code & Name: 5641314 Romoland
Map State(s): CA
Version Date: 2012

Target Site Summary Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

TOTAL: 10

GEOCODED: 10

NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

TOTAL: 10 GEOCODED: 10 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
1	RCRA NonGen / NLR --CAL000274150	JAMES F. PATRICK DBA JAMES PAT	25146 SHERMAN RD ROMOLAND, CA 92585	0.09 SE	+ 4	1
2	SWEEPS UST --A --A --36959	UNITED PARCEL SERVICE HEMET	25283 SHERMAN RD ROMOLAND, CA 92585	0.20 SSE	+ 5	5
2	LUST --Case Closed --Completed - Case Closed --91867 --T0606500219 --9 --T0606500219 *Additional key fields are available in the Map Findings section	UNITED PARCEL SERVICE HEMET	25283 SHERMAN RD ROMOLAND, CA 92585	0.20 SSE	+ 5	6
2	RCRA-SQG --CAD981634108	UNITED PARCEL SERVICE HEMET	25283 SHERMAN RD ROMOLAND, CA 92585	0.20 SSE	+ 5	10
A3	RCRA-SQG --CAD981423122	SO CALIF GAS CO/RAMONA BASE	25200 TRUMBLE RD MENIFEE, CA 92585	0.21 WSW	- 4	14
A4	SWEEPS UST --A --A --7468	HEMET	25200 TRUMBLE RD ROMOLAND, CA 92380	0.21 WSW	- 4	19
5	CPS-SLIC --Completed - Case Closed --T10000009963	TRUMBLE RD	25351 TRUMBLE RD MENIFEE, CA 92585	0.34 SW	- 4	20
6	US BROWNFIELDS --105141 --04/19/2011	FORMER LAKESIDE CHEVROLET	25351 TRUMBLE ROAD ROMOLAND, CA 92585	0.35 SW	- 1	21
7	LUST --Completed - Case Closed --T10000010036	FORWES HOLDINGS	27256 HWY 74 ROMOLAND, CA	0.37 SSW	+ 0	25
8	ENVIROSTOR --33010072 --No Further Action	HIGH SCHOOL NO. 3	BRIGGS ROAD/PINACATE ROAD ROMOLAND, CA 92585	0.99 SE	+ 20	27

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024807389 **DIST/DIR:** 0.094 SE **ELEVATION:** 1432 **MAP ID:** 1

NAME: JAMES F. PATRICK DBA JAMES PATRICK TOOLING **Rev:** 12/14/2020
ADDRESS: 25146 SHERMAN RD **ID/Status:** CAL000274150
ROMOLAND, CA 92585
RIVERSIDE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:
Date Form Received by Agency: 2003-08-27 00:00:00.0
Handler Name: JAMES F. PATRICK DBA JAMES PATRICK TOOLING
Handler Address: 25146 SHERMAN RD
Handler City,State,Zip: ROMOLAND, CA 92585
EPA ID: CAL000274150
Contact Name: JAMES PATRICK
Contact Address: PO BOX 1245
Contact City,State,Zip: MENIFEE, CA 92585
Contact Telephone: 951-928-9161
Contact Fax: Not reported
Contact Email: JIM.PATRICK@JPTOOLING.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: PO BOX 1245
Mailing City,State,Zip: MENIFEE, CA 92585-0245
Owner Name: JAMES PATRICK
Owner Type: Other
Operator Name: JAMES PATRICK
Operator Type: Other
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: Yes
Universal Waste Destination Facility: Yes
Federal Universal Waste: No
Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported
Active Site Converter Treatment storage and Disposal Facility: Not reported
Active Site State-Reg Treatment Storage and Disposal Facility: Not reported

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024807389 **DIST/DIR:** 0.094 SE **ELEVATION:** 1432 **MAP ID:** 1

NAME: JAMES F. PATRICK DBA JAMES PATRICK TOOLING **Rev:** 12/14/2020
ADDRESS: 25146 SHERMAN RD **ID/Status:** CAL000274150
ROMOLAND, CA 92585
RIVERSIDE
SOURCE: US Environmental Protection Agency

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N
Sub-Part K Indicator: Not reported
Commercial TSD Indicator: No
Treatment Storage and Disposal Type: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
Permit Renewals Workload Universe: Not reported
Permit Workload Universe: Not reported
Permit Progress Universe: Not reported
Post-Closure Workload Universe: Not reported
Closure Workload Universe: Not reported
202 GPRA Corrective Action Baseline: No
Corrective Action Workload Universe: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed Universe: No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
TSDFs Only Subject to CA under Discretionary Auth Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Operating TSDF Universe: Not reported
Full Enforcement Universe: Not reported
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 2018-09-05 20:25:13.0
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: JAMES PATRICK

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024807389 **DIST/DIR:** 0.094 SE **ELEVATION:** 1432 **MAP ID:** 1

NAME: JAMES F. PATRICK DBA JAMES PATRICK TOOLING **Rev:** 12/14/2020
ADDRESS: 25146 SHERMAN RD **ID/Status:** CAL000274150
ROMOLAND, CA 92585
RIVERSIDE
SOURCE: US Environmental Protection Agency

Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 1245
Owner/Operator City,State,Zip: MENIFEE, CA 92585
Owner/Operator Telephone: 951-928-9161
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JAMES PATRICK
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 26690 CORTRITE AVE
Owner/Operator City,State,Zip: HEMET, CA 92545-0245
Owner/Operator Telephone: 951-926-4806
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2003-08-27 00:00:00.0
Handler Name: JAMES F. PATRICK DBA JAMES PATRICK TOOLING
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024807389 **DIST/DIR:** 0.094 SE **ELEVATION:** 1432 **MAP ID:** 1

NAME: JAMES F. PATRICK DBA JAMES PATRICK TOOLING

Rev: 12/14/2020

ADDRESS: 25146 SHERMAN RD
ROMOLAND, CA 92585
RIVERSIDE

ID/Status: CAL000274150

SOURCE: US Environmental Protection Agency

Evaluation Action Summary:

Evaluations: No Evaluations Found

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

SWEEPS UST

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET **Rev:** 06/01/1994
ADDRESS: 25283 SHERMAN RD ID/Status: A
ROMOLAND, CA 92585 ID/Status: A
RIVERSIDE ID/Status: 36959
SOURCE: CA State Water Resources Control Board

SWEEPS UST:

Name: UPS HEMET CENTER
Address: 25283 SHERMAN RD
City: ROMOLAND
Status: Active
Comp Number: 36959
Number: 1
Board Of Equalization: 44-001858
Referral Date: 06-14-90
Action Date: 06-14-90
Created Date: 02-29-88
Owner Tank Id: 001096
SWRCB Tank Id: 33-000-036959-000001
Tank Status: A
Capacity: 10000
Active Date: 06-14-90
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: 2

Name: UPS HEMET CENTER
Address: 25283 SHERMAN RD
City: ROMOLAND
Status: Active
Comp Number: 36959
Number: 1
Board Of Equalization: 44-001858
Referral Date: 06-14-90
Action Date: 06-14-90
Created Date: 02-29-88
Owner Tank Id: 001096
SWRCB Tank Id: 33-000-036959-000002
Tank Status: A
Capacity: 250
Active Date: 06-14-90
Tank Use: OIL
STG: W
Content: WASTE OIL
Number Of Tanks: Not reported

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

LUST

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET	Rev: 03/08/2021
ADDRESS: 25283 SHERMAN RD	ID/Status: Case Closed
ROMOLAND, CA 92585	ID/Status: Completed - Case Closed
RIVERSIDE	ID/Status: 91867
SOURCE: CA State Water Resources Control Board	ID/Status: T0606500219
	ID/Status: 9

LUST:

Name: UNITED PARCEL SERVICE
Address: 25283 SHERMAN RD
City,State,Zip: ROMOLAND, CA 92380
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500219
Global Id: T0606500219
Latitude: 33.7538351262906
Longitude: -117.182040865884
Status: Completed - Case Closed
Status Date: 08/29/1991
Case Worker: RIV
RB Case Number: 083301733T
Local Agency: RIVERSIDE COUNTY LOP
File Location: Local Agency Warehouse
Local Case Number: 91867
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0606500219
Contact Type: Regional Board Caseworker
Contact Name: PATRICIA HANNON
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: patricia.hannon@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0606500219
Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:

Global Id: T0606500219
Action Type: ENFORCEMENT
Date: 08/28/1991

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

LUST

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET	Rev: 03/08/2021
ADDRESS: 25283 SHERMAN RD	ID/Status: Case Closed
ROMOLAND, CA 92585	ID/Status: Completed - Case Closed
RIVERSIDE	ID/Status: 91867
SOURCE: CA State Water Resources Control Board	ID/Status: T0606500219
	ID/Status: 9

Action: File review - #RCDEH Upload Site File 9/30/2015

Global Id: T0606500219
Action Type: Other
Date: 04/15/1991
Action: Leak Discovery

Global Id: T0606500219
Action Type: Other
Date: 04/23/1991
Action: Leak Stopped

Global Id: T0606500219
Action Type: Other
Date: 04/23/1991
Action: Leak Reported

Global Id: T0606500219
Action Type: ENFORCEMENT
Date: 08/29/1991
Action: Closure/No Further Action Letter - #Riv Co Closure

LUST:
Global Id: T0606500219
Status: Open - Case Begin Date
Status Date: 04/15/1991

Global Id: T0606500219
Status: Completed - Case Closed
Status Date: 08/29/1991

LUST REG 8:
Name: UNITED PARCEL SERVICE
Address: 25283 SHERMAN RD
City: ROMOLAND
Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083301733T
Local Case Num: Not reported
Case Type: Soil only
Substance: Misc. Motor Vehicle Fuels

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

LUST

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET	Rev: 03/08/2021
ADDRESS: 25283 SHERMAN RD	ID/Status: Case Closed
ROMOLAND, CA 92585	ID/Status: Completed - Case Closed
RIVERSIDE	ID/Status: 91867
SOURCE: CA State Water Resources Control Board	ID/Status: T0606500219
	ID/Status: 9

Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: Not reported
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Leak Cause: UNK
Leak Source: UNK
Global ID: T0606500219
How Stopped Date: 4/15/1991
Enter Date: 7/26/1991
Date Confirmation of Leak Began: Not reported
Date Preliminary Assessment Began: Not reported
Discover Date: 4/15/1991
Enforcement Date: Not reported
Close Date: 8/29/1991
Date Prelim Assessment Workplan Submitted: Not reported
Date Pollution Characterization Began: Not reported
Date Remediation Plan Submitted: Not reported
Date Remedial Action Underway: Not reported
Date Post Remedial Action Monitoring: Not reported
Enter Date: 7/26/1991
GW Qualifies: Not reported
Soil Qualifies: Not reported
Operator: Not reported
Facility Contact: Not reported
Interim: Not reported
Oversite Program: LUST
Latitude: 33.7534409
Longitude: -117.1805281
MTBE Date: Not reported
Max MTBE GW: Not reported
MTBE Concentration: 0
Max MTBE Soil: Not reported
MTBE Fuel: 0
MTBE Tested: Not Required to be Tested.
MTBE Class: *
Staff: PAH
Staff Initials: UNK
Lead Agency: Local Agency
Local Agency: 33000L
Hydr Basin #: SAN JACINTO (8-5)
Beneficial: Not reported
Priority: Not reported

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

LUST

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET	Rev: 03/08/2021
ADDRESS: 25283 SHERMAN RD	ID/Status: Case Closed
ROMOLAND, CA 92585	ID/Status: Completed - Case Closed
RIVERSIDE	ID/Status: 91867
SOURCE: CA State Water Resources Control Board	ID/Status: T0606500219
	ID/Status: 9

Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

RIVERSIDE CO. LUST:
Name: UNITED PARCEL SERVICE
Address: 25283 SHERMAN WAY
City,State,Zip: ROMOLAND, CA
Region: RIVERSIDE
Facility ID: 91867
Employee: Whitehead
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET
ADDRESS: 25283 SHERMAN RD
ROMOLAND, CA 92585
RIVERSIDE
SOURCE: US Environmental Protection Agency

Rev: 12/14/2020
ID/Status: CAD981634108

RCRA-SQG:

Date Form Received by Agency: 1986-12-22 00:00:00.0
Handler Name: UNITED PARCEL SERVICE HEMET
Handler Address: 25283 SHERMAN RD
Handler City,State,Zip: ROMOLAND, CA 92585
EPA ID: CAD981634108
Contact Name: ENVIRONMENTAL MANAGER
Contact Address: 25283 SHERMAN RD
Contact City,State,Zip: ROMOLAND, CA 92380
Contact Telephone: 714-999-6220
Contact Fax: Not reported
Contact Email: Not reported
Contact Title: Not reported
EPA Region: 09
Land Type: Other
Federal Waste Generator Description: Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: CA
State District: 4
Mailing Address: 1331 S VERNON ST
Mailing City,State,Zip: ANAHEIM, CA 92805
Owner Name: NORMAN INDUSTRIES INC
Owner Type: Private
Operator Name: NOT REQUIRED
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported
Active Site Converter Treatment storage and Disposal Facility: Not reported
Active Site State-Reg Treatment Storage and Disposal Facility: Not reported

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET

Rev: 12/14/2020

ADDRESS: 25283 SHERMAN RD
ROMOLAND, CA 92585
RIVERSIDE

ID/Status: CAD981634108

SOURCE: US Environmental Protection Agency

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: N
Sub-Part K Indicator: Not reported
Commercial TSD Indicator: No
Treatment Storage and Disposal Type: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
Permit Renewals Workload Universe: Not reported
Permit Workload Universe: Not reported
Permit Progress Universe: Not reported
Post-Closure Workload Universe: Not reported
Closure Workload Universe: Not reported
202 GPRA Corrective Action Baseline: No
Corrective Action Workload Universe: No
Subject to Corrective Action Universe: No
Non-TSDFs Where RCRA CA has Been Imposed Universe: No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
TSDFs Only Subject to CA under Discretionary Auth Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Operating TSDF Universe: Not reported
Full Enforcement Universe: Not reported
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 2002-06-27 03:27:05.0
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: NORMAN INDUSTRIES INC

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET
ADDRESS: 25283 SHERMAN RD
ROMOLAND, CA 92585
RIVERSIDE
SOURCE: US Environmental Protection Agency

Rev: 12/14/2020
ID/Status: CAD981634108

Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999
Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: NOT REQUIRED
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999
Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 1986-12-22 00:00:00.0
Handler Name: UNITED PARCEL SERVICE HEMET
Federal Waste Generator Description: Small Quantity Generator
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000399341 **DIST/DIR:** 0.198 SSE **ELEVATION:** 1433 **MAP ID:** 2

NAME: UNITED PARCEL SERVICE HEMET
ADDRESS: 25283 SHERMAN RD
ROMOLAND, CA 92585
RIVERSIDE

Rev: 12/14/2020
ID/Status: CAD981634108

SOURCE: US Environmental Protection Agency

Evaluation Action Summary:
Evaluations: No Evaluations Found

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000167606 **DIST/DIR:** 0.206 WSW **ELEVATION:** 1424 **MAP ID:** A3

NAME: SO CALIF GAS CO/RAMONA BASE

Rev: 12/14/2020

ADDRESS: 25200 TRUMBLE RD
MENIFEE, CA 92585
RIVERSIDE

ID/Status: CAD981423122

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date Form Received by Agency: 2018-05-09 00:00:00.0
Handler Name: SO CALIF GAS CO/RAMONA BASE
Handler Address: 25200 TRUMBLE RD
Handler City,State,Zip: MENIFEE, CA 92585
EPA ID: CAD981423122
Contact Name: NANCY B LEE
Contact Address: S. ROSEMEAD BLVD., SC721A
Contact City,State,Zip: PICO RIVERA, CA 90660
Contact Telephone: 562-806-4419
Contact Fax: Not reported
Contact Email: NLEE2@SEMPRAUTILITIES.COM
Contact Title: SR. ENVIRONMENTAL SPECIALIST
EPA Region: 09
Land Type: Private
Federal Waste Generator Description: Small Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: CA
State District: 4
Mailing Address: S. ROSEMEAD BLVD., SC721A
Mailing City,State,Zip: PICO RIVERA, CA 90660
Owner Name: SOUTHERN CALIFORNIA GAS COMPANY
Owner Type: Private
Operator Name: SOUTHERN CALIFORNIA GAS COMPANY
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility Activity: No
Recycler Activity with Storage: No
Small Quantity On-Site Burner Exemption: No
Smelting Melting and Refining Furnace Exemption: No
Underground Injection Control: No
Off-Site Waste Receipt: No
Universal Waste Indicator: No
Universal Waste Destination Facility: No
Federal Universal Waste: No
Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported
Active Site Converter Treatment storage and Disposal Facility: Not reported
Active Site State-Reg Treatment Storage and Disposal Facility: Not reported

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000167606 **DIST/DIR:** 0.206 WSW **ELEVATION:** 1424 **MAP ID:** A3

NAME: SO CALIF GAS CO/RAMONA BASE

Rev: 12/14/2020

ADDRESS: 25200 TRUMBLE RD
MENIFEE, CA 92585
RIVERSIDE

ID/Status: CAD981423122

SOURCE: US Environmental Protection Agency

Active Site State-Reg Handler: ---
Federal Facility Indicator: Not reported
Hazardous Secondary Material Indicator: NN
Sub-Part K Indicator: Not reported
Commercial TSD Indicator: No
Treatment Storage and Disposal Type: Not reported
2018 GPRA Permit Baseline: Not on the Baseline
2018 GPRA Renewals Baseline: Not on the Baseline
Permit Renewals Workload Universe: Not reported
Permit Workload Universe: Not reported
Permit Progress Universe: Not reported
Post-Closure Workload Universe: Not reported
Closure Workload Universe: Not reported
202 GPRA Corrective Action Baseline: No
Corrective Action Workload Universe: No
Subject to Corrective Action Universe: No
Non-TSDs Where RCRA CA has Been Imposed Universe: No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe: No
TSDs Only Subject to CA under Discretionary Auth Universe: No
Corrective Action Priority Ranking: No NCAPS ranking
Environmental Control Indicator: No
Institutional Control Indicator: No
Human Exposure Controls Indicator: N/A
Groundwater Controls Indicator: N/A
Operating TSD Universe: Not reported
Full Enforcement Universe: Not reported
Significant Non-Complier Universe: No
Unaddressed Significant Non-Complier Universe: No
Addressed Significant Non-Complier Universe: No
Significant Non-Complier With a Compliance Schedule Universe: No
Financial Assurance Required: Not reported
Handler Date of Last Change: 2018-05-10 19:21:42.0
Recognized Trader-Importer: No
Recognized Trader-Exporter: No
Importer of Spent Lead Acid Batteries: No
Exporter of Spent Lead Acid Batteries: No
Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: Not reported

Hazardous Waste Summary:

Waste Code: D001

Waste Description: IGNITABLE WASTE

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000167606 **DIST/DIR:** 0.206 WSW **ELEVATION:** 1424 **MAP ID:** A3

NAME: SO CALIF GAS CO/RAMONA BASE

Rev: 12/14/2020

ADDRESS: 25200 TRUMBLE RD
MENIFEE, CA 92585
RIVERSIDE

ID/Status: CAD981423122

SOURCE: US Environmental Protection Agency

Waste Code: D002
Waste Description: CORROSIVE WASTE

Waste Code: D003
Waste Description: REACTIVE WASTE

Waste Code: D004
Waste Description: ARSENIC

Waste Code: D005
Waste Description: BARIUM

Waste Code: D006
Waste Description: CADMIUM

Waste Code: D007
Waste Description: CHROMIUM

Waste Code: D008
Waste Description: LEAD

Waste Code: D009
Waste Description: MERCURY

Waste Code: D018
Waste Description: BENZENE

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: SO CALIFORNIA GAS CO
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999
Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: SOUTHERN CALIFORNIA GAS COMPANY
Legal Status: Private
Date Became Current: 1980-06-03 00:00:00.

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000167606 **DIST/DIR:** 0.206 WSW **ELEVATION:** 1424 **MAP ID:** A3

NAME: SO CALIF GAS CO/RAMONA BASE

Rev: 12/14/2020

ADDRESS: 25200 TRUMBLE RD
MENIFEE, CA 92585
RIVERSIDE

ID/Status: CAD981423122

SOURCE: US Environmental Protection Agency

Date Ended Current: Not reported
Owner/Operator Address: 555 W. FIFTH STREET
Owner/Operator City,State,Zip: LOS ANGELES, CA 90013
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: NOT REQUIRED
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: NOT REQUIRED
Owner/Operator City,State,Zip: NOT REQUIRED, ME 99999
Owner/Operator Telephone: 415-555-1212
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: SOUTHERN CALIFORNIA GAS COMPANY
Legal Status: Private
Date Became Current: 1980-06-03 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 555 W. FIFTH STREET
Owner/Operator City,State,Zip: LOS ANGELES, CA 90013
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 1986-06-23 00:00:00.0
Handler Name: SO CALIF GAS CO/RAMONA BASE
Federal Waste Generator Description: Small Quantity Generator
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

RCRA-SQG

EDR ID: 1000167606 **DIST/DIR:** 0.206 WSW **ELEVATION:** 1424 **MAP ID:** A3

NAME: SO CALIF GAS CO/RAMONA BASE

Rev: 12/14/2020

ADDRESS: 25200 TRUMBLE RD
MENIFEE, CA 92585
RIVERSIDE

ID/Status: CAD981423122

SOURCE: US Environmental Protection Agency

Electronic Manifest Broker: Not reported

Receive Date: 2018-05-09 00:00:00.0
Handler Name: SO CALIF GAS CO/RAMONA BASE
Federal Waste Generator Description: Small Quantity Generator
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:

NAICS Code: 221210
NAICS Description: NATURAL GAS DISTRIBUTION

NAICS Code: 486210
NAICS Description: PIPELINE TRANSPORTATION OF NATURAL GAS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

SWEEPS UST

EDR ID: U001575589 **DIST/DIR:** 0.206 WSW **ELEVATION:** 1424 **MAP ID:** A4

NAME: HEMET **Rev:** 06/01/1994
ADDRESS: 25200 TRUMBLE RD ID/Status: A
ROMOLAND, CA 92380 ID/Status: A
RIVERSIDE ID/Status: 7468
SOURCE: CA State Water Resources Control Board

SWEEPS UST:
Name: SOUTHERN CAL GAS - ROMOLAND
Address: 25200 TRUMBLE RD
City: ROMOLAND
Status: Active
Comp Number: 7468
Number: 1
Board Of Equalization: 44-011410
Referral Date: 11-19-92
Action Date: 11-19-92
Created Date: 02-29-88
Owner Tank Id: DEAU403
SWRCB Tank Id: 33-000-007468-000001
Tank Status: A
Capacity: 12000
Active Date: 11-19-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 1

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

CPS-SLIC

EDR ID: S119777502 **DIST/DIR:** 0.343 SW **ELEVATION:** 1424 **MAP ID:** 5

NAME: TRUMBLE RD

Rev: 03/08/2021

ADDRESS: 25351 TRUMBLE RD
MENIFEE, CA 92585

ID/Status: Completed - Case Closed
ID/Status: T10000009963

SOURCE: CA State Water Resources Control Board

CPS-SLIC:

Name: TRUMBLE RD

Address: 25351 TRUMBLE RD

City,State,Zip: MENIFEE, CA 92585

Region: STATE

Facility Status: Completed - Case Closed

Status Date: 08/11/2011

Global Id: T10000009963

Lead Agency: RIVERSIDE COUNTY LOP

Lead Agency Case Number: CO0025039

Latitude: 33.75288

Longitude: -117.18575

Case Type: Cleanup Program Site

Case Worker: SCB

Local Agency: RIVERSIDE COUNTY LOP

RB Case Number: Not reported

File Location: Not reported

Potential Media Affected: Soil

Potential Contaminants of Concern: Total Petroleum Hydrocarbons (TPH), Waste Oil / Motor / Hydraulic /
Lubricating

Site History: Site previously used as automotive service, car dealership, paint
booths, etc. As of 2011, site is vacant lot. See file for assessment
and cleanup details.

[Click here to access the California GeoTracker records for this facility:](#)

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

US BROWNFIELDS

EDR ID: 1014948906 **DIST/DIR:** 0.349 SW **ELEVATION:** 1427 **MAP ID:** 6

NAME: FORMER LAKESIDE CHEVROLET **Rev:** 12/11/2020
ADDRESS: 25351 TRUMBLE ROAD ID/Status: 105141
ROMOLAND, CA 92585 ID/Status: 04/19/2011

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:

Name: FORMER LAKESIDE CHEVROLET
Address: 25351 TRUMBLE ROAD
City,State,Zip: ROMOLAND, CA 92585-9664
Recipient Name: Redevelopment Agency for the County of Riverside
Grant Type: Cleanup
Property Number: 329-020-009 & 329-020-22
Parcel size: 5
Latitude: 33.7523377
Longitude: -117.18516879999998
HCM Label: Address Matching-Primary Name
Map Scale: Google Ear
Point of Reference: Entrance Point of a Facility or Station
Highlights: -
Datum: World Geodetic System of 1984
Acres Property ID: 105141
IC Data Access: -
Start Date: 06/26/2009
Redev Completion Date: -
Completed Date: 04/19/2011
Acres Cleaned Up: 5
Cleanup Funding: 141000
Cleanup Funding Source: EPA
Assessment Funding: 87014
Assessment Funding Source: Redevelopment Agency
Redevelopment Funding: -
Redev. Funding Source: -
Redev. Funding Entity Name: -
Redevelopment Start Date: -
Assessment Funding Entity: Local Funding
Cleanup Funding Entity: US EPA - Brownfields Cleanup Cooperative Agreement
Grant Type: Petroleum
Accomplishment Type: Cleanup Planning
Accomplishment Count: N
Cooperative Agreement Number: 00T15701
Start Date: 06/26/2009
Ownership Entity: -
Completion Date: 03/01/2010
Current Owner: -
Did Owner Change: -
Cleanup Required: Y
Video Available: -
Photo Available: -
Institutional Controls Required: N

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

US BROWNFIELDS

EDR ID: 1014948906 **DIST/DIR:** 0.349 SW **ELEVATION:** 1427 **MAP ID:** 6

NAME: FORMER LAKESIDE CHEVROLET

Rev: 12/11/2020

ADDRESS: 25351 TRUMBLE ROAD
ROMOLAND, CA 92585

ID/Status: 105141
ID/Status: 04/19/2011

SOURCE: US Environmental Protection Agency

IC Category Proprietary Controls: -
IC Cat. Info. Devices: -
IC Cat. Gov. Controls: -
IC Cat. Enforcement Permit Tools: -
IC in place date: -
IC in place: -
State/tribal program date: -
State/tribal program ID: -
State/tribal NFA date: -
Air cleaned: -
Asbestos found: -
Asbestos cleaned: -
Controlled substance found: -
Controlled substance cleaned: -
Drinking water affected: -
Drinking water cleaned: -
Groundwater affected: -
Groundwater cleaned: -
Lead contaminant found: -
Lead cleaned up: -
No media affected: Not reported
Unknown media affected: -
Other cleaned up: -
Other metals found: -
Other metals cleaned: -
Other contaminants found: -
Other contams found description: -
PAHs found: -
PAHs cleaned up: -
PCBs found: -
PCBs cleaned up: -
Petro products found: Y
Petro products cleaned: Y
Sediments found: -
Sediments cleaned: -
Soil affected: Y
Soil cleaned up: Y
Surface water cleaned: -
VOCs found: -
VOCs cleaned: -
Cleanup other description: -
Num. of cleanup and re-dev. jobs: -
Past use greenspace acreage: -
Past use residential acreage: -
Surface Water: -

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

US BROWNFIELDS

EDR ID: 1014948906 **DIST/DIR:** 0.349 SW **ELEVATION:** 1427 **MAP ID:** 6

NAME: FORMER LAKESIDE CHEVROLET
ADDRESS: 25351 TRUMBLE ROAD
ROMOLAND, CA 92585

Rev: 12/11/2020
ID/Status: 105141
ID/Status: 04/19/2011

SOURCE: US Environmental Protection Agency

Past use commercial acreage: -
Past use industrial acreage: -
Future use greenspace acreage: -
Future use residential acreage: -
Future use commercial acreage: -
Future use industrial acreage: -
Superfund Fed. landowner flag: -
Arsenic cleaned up: -
Cadmium cleaned up: -
Chromium cleaned up: -
Copper cleaned up: -
Iron cleaned up: -
mercury cleaned up: -
Nickel Cleaned Up: -
No clean up: -
Pesticides cleaned up: -
Selenium cleaned up: -
SVOCs cleaned up: -
Unknown clean up: -
Arsenic contaminant found: -
Cadmium contaminant found: -
Chromium contaminant found: -
Copper contaminant found: -
Iron contaminant found: -
Mercury contaminant found: -
Nickel contaminant found: -
No contaminant found: -
Pesticides contaminant found: -
Selenium contaminant found: -
SVOCs contaminant found: -
Unknown contaminant found: -
Future Use: Multistory -
Media affected Bluiding Material: -
Media affected indoor air: -
Building material media cleaned up: -
Indoor air media cleaned up: -
Unknown media cleaned up: -
Past Use: Multistory Not reported
Property Description: -
Below Poverty Number: 121
Below Poverty Percent: 35.38
Meidan Income: 3473
Meidan Income Number: 224
Meidan Income Percent: 65.5
Vacant Housing Number: 7

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

US BROWNFIELDS

EDR ID: 1014948906 **DIST/DIR:** 0.349 SW **ELEVATION:** 1427 **MAP ID:** 6

NAME: FORMER LAKESIDE CHEVROLET
ADDRESS: 25351 TRUMBLE ROAD
ROMOLAND, CA 92585

Rev: 12/11/2020
ID/Status: 105141
ID/Status: 04/19/2011

SOURCE: US Environmental Protection Agency

Vacant Housing Percent: 7.85
Unemployed Number: 34
Unemployed Percent: 9.94

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

LUST

EDR ID: S119777448 **DIST/DIR:** 0.370 SSW **ELEVATION:** 1428 **MAP ID:** 7

NAME: FORWES HOLDINGS **Rev:** 03/08/2021
ADDRESS: 27256 HWY 74 ID/Status: Completed - Case Closed
ROMOLAND, CA ID/Status: T10000010036
RIVERSIDE
SOURCE: CA State Water Resources Control Board

LUST:
Name: FORWES HOLDINGS
Address: 27256 HWY 74
City,State,Zip: ROMOLAND, CA
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000010036
Global Id: T10000010036
Latitude: 33.75195
Longitude: -117.18495
Status: Completed - Case Closed
Status Date: 12/15/2006
Case Worker: Not reported
RB Case Number: Not reported
Local Agency: Not reported
File Location: All Files are on GeoTracker or in the Local Agency Database
Local Case Number: CO0022015
Potential Media Affect: Not reported
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T10000010036
Action Type: ENFORCEMENT
Date: 12/14/2006
Action: File review

Global Id: T10000010036
Action Type: ENFORCEMENT
Date: 12/15/2006
Action: Closure/No Further Action Letter

Global Id: T10000010036
Action Type: Other
Date: 04/04/2006
Action: Leak Discovery

Global Id: T10000010036
Action Type: Other
Date: 04/04/2006
Action: Leak Reported

LUST:
Global Id: T10000010036

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

LUST

EDR ID: S119777448 **DIST/DIR:** 0.370 SSW **ELEVATION:** 1428 **MAP ID:** 7

NAME: FORWES HOLDINGS

Rev: 03/08/2021

ADDRESS: 27256 HWY 74
ROMOLAND, CA
RIVERSIDE

ID/Status: Completed - Case Closed
ID/Status: T10000010036

SOURCE: CA State Water Resources Control Board

Status: Open - Case Begin Date
Status Date: 04/04/2006

Global Id: T10000010036
Status: Open - Site Assessment
Status Date: 04/04/2006

Global Id: T10000010036
Status: Open - Eligible for Closure
Status Date: 12/14/2006

Global Id: T10000010036
Status: Completed - Case Closed
Status Date: 12/15/2006

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

ENVIROSTOR

EDR ID: S105840774 **DIST/DIR:** 0.986 SE **ELEVATION:** 1448 **MAP ID:** 8

NAME: HIGH SCHOOL NO. 3 **Rev:** 01/25/2021
ADDRESS: BRIGGS ROAD/PINACATE ROAD ID/Status: 33010072
ROMOLAND, CA 92585 ID/Status: No Further Action
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

ENVIROSTOR:

Name: HIGH SCHOOL NO. 3
Address: BRIGGS ROAD/PINACATE ROAD
City,State,Zip: ROMOLAND, CA 92585
Facility ID: 33010072
Status: No Further Action
Status Date: 03/19/2003
Site Code: 404438
Site Type: School Investigation
Site Type Detailed: School
Acres: 60
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Javier Hinojosa
Division Branch: Southern California Schools & Brownfields Outreach
Assembly: 67
Senate: 23
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 33.74451
Longitude: -117.1718
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Aldrin Chlordane DDD DDE DDT Dieldrin Endosulfan Endrin HCH (alpha HCH (beta HCH (gamma) Lindane HCH-technical Heptachlor Heptachlor epoxide Mirex Toxaphene TPH-diesel TPH-gas PCBs (unspeciated mixture, high risk, e.g. Aroclor 1254 PCBs (unspeciated mixture, low risk, e.g. Aroclor 1016 Polybrominated biphenyls Polychlorinated biphenyls (PCBs Polychlorinated biphenyls (PCBs, see IRIS Polynuclear aromatic hydrocarbons (PAHs
Confirmed COC: 30004-NO 30006-NO 30007-NO 30008-NO 30010-NO 30019-NO 30024-NO 30025-NO 30468-NO 30470-NO 30309-NO 30313-NO 30314-NO 30315-NO 30316-NO 30207-NO 30467-NO 30469-NO 30400-NO 30261-NO 30043-NO 30308-NO 30018-NO 30023-NO
Potential Description: SOIL
Alias Name: AGRI-EMPIRE
Alias Type: Alternate Name
Alias Name: HIGH SCHOOL NO. 3
Alias Type: Alternate Name
Alias Name: PERRIS UNION HIGH SCHOOL DISTRICT

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

ENVIROSTOR

EDR ID: S105840774 **DIST/DIR:** 0.986 SE **ELEVATION:** 1448 **MAP ID:** 8

NAME: HIGH SCHOOL NO. 3 **Rev:** 01/25/2021
ADDRESS: BRIGGS ROAD/PINACATE ROAD ID/Status: 33010072
ROMOLAND, CA 92585 ID/Status: No Further Action
RIVERSIDE
SOURCE: CA Department of Toxic Substances Control

Alias Type: Alternate Name
Alias Name: PERRIS UNION HSD-PROPOSED HIGH SCHOOL #3
Alias Type: Alternate Name
Alias Name: 404438
Alias Type: Project Code (Site Code)
Alias Name: 33010072
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 09/15/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 12/29/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/02/2003
Comments: Phase 1 Draft

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 01/12/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/19/2003
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported

- Continued on next page -

Site Detail Report

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

ENVIROSTOR

EDR ID: S105840774 **DIST/DIR:** 0.986 SE **ELEVATION:** 1448 **MAP ID:** 8

NAME: HIGH SCHOOL NO. 3
ADDRESS: BRIGGS ROAD/PINACATE ROAD
ROMOLAND, CA 92585
RIVERSIDE

Rev: 01/25/2021
ID/Status: 33010072
ID/Status: No Further Action

SOURCE: CA Department of Toxic Substances Control

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted 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. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates 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 the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROLS - Institutional Controls Sites List.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

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

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: LUST REG 8 LUST REG 9 - Leaking Underground Storage Tank Report. LUST SANTA CLARA - LOP Listing. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. SAN FRANCISCO CO. LUST - Local Oversight Facilities. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. SAN DIEGO CO. SAM - Environmental Case Listing. SOLANO CO. LUST - Leaking Underground Storage Tanks. LUST REG 6L - Leaking Underground Storage Tank Case Listing. LUST - Leaking Underground Fuel Tank Report (GEOTRACKER). ORANGE CO. LUST - List of Underground Storage Tank Cleanups. NAPA CO. LUST - Sites With Reported Contamination. SAN MATEO CO. LUST - Fuel Leak List. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 1 - Active Toxic Site Investigation. LUST REG 2 - Fuel Leak List. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 7 - Leaking Underground Storage Tank Case Listing. A listing of leaking underground storage tank sites located in San Mateo county. LUST REG 7 - Fuel Leak List INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. CPS-SLIC - Statewide SLIC Cases (GEOTRACKER). SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List.

State/Tribal Tanks: MILITARY UST SITES UST - Active UST Facilities. UST CLOSURE - Proposed Closure of Underground Storage Tank (UST) Cases. Active UST facilities gathered from the local regulatory agencies UST CLOSURE - Active UST Facilities AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land.

Database Descriptions

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties

US Brownfields: US 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 takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: CA LA LF SAN DIEGO CO. LF - Solid Waste Facilities. VENTURA CO. LF - Inventory of Illegal Abandoned and Inactive Sites. WMUDS/SWAT - Waste Management Unit Database. LOS ANGELES CO. LF - List of Solid Waste Facilities. San Diego County Solid Waste Facilities. LOS ANGELES CO. LF - Solid Waste Facilities

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program SAN DIEGO CO. HMMMD - Hazardous Materials Management Division Database. CERS HAZ WASTE - CERS HAZ WASTE. US CDL - Clandestine Drug Labs. PFAS - PFAS Contamination Site Location Listing.

Other Tanks: SWEEPS UST Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. SWEEPS UST - SWEEPS UST Listing ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. LOS ANGELES UST - Active & Inactive UST Inventory. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. TORRANCE UST - City of Torrance Underground Storage Tank. UST MENDOCINO - Mendocino County UST Database. UST SAN JOAQUIN - San Joaquin Co. UST. LOS ANGELES AST - Active & Inactive AST Inventory. SAN FRANCISCO AST - Aboveground Storage Tank Site Listing. CERS TANKS - California Environmental Reporting System (CERS) Tanks.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The 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 deed restrictions that are active. Some sites have multiple deed restrictions. The 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. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups.

Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo 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. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA SAN BENITO - CUPA Facility List. CUPA GLENN - CUPA Facility List. CUPA LASSEN - CUPA Facility List. CUPA TRINITY - CUPA Facility List. CUPA LIVERMORE-PLEASANTON - CUPA Facility Listing. CUPA PLUMAS - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA TEHAMA - CUPA Facility List. CUPA TULARE - CUPA Facility List. CUPA STANISLAUS - CUPA Facility List. CUPA SAN FRANCISCO CO - CUPA Facility Listing. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - Cupa Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - Cupa Facility List. CUPA TUOLUMNE - CUPA Facility List. KERN CO CUPA - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. LA Co. Site Mitigation - Site Mitigation List. UIC GEO - Underground Injection Control Sites (GEOTRACKER). WDS - Waste Discharge System. MILITARY PRIV SITES - Military Privatized Sites (GEOTRACKER). PROJECT - Project Sites (GEOTRACKER). WDR - Waste Discharge Requirements Listing. SAN DIEGO CO LOP - Local Oversight Program Listing. CIWQS - California Integrated Water Quality System. CERS - CalEPA Regulated Site Portal Data. NON-CASE INFO - Non-Case Information Sites (GEOTRACKER). OTHER OIL GAS - Other Oil & Gas Projects Sites (GEOTRACKER). PROD WATER PONDS - Produced Water Ponds Sites (GEOTRACKER). SAMPLING POINT - Sampling Point ? Public Sites (GEOTRACKER). WELL STIM PROJ - Well Stimulation Project (GEOTRACKER). LOS ANGELES CO LF METHANE - Methane Producing Landfills. PCS ENF - Enforcement data. PCS INACTIVE - Listing of Inactive PCS Permits. PCS - Permit Compliance System. MINES MRDS - Mineral Resources Data System. HWTS - Hazardous Waste Tracking System.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: San Mateo County Environmental Health Services Division

Updated Semi-Annually

Database Sources

State/Tribal Tanks: State Water Resources Control Board

Varies

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Department of Health Services

Varies

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 25175 SHERMAN RD
SUN CITY, CA 92585

JOB: NA

Street Name	Dist/Dir	Street Name	Dist/Dir
Ball Rd	0.20 ENE		
Baroni Rd	0.24 SSW		
Blue Diamond Ln	0.18 SSE		
Blue Topaz Dr	0.22 NNE		
Camie Ln	0.07 ESE		
Exceed Dr	0.19 West		
Mapes Rd	0.09 North		
Melrose Dr	0.23 NNE		
Sherman Rd	0.06 East		
Trumble Rd	0.19 West		

APPENDIX E

**STATEMENT OF QUALIFICATIONS
FOR HEI CORPORATION**

HEI CORPORATION

HEI Corporation was established in 1994 to respond to a need that exists in the environmental industry. There were many outstanding "full service" environmental firms in Southern California. Very few, however, specialized in performing Phase I Environmental Site Assessments (ESA's). For many firms, the ESA was and is approached as a way of positioning themselves to get any additional work recommended therein. This had led many to recognize the inherent conflict of interest that this represents. HEI Corporation eliminates this potential conflict in that no other environmental services are offered.

HEI Corporation, which also does business as Hayden Environmental, recognizes the importance of an ESA. The company was formed with the expressed purpose of providing the best, most complete, most thoroughly researched report available. At HEI Corporation, our fees are always competitive. Also, because we are not in the business of conducting Site Investigations (phase II's) there is no undue incentive to recommend them.

Our assessments are grounded in a solid understanding of the primary function of an ESA. Liability for environmental contamination can be expensive and time consuming in the extreme. While there is no guarantee that it will, an ESA is designed to allow a party coming into possession of real property, either as a tenant, buyer or lender forced to foreclose, to avail themselves of the "innocent landowner" defense. ESA's can also be a very valuable tool for an owner or tenant to establish a baseline condition of a property proper to the commencement of a lease.

Hayden Environmental has researched the law and adheres to the standards for environmental assessments promulgated by the ASTM Designation E 1527-13.

All Hayden Environmental Phase I assessments will include these five basic components:

- Subject property inspection and surrounding property observation
- Federal, state, tribal and local agency environmental database review
- County and /or municipal government record review
- Historical use review using aerial photographs, Sanborn maps and/or archive city directories
- Interviews with the current and former owners and occupants of the subject property

Hayden Environmental is fully insured, with policy coverage of \$2,000,000 for Professional Liability and \$1,000,000 for General Liability.

CHRISTOPHER M. HAYDEN

Chris Hayden, EP, has been in the environmental field since 1991. He began with a large multinational firm as the regional sales and marketing representative for Western U.S. He dealt primarily with firms in the energy, mining and real estate development fields. Seeking to broaden his “hands on” experience, he began working with a local firm in 1992. While there, he had the opportunity to work on a variety of projects, including environmental site assessments and site investigations. Seeing the need for a firm that specialized in conducting reliable, thorough and reasonably priced environmental site assessments while avoiding potential conflicts of interest, he formed Hayden Environmental in 1994. Hayden, through his years of experience, has earned the designation of Environmental Professional (EP) as defined in Section 40 C.F.R. § 312.10(b).

Mr. Hayden also serves on the ASTM E50 Committee which reviews, revises and enforces the standards for environmental assessments currently promulgated by the ASTM Designation E 1527-13.

Prior to 1991 Hayden had been in the real estate industry for twelve years. He last worked as an industrial real estate broker with Grubb & Ellis in Newport Beach, CA.

Hayden has a Bachelor of Arts Degree in Biology from Humboldt State University in Arcata, California. He has taken several classes in the Environmental Site Investigation and Remediation Certificated program at the University of California at Irvine.

ENVIRONMENTAL COURSES/SEMINARS COMPLETED

40 Hour HazMat Health and Safety Training

ASTM Standards Technology Training in Phase I Site Assessments for Environmental Professionals

Principles of Hazardous Materials Management

Regulatory Framework of Hazardous and Toxic Substances

Groundwater Hydrology: Monitoring, Protection and Clean-up

The Site Investigation and Remedial Feasibility Process

The Site Remediation Process for Hazardous Substance Impacts

Environmental Aspects of Soils Engineering and Geology

Innovative Soils Gas Monitoring and Remediation Applications

A Partial List of Clients Includes:

CLIENT	CLIENT
US Bank	First California Bank
Bank of America	Comerica Bank
Bank of Internet/Apartmentbank	U. S. Trust Co.
Orange County Business Bank	First Citizens Bank
First Security Bank	Bank of the West
Pacific Enterprise Bank	PFF Bank & Trust
Community Bank	Southland EDC
American Business Bank	Wells Fargo
California Bank & Trust	Investment Building Group (IBG)
Farmers & Merchants Trust	Messenger Investment Company
Spectrum Commercial Lending	The Koll Company
City National Bank	Steadfast Companies
Palm Desert National Bank	Shaw Properties
1st Capital Bank	Rexco Real Estate Development
California Statewide CDC	Cardinal Development Company
First American Bank	Lord Constructors
Hamni Bank	Caribou Industries
First Foundation Bank	Western National Realty Advisors
Sun Country Bank	Sares-Regis Group
Union Bank of California	Gilmore Associates
Bank of China	Aardex Corporation
Uniti Bank	Arlen Capital
Dynex Financial, Inc.	Martin Building Company
Silvergate Bank	NPL Construction Co.
Finova Corporation	Carmenita Investment Properties
ARCS Commercial Mortgage	The Davidson Group
GE Financial Corporation	National Golf Properties
Sanwa Bank	Nextel Communications
BBVA Compass	Coca Cola Enterprises
First Union Small Business Capital	General Telephone Company
California Republic Bank	Intuit
Bank One	Rockwell International
Sun Life of America	Pacific Sales
City of Redlands	University of Southern California
City of Los Angeles CRA	Pepperdine University

REFERENCES

Lenders

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