PHASE I
ENVIRONMENTAL ASSESSMENT REPORT

APRIL 26, 2022

9045 56TH ST & 5371 VAN BUREN BLVD (APN 165-040-018 & 019)
JURUPA VALLEY, CA

PREPARED FOR

SYOON ARCHITECTS
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PREPARED BY

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PROJECT NO. 210512

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APPENDICES

1. INTRODUCTION

1.1 Objective

This report summarizes the results of a Phase I Environmental Site Assessment of the subject property performed by Robin Environmental Management (REM) in February 2022. The purpose of this Environmental Site Assessment is to evaluate the potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties. This assessment included in this report is solely targeted for CERCLA (Superfund) liability and the "innocent landowner defense", to permit user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability, by conducting all appropriate inquiries to identify recognized environmental conditions (RECs).

1.2 Scope of Work

- Visual investigation of the property to obtain information regarding obvious visual signs of adverse environmental conditions, contamination, hazardous material usage, storage and handling on and in the adjoining sites (only up to one parcel next to the subject property) of the subject property

- Visual survey of the adjoining land uses (only up to one parcel next to the subject property) and determination of any current nearby operations which may potentially impact the subject site

- Government document search of records compiled by various government agencies for on site or nearby operations (past and present) to aid in the identification of any potential contamination sources

- Review of building permit records available at local agency and other pertinent documents to identify any potential past on-site operations which may have environmental implications.

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject property, 9045 56th Street & 5371 Van Buren Blvd (APN 165-040-18 & 19), is a roughly NNW-SSE trending trapezoid-shaped lot at the northwestern corner of (there generally NNW-SSE trending) Van Buren Blvd and (the E-W trending) 56th Street in the city of Jurupa Valley, California as shown on Figure 1-Site Photos, Figure 2-Site Location Map, and Figure 3-Recent Aerial Photograph Showing Site/Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject property, 9045 56th Street & 5371 Van Buren Blvd (APN 165-040-18 & 19), is a roughly NNW-SSE trending trapezoid-shaped lot at the northwestern corner of (there generally NNW-SSE trending) Van Buren Blvd and (the E-W trending) 56th Street in the city of Jurupa Valley, California. The site is currently occupied by a plant nursery. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

2.3 Present Tenants and Business Operation

At the time of site inspection on February 18, 2022, the site was occupied by plant nursery. There were two roughly N-S trending rectangular-shaped metal sheeting covered storage structures respectively present along the southern and the central sections of the west side of the site; and one office/sales building in the southeastern portion of the site.

2.4 Past Tenants and Business Operation

Methods of researching historic use of ownership of the subject property employed by REM are as follows:

- Historic Aerial Photo records
- Historic Topographic Map records
- Historic City Directory records

2.4.1 Historic Aerial Photo Records

Historic aerial photo records for the site area also included in Appendix B revealed that, in 1948, the site was generally vacant lot. From prior to 1959 to at least 1985, the site was mainly vacant lot and with a residential dwelling and its associated yard/detached parking garage present in its southwestern portion. From prior to 1994 to at least 2002, the site was vacant lot. In 2005, the site was generally with its current plant nursery setting.

2.4.2 Historic Topographic Map Records

1955 topographic map for the site area also included in Appendix B and 1981 topographic map for the site area included as Figure 2 showed that the site was with a dwelling type structure present in its southwestern portion in those two years.

2.4.3 Historic City Directory Records

REM staff reviewed historic city directory records for site addresses available at the Sherman Library, Newport Beach, CA. There were no pre-1950 city directory listings for site addresses. From the 1950's to the 1980's, various residences occupied the site. There were no city directory listings for site addresses again in the 1990's and the early 2000's. From 2005 on, various plant nurseries have been occupying the site.

2.4.4 Site Development/Occupancy History Summary

Based on historic site occupancy data listed above, the site development/occupancy history can be summarized as below:

Prior to 1950 – The site was generally vacant and undeveloped
The 1950's to the 1980's - The site was mainly vacant lot and with a residential dwelling and its associated yard/detached parking garage present in its southwestern portion
The 1990's and the early 2000's – The site was vacant lot
2005 on – Various plant nurseries have been occupying the site

2.5 Regional Physical Setting

The subject property's physical locations were researched employing a United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the

subject property. The USGS 7.5 Minute Quad Map has an approximate scale of 1 inch to 2,000 feet, and shows physical features with environmental significance such as wetlands, water bodies, roadways, mines, and buildings. Please refer to Appendix A, Figure 2.

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site is approximate 702 feet above Mean Sea Level (MSL) and exhibits a local topographic down gradient generally towards northwest.

2.6 Hydrogeological Information

The subject site is located within the Riverside Groundwater Sub-Basin of the Upper Santa Ana River Groundwater Basin. General hydrogeology information for the Santa Ana River Groundwater Basin can be found in the California Department of Water Resources Bulletin 15 (1955), "Santa Ana River Investigation". Based on the above reference, the subject site area is generally underlain by alluvial fill more than several hundred feet thick.

The principal confined aquifer of the Riverside Groundwater Sub-Basin lies at depths greater than 100 feet, but groundwater has also been found to occur within 30 to 40 feet below the ground surface. Pertinent pages of 2021 five year review report of the federal EPA Springfellow Superfund site (of which the subject property is situated in Zone 4) included in Appendix C indicated that groundwater occurs at varying depth and generally exhibits flow direction towards southwest around the site area.

2.7 Historical Hazardous Substance Usage

2.7.1 Records search sources

REM's field engineer contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances on the subject site premise.

- City of Jurupa Valley Building Department
- Regional Water Quality Control Board – Santa Ana Region

No records were found in reference to historical usage or handling of UST or any hazardous

substances on the subject property.

2.7.2 List and quantities of the hazardous materials

List and quantities of the hazardous materials previously or presently used, disposed, treated, stored, or generated at the subject property were searched and assessed. During the site inspection, the use, storage, and generation of any significant quantity of hazardous materials was not observed.

REM staff also searched the State Department of Toxic Substances Control (DTSC)-compiled records website for all documented hazardous wastes disposal activities throughout California in the past at http://hwts.dtsc.ca.gov/report_list.cfm for site addresses and found no records.

2.7.3 Permits, licenses, and registrations

All present and past records of permits, licenses, registrations, certificates of environmental relation were searched. No equipment requiring environmentally related licensing was observed. Thus, no permits or registrations were necessary for the operation of subject business.

REM staff searched the South Coast Air Quality Management District (SCAQMD)-compiled Facility INformation Detail (FIND) database at www.aqmd.gov/webappl/fim/defualt.htm for site addresses and did not find any site SCAQMD permits records.

2.7.4 Violation or non-compliance notice

No currently pending violation or notice of non-compliance was issued with the present environmental regulations, according to the findings of our environmental assessment on the subject property.

2.7.5 Regulatory database record research

The conducted government records search identifies the site is situated in Zone 4 of the federal EPA Springfellow Superfund site (derived from former Class I hazardous liquid waste disposal activities from 1956 to 1972 for Stringfellow Disposal Ponds, located approximate 3 miles to the northeast of the subject property; see Figure 1-2 in Appendix C). Pertinent pages of 2021 five year review report of the federal EPA Springfellow

Superfund site included in Appendix C indicated that the Pyrite Canyon Treatment Facility (starting to teat extracted contaminated groundwater in 4/2017 and is generally located approximate 2 miles northeast of the subject property), together with the Community Wellhead Treatment System and their associated network of extraction wells are effective in preventing migration of contaminants in groundwater and restoration of groundwater in Zone 4 (located down-gradient from Pyrite Canyon Treatment facility) alluvia aquifer to cleanup levels. Page ii in Appendix C further stated that all soil vapor samples collected from 5 feet below ground surface (with Zone 4) were within accepted risk thresholds).

Other than the above listing, according to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, UST, LUST, and SWF.

2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently intended being conducted by the site owner upon the agency issued the cleanup enforcement order. Based on historic site usage and government records search summary documented in this section, the subject property is not a known contamination site and no environmental liens are likely being imposed on the subject property. Furthermore, the conducted government records search shows that there are no environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site. REM staff searched the California State Department of Toxic Substances website EnviroStor data search and found no environmental liens were placed by the State environmental agency for the subject site. City of Jurupa Valley records also show that there are no environmental liens placed by the local environmental agency for the subject site.

3. PROPERTY RECONNAISSANCE

REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on February 18, 2022. A site location map and a recent aerial photograph showing site/its vicinity general layout are included as Figures 2 and 3, respectively.

3.1 Air Quality - Indoor and Visible Emissions

No unusual smells, obnoxious odors, or visual emissions were observed during the inspection of the subject property. Neither air emission stacks nor paint booth were present, thus no pertinent permits were searched for the previous records of violation history.

3.2 Asbestos-Containing Material (ACM)

Asbestos-containing building materials are normally found in the following items.

Potential asbestos-containing building materials in general:

floor tile and associated mastic adhesive underneath the floor tile,
carpet mastic,
linoleum sheeting and associated backing material or leveling compound,
drywall joint compound or mud product,
plaster compound,
acoustic ceiling texture,
ceiling tile and associated mastic adhesive,
window putty or glazing,
roofing material (shingle, cap-sheet, etc.),
roofing penetration mastic,
transite panel or flue pipe,
fire-proofing material,
pipe insulation or wrapping, etc.

As discussed in section 2.4, it can be concluded that the site structures were constructed in or after 2005 after the year of 1978 when asbestos for commercial use was banned by federal government. Therefore, the likelihood for ACM's to be present on the subject site structures is minimal.

3.3 Lead-Based Paint (LBP)

As discussed in section 2.4, it can be concluded that the subject property was developed into its current shape in 2005. Based on such historical information of the site, the subject site structures were constructed after the year of 1978 when lead-based paint in exterior and interior coating for commercial use was banned by federal government. Due to the dangers of lead poisoning, the Consumer Product Safety Commission banned the sale of lead-based paint (LBP), defined as containing more than 0.06% lead by weight, to consumers, and the use of LBP in residences and other areas where consumers have direct access to painted surfaces. Effective June 3, 1993, the Lead in Construction Standard codified in 29 CFR (Code of Federal Regulations) 1926.62 applies to sources or potential sources of lead exposure present in an "employment-related" context.

In 1978, the federal government banned the use of lead-based paint in residential applications; however, usage in general industry continued at a decreased rate to the present. Lead-based paint presents a hazard through inhalation or ingestion of paint chips or vapor fumes. The greatest cumulative health threat is to young children, and for this reason the Department of Housing and Urban Development (HUD) has promulgated lead standards and survey requirements for buildings affected by HUD funding. This HUD regulation represents the only federal requirement for lead-based paint, hazard management applicable to privately owned structures.

3.4 Polychlorinated Biphenyl (PCB's)

Prior to 1978, PCBs were commonly used in dielectric fluids in transformers, capacitors, and light ballasts due to their desirable thermal characteristics, and hydraulic fluid compactor. Due to their demonstrated toxicity and persistence in the environment, PCB manufacturing in the United States was discontinued.

Pole- and pad-mounted transformers were found in the vicinity of the subject building, appearing in good condition without any sign of leakage. No PCB-containing hydraulic fluid trash compactor was identified present on the site premise.

3.5 Underground Storage Tank (UST)

The visual inspection of the subject site revealed no evidence of surface or above ground features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) normally associated with underground

storage tanks (UST's).

3.6 Aboveground Storage Tank

REM's field officer performed the visual inspection of the subject site to find evidence of surface or above ground features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, concrete pad, drains in vicinity, etc.) normally associated with aboveground storage tanks (AST's). Visual observation also includes the inspection to identify any surface markings indicating the existence of aboveground product pipelines. No evidence on the presence of on-site aboveground storage tank was identified.

3.7 Fuel Islands

The visual inspection of the subject site revealed no evidence of fuel islands or dispensers either in operation or abandoned.

3.8 Hydraulic Hoist Unit

The visual inspection of the subject site revealed no evidence of hydraulic hoist unit either in operation or abandoned.

3.9 Hazardous Materials/Petroleum Products Storage & Handling

Except some containers for household maintenance chemicals, no containers storing automotive or industrial batteries, pesticides, paints or chemicals seemingly exhibiting toxic hazards were identified present at the time of site inspection. No significant oil or chemical staining was noticed present around any containers. No major spills, leakage, or staining were observed throughout the overall building areas and outdoor grounds. Concrete/asphalt pavement surfaces appeared impermeable where no major cracks or crevices were found in the areas of product storage and handling.

3.10 Other Containers

No other containers indicating any sign of environmental concern were observed during the site inspection.

3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)

No storage, treatment, or disposal of hazardous waste was found during the site investigation. No severely improper waste stream processing or disposal practices were observed on the subject property.

3.12 Distress Vegetation

Planters and vegetation in the vicinity of and within the subject site were found well maintained on bare soil or within separate planters in relatively good appearance with no sign of chemical stress or unnatural appearance.

3.13 Stockpiled Soils

REM's site inspection did not reveal any evidence of large stockpiled soils on the ground of subject property.

3.14 Wastewater Treatment Unit / Clarifier

No underground industrial wastewater treatment facility, i.e., clarifier was observed on the subject property during the site visit.

Storm water drainage system in the close proximity of the subject area did not identify any abnormal accumulation of petroleum or chemical run-off or foreign materials. No unusual blockage of the storm-water control system was observed during the site visual inspection on the outdoor surface areas. REM recommends no investigation on described storm-water systems at the subject property.

3.15 Solid Waste Disposal

No improper activities of treatment or disposal of hazardous, medical, or toxic wastes are performed on the subject site.

Concrete/asphalt pavement surfaces appeared to serve as impermeable structure where no major cracks or crevices were found in the areas of waste disposal and handling, if any.

3.16 Wells

REM's site walk-through did not discover any irrigation wells, injection wells, abandoned wells, groundwater-monitoring wells, dry wells, septic wells oil wells, gas wells, domestic water wells, other-monitoring wells on the subject premises.

3.17 Underground Pipelines

REM's site inspection did not reveal any evidence of underground pipelines beneath the ground of subject property, other than public utility lines such as sewer, power, and electric lines, for which public "dig-alert" service would easily identify upon 48-hour telephone notice in advance.

3.18 Boilers & HVAC Systems

The subject site building's water heater and HVAC system is comprised of boiler and radiators, while the primary fuel source is utilized from natural gas, electricity. No UST fuel or petroleum product stored in tank is used for said heater and HVAC operation.

3.19 Visual Indication of Spills, Leakage, Staining

REM's site inspection did not reveal any evidence of on-site or off-site spills, leakages, or staining significant enough to pose immediate environmental concern onto the subject property. No significantly stained catch basins, drip pads, or sumps were observed. There were no major spills around surface drains, pipes, gutters, spouts, or tubes, if any, at the time of site investigation.

3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands

No staining or surface staining on the bare soil or unpaved lands, if any, were identified during the site investigation.

3.21 Pits, Ponds, Lagoons

No visible evidence of wetlands, such as pits, ponds, lagoons, or any other water bodies, was observed within the subject property's boundary lines.

3.22 Herbicides/Pesticides

Based on information presented in Section 2.4, from 2005 on, the site has been for plant nursery usage. According to REM's past experience with subsurface investigations conducted on land with agricultural usage, typical pesticide concentrations detected in soil samples pose no significant risk, i.e., a risk that results in one excess cancer risk in an exposed population of 1,000,000 for commercial, industrial, and residential exposures.

3.23 Radon

Radon sources can be found from earth and rock beneath building structures, well water, and building materials themselves. Though there is no immediate health effect, it is believed to account for approximately 10% of lung cancer deaths in the United States. Estimated national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions. According to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and San Diego Counties. According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

If a property region reportedly has radon concentration below 4 picocuries per liter of air in 99.5% of homes within the region, then, it is not likely impacted by the presence of radon gas, considering EPA action limit of 4 picocuries per liter of air volume. REM is not contracted to perform the testing of radon level on the subject property, thus the delineation of radon level is beyond the scope of the service covered in this report.

4. NEIGHBORING PROPERTIES

4.1 Adjacent/Adjoining Businesses

For the scope of this assessment, properties are defined and categorized based upon their physical proximity to the subject property. An adjoining property is any real estate property whose border is contiguous or partially contiguous with the subject properties, or that would be if the properties were not separated by a roadway, street, public thoroughfare, or stream.

Adjoining properties of the subject site are as follows:

North: By vacant lot

East: Immediately by Van Buren Blvd followed by railroad track, and then by vacant lot

South: Immediate by 56th Street, and then by Integrity Arborist (9040 56th Street)

West: By residential properties

4.2 Historical Hazardous Substance Usage in Neighboring Properties

REM's staff contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances in the vicinity of the subject site premise:

- Regional Water Quality Control Board, Santa Ana Region (RWQCB-SA)
- California Department of Toxic Substances Control

The conducted government records search identifies the site area is situated in Zone 4 of the federal EPA Springfellow Superfund site (derived from former Class I hazardous liquid waste disposal activities from 1956 to 1972 for Stringfellow Disposal Ponds, located approximate 3 miles to the northeast of the subject property; see Figure 1-2 in Appendix C). Discussions on the current status of federal EPA Springfellow Superfund site are presented in Section 2.7.5.

5. GOVERNMENT RECORDS SEARCH AND POTENTIAL OFF-SITE CONTAMINATION SOURCES

5.1 Historical Background and Scope of Coverage

Since the early 1970s, environmental agencies have been tracking the compliance of many facilities with the various laws that have been promulgated to halt the pollution of air, land and water. More recently, records have been maintained documenting spills of hazardous materials and the locations of known waste sites or regulated waste handling facilities. The following sections summarizes REM's review of database search of available records at the local, state and federal level and highlights the approximate location of such sites with respect to the subject property.

The conducted government record search was performed to aid:

1) Identification of facilities, located within a one-mile radius of the subject property, which might pose a potential threat to the subsurface environment at the subject property; and

2) Identification of any environmental violation notices associated with activities conducted at the subject property itself. The following lists were reviewed for sites within one mile of the property:

5.2 Database Sources

A. Federal Sources

- United States Environmental Protection Agency (U.S. EPA), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- U.S. EPA, National Priority List (NPL)
- Resource Conservation and Recovery Act (RCRA) Federal TSD Facilities
- Federal Emergency Response Notification System (ERNS)
- CERCLA Site Enforcement Tracking System
- RCRA Violators List (CORRACTS)
- U.S. EPA Federal Enforcement Docket
- Toxic Release Inventory System (TRIS)

- No Further Remedial Action Planned (NFRAP)

The CERCLIS is the EPA compilation of sites for which the EPA has evidence of, or is investigating, a release or threatened release, of hazardous substances which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Sites to be included are identified primarily by the reporting requirements of hazardous substances including degreasing solvents, oily waste, acid solutions, alkaline solutions, and heavy metal solutions, Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

An NPL site is an uncontrolled or abandoned hazardous waste site identified for priority remedial action under Superfund Program. Such prioritized sites with significant risk to human health and the environment receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). RCRA generator/TSD list is a compilation of hazardous waste generating facilities which have obtained an identification number from EPA.

ERNS database is a national computer database used to store information on unauthorized release of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's National Transportation System Center and the National Response Center. There are primarily five Federal statues that requires release reporting: CERCLA Section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) Section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) Section 1808 (b).

RCRA Violators List (CORRACTS): The Resource Conservation and Recovery Act of 1976 provides for "Cradle to Grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and TSD sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS).

Toxic Release Inventory System (TRIS): TRIS compiles database for a property having had a release of chemical compound, whose listing reflects permitted air releases rather than a release to soil or groundwater.

B. California State Sources

- State of California Office of Planning and Research (CORTESE), the State of California equivalent of CERCLIS
- Leaking Underground Storage Tanks (LUST)
- Solid Waste Information System (SWIS)
- Annual Work Plan (previously known as Bond Expenditure Plan), the State of California equivalent of NPL
- California Historical Abandoned Site Survey Program (CALSITES)

CALSITES: The Historical Abandoned Site Survey (HASS) Program, formerly the California Abandoned Sites Program Information System – ASPIS, identified certain potential hazardous waste sites. The identification of these sites was generally not made via sampling and site characterization, but as a result of file searches and windshield surveys.

No Further Action sites are also on the CALSITE list which has been marked for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with California Health & Safety Code.

CORTESE: This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.

LUST(s): The Leaking Underground Storage Tanks (LUST) Information System is maintained by the State Water Resource Board pursuant to California Health & Safety Code.

SWIS (Solid Waste Information System): As legislated under Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains list of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

AW (Annual Work Plan previously known as Bond Expenditure Plan): The California Health & Safety code requires the California EPA to develop a site-specific expenditure plan as the basis for an appropriation of California Hazardous Substance Cleanup Bond Act of 1984 funds. The Agency is also required to update annually and report any significant adjustments to the Legislature on an ongoing basis. The plan identifies California hazardous waste sites targeted for cleanup by responsible parties, the California and the Federal Environmental Protection Agency over the next coming years.

C. Regional Sources

- LUST - Regional
- Toxic Releases (NT)
- California Regional Water Resources Control Board, Solid Waste Assessment Test (SWAT)
- Well Investigation Program

NT (Toxic Releases): The California Regional Water Quality Control Boards or local Department of Health & Safety Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigation and Cleanups, Non-Tank Releases, Toxic List or similar, depending on the local agency

SWAT (Solid Waste Assessment Test): This program requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment. Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology

within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

D. Other Sources

- RCRA-Generator
- RCRA-TSD Facilities
- SWLF (Solid Waste Landfill)

RCRA-G: The EPA regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form or a State equivalent form. The notification form provides basic identification information and specific waste activities.

RCRA-D: The EPA regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form or a State equivalent form.

SWLF: The California Waste Information system database consist both open as well closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972. Generally the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

5.3 Case Study References

A. Case-Closure

If sites are listed on the California Leaking Underground Storage Tank (LUST) database with a "case closed (no further remedial actions required)" status, it shall be interpreted as follows. The identified contamination at such sites was mitigated to a degree that the governing agency believed that these sites do not pose apparent concern/threat to the subsurface environment of the neighboring area.

B. Lawrence Livermore National Laboratory Reports on LUFT's

According to Lawrence Livermore National Laboratory / University of California Reports on Leaking Underground Fuel Tanks (LUFT's), approximately ninety percent of dissolved petroleum products are found less than 280 feet in distance from the origination source, and most of these plumes are either stable or decreasing in distance. And seventy percent of the plume is in shallow groundwater less than 25 feet below the ground surface.

C. Groundwater Flow Gradient

Environmentally-concerned sites located not directly at the up-gradient from the subject site can be deleted from anticipated target sites, since contamination from identified sites is unlikely to migrate along the groundwater flow direction to affect the subsurface environment underneath the subject site (Section 2.6 – Hydrogeologic Setting).

5.4 Potential Source of Contamination

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix E of this Report. As shown in Appendix E, the site area is situated in Zone 4 of the federal EPA Springfellow Superfund site (derived from former Class I hazardous liquid waste disposal activities from 1956 to 1972 for Stringfellow Disposal Ponds, located approximate 3 miles to the northeast of the subject property; see Figure 1-2 in Appendix C). Discussions on the current status of federal EPA Springfellow Superfund site are presented in Section 2.7.5.

5.5 UST, Disposal Sites, and Generators

As also summarized in Appendix E, there are no sites listed on federal EPA RCRA small quantities hazardous waste generators database, no disposal sites, and no sites listed on permitted Underground Storage Tank (UST) database compiled by the State Water Resources Control Board, located within 1/4-mile radius of the subject property.

6. USER PROVIDED INFORMATION

The User has not informed REM of any environmental liens that are filed or recorded against the Property; knowledge of activity and use limitations that are in pace on the Property, or that have been filed or recorded against the Property; any specialized knowledge of experience related to the Property or nearby properties; any information pertaining to the purchase price with respect to the fair market of the Property; any commonly known or reasonably ascertainable information about the Property that would identify conditions indicative of releases or threatened releases; and any obvious indications that point to the presence of contamination at the Property (see User filled environmental questionnaire included as Appendix D).

7. SUMMARY AND CONCLUSION

- The subject property, 9045 56th Street & 5371 Van Buren Blvd (APN 165-040-18 & 19), is a roughly NNW-SSE trending trapezoid-shaped lot at the northwestern corner of (there generally NNW-SSE trending) Van Buren Blvd and (the E-W trending) 56th Street in the city of Jurupa Valley, California. The site is currently occupied by a plant nursery. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

  At the time of site inspection on February 18, 2022, the site was occupied by plant nursery. There were two roughly N-S trending rectangular-shaped metal sheeting covered storage structures respectively present along the southern and the central sections of the west side of the site; and one office/sales building in the southeastern portion of the site.

- Various historic sources listed in Section 2.4 reveals the site development/occupancy history as follows:

  Prior to 1950 – The site was generally vacant and undeveloped
  The 1950's to the 1980's - The site was mainly vacant lot and with a residential dwelling and its associated yard/detached parking garage present in its southwestern portion
  The 1990's and the early 2000's – The site was vacant lot
  2005 on – Various plant nurseries have been occupying the site

  As presented, from 2005 on, the site has been for plant nursery usage. According to REM's past experience with subsurface investigations conducted on land with agricultural usage, typical pesticide concentrations detected in soil samples pose no significant risk, i.e., a risk that results in one excess cancer risk in an exposed population of 1,000,000 for commercial, industrial, and residential exposures.

- The conducted government records search identifies the site is situated in Zone 4 of the federal EPA Springfellow Superfund site (derived from former Class I hazardous liquid waste disposal activities from 1956 to 1972 for Stringfellow Disposal Ponds, located approximate 3 miles to the northeast of the subject property; see Figure 1-2 in Appendix C). Pertinent pages of 2021 five year review report of the federal EPA Springfellow Superfund site included in Appendix C indicated that the Pyrite Canyon Treatment Facility (starting to teat extracted contaminated groundwater in 4/2017 and is

generally located approximate 2 miles northeast of the subject property), together with the Community Wellhead Treatment System and their associated network of extraction wells are effective in preventing migration of contaminants in groundwater and restoration of groundwater in Zone 4 (located down-gradient from Pyrite Canyon Treatment facility) alluvia aquifer to cleanup levels. Page ii in Appendix C further stated that all soil vapor samples collected from 5 feet below ground surface (with Zone 4) were within accepted risk thresholds).

Other than the above listing, according to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, UST, LUST, and SWF.

- Based on the conducted government records search, the site area is situated in Zone 4 of the federal EPA Springfellow Superfund site (derived from former Class I hazardous liquid waste disposal activities from 1956 to 1972 for Stringfellow Disposal Ponds, located approximate 3 miles to the northeast of the subject property; see Figure 1-2 in Appendix C). Discussions on the current status of federal EPA Springfellow Superfund site are presented above.

- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 9045 56th Street and 5371 Van Buren Blvd, Jurupa Valley, CA. This assessment has revealed no evidence of apparently significant environmental concerns in connection with the property. No Phase II (subsurface investigation) environmental assessment is recommended for the subject property.

8. LIMITATIONS AND CERTIFICATION STAMP

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities.

The findings, conclusions and recommendations in this report are considered valid as of the present date. However, changes in the conditions of the property can occur with the passage of time, due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur. REM is not responsible for conditions found at or beneath the subject property or adjacent properties. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

This report is prepared for the exclusive use of the client, and opinions/recommendations contained in this report apply only to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated.

Report Prepared by:
ROBIN ENVIRONMENTAL MANAGEMENT

ROBIN CHANG, PH.D., P.G.
Project Manager

9. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

Since Robin Chang, the personnel conducting the Phase I Environmental assessment is a California State Registered Professional Geologist, Robin Chang declares that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Sec. 312.10 of 40 CFR. I have the specific qualifications based on education, training, experience, and license to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

ROBIN ENVIRONMENTAL MANAGEMENT

ROBIN CHANG, PH.D., P.G.
Project Manager

APPENDICES

APPENDIX A

FIGURES & PHOTOS

FIGURE 1

SITE PHOTOS

Photo 1
Viewing the western portion of the site; facing north

Photo 2
East side view of the site (facing south-northwest)

Photo 3
Viewing the southeastern portion of the site (facing northwest)

Photo 4
South side view of the site (facing northeast)

Photo 5
Vacant lot covered with native vegetation to the north of the site (facing northwest)

Photo 6
Vacant lot, across Van Buren Blvd followed by railroad track, to the east of the site (facing northeast)

Photo 7
Integrity Arborist (9040 56th Street), across 56th Street, to the south of the site (facing southeast)

Photo 8
South side view of residential properties to the west of the site (facing west-northwest)

FIGURE 2

SITE LOCATION MAP

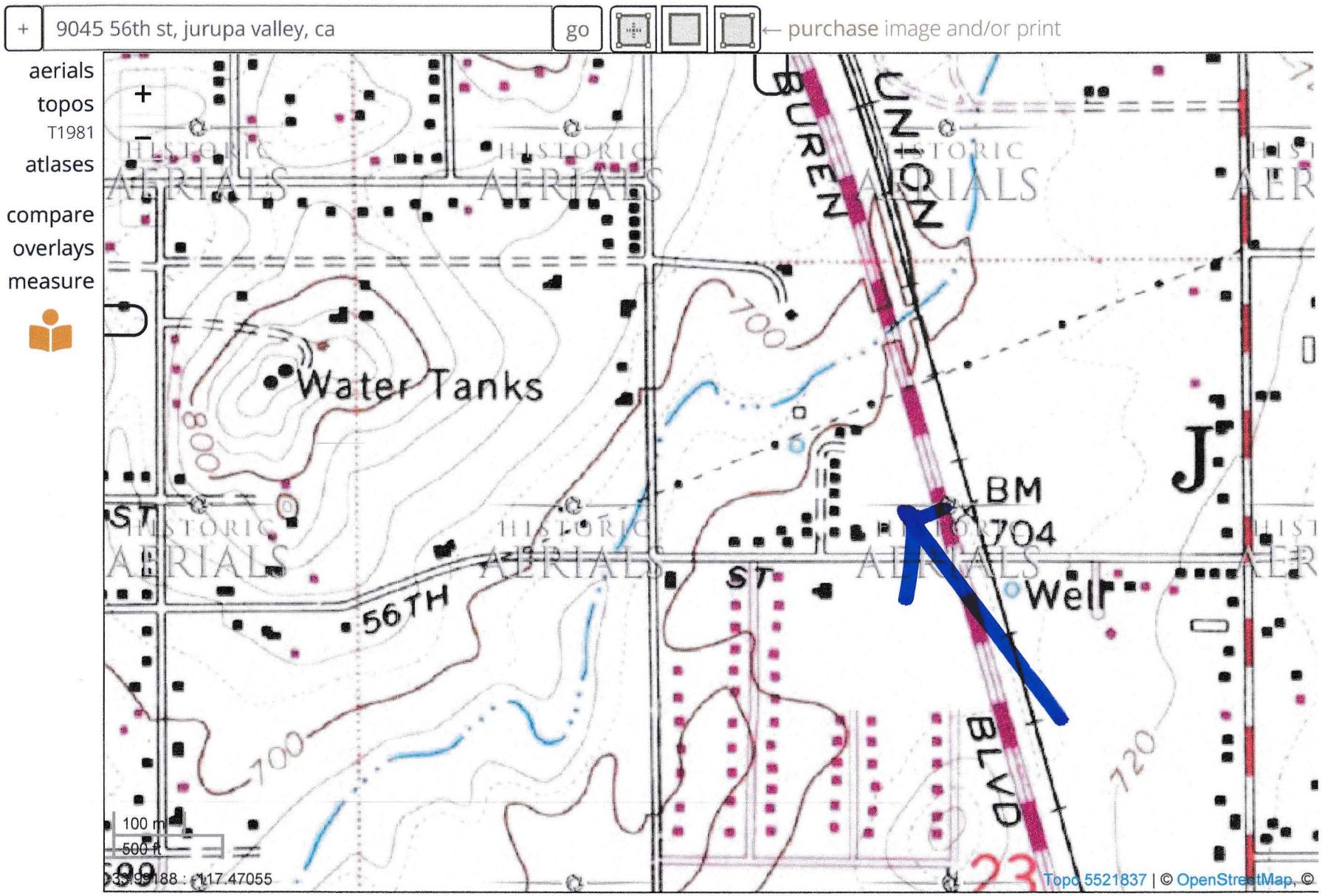

+
9045 56th st, jurupa valley, ca
go
← purchase image and/or print
aerials
topos
T1981
atlases
compare
overlays
measure
Water Tanks
BM
704
Well
56TH
ST
BLVD
UNION
BUREN
700
800
720
100 m
500 ft
117.47055
Topo 5521837 | © OpenStreetMap, ©

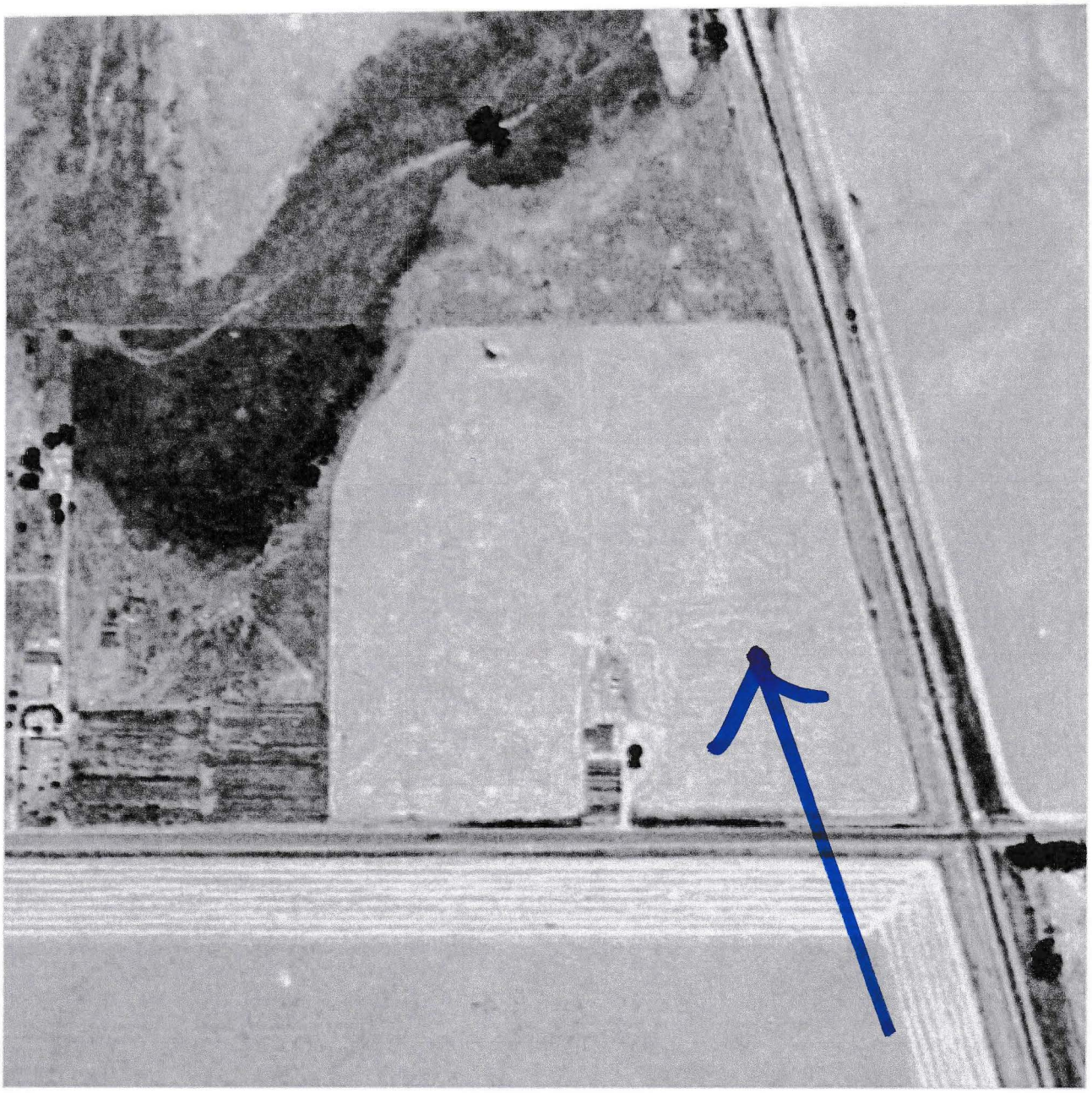
FIGURE 3

RECENT AERIAL PHOTO SHOWING SITE/ITS VICINITY GERNERAL LAYOUT

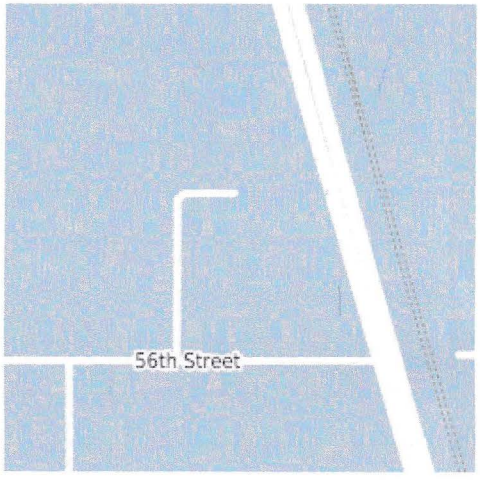
56th St & Van Buren Boulevard

APPENDIX B

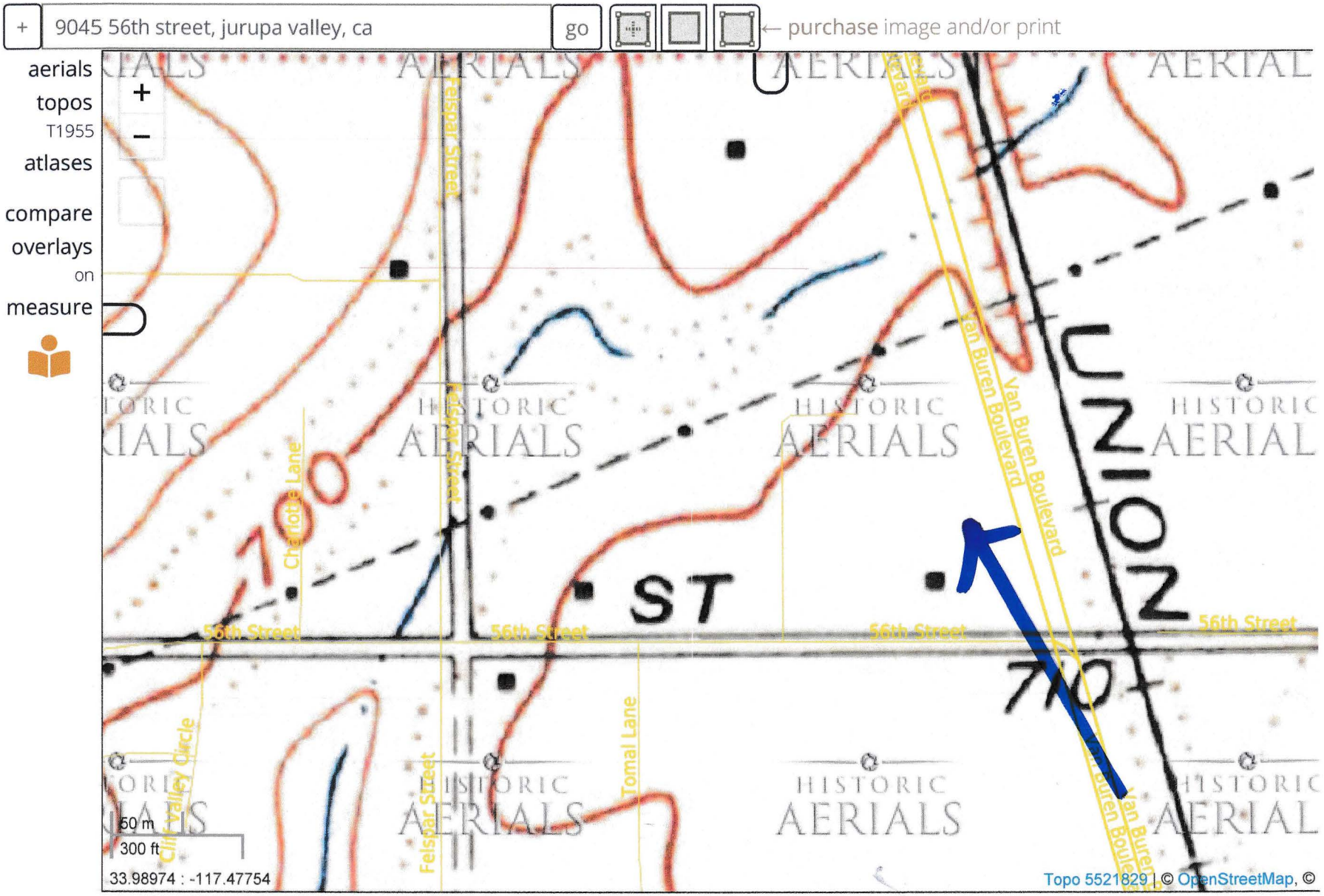
HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS



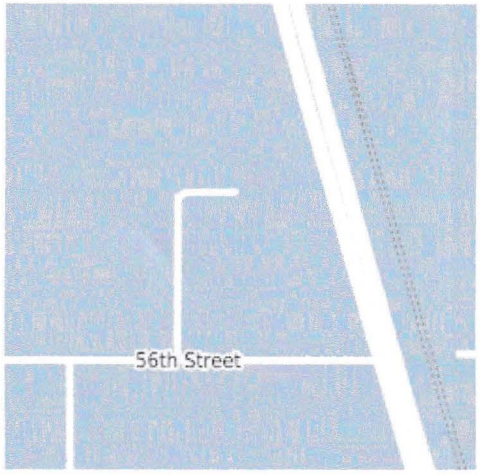
1" equals approx. 200 ft.



1948 aerial photograph
USGS (1948-07-10 - 1948-07-20)


+
9045 56th street, jurupa valley, ca
go
← purchase image and/or print
aerials
topos
T1955
atlases
compare
overlays
on
measure
Felspar Street
Van Buren Boulevard
UNION
ST
56th Street
Charlotte Lane
Cliff Valley Circle
Tomal Lane
60 m
300 ft
33.98974 : -117.47754
Topo 5521829 | © OpenStreetMap, ©

1" equals approx. 200 ft.

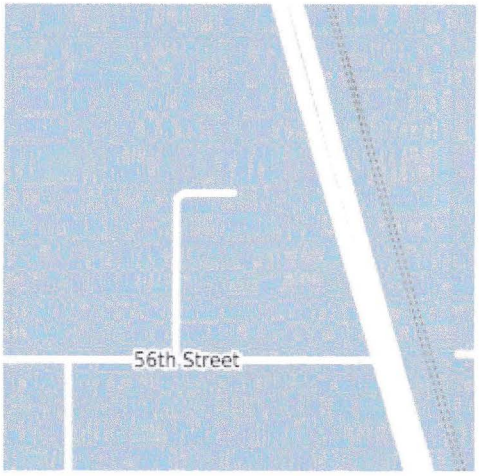


1959 aerial photograph
USDA (1959-09-05 - 1959-11-24)

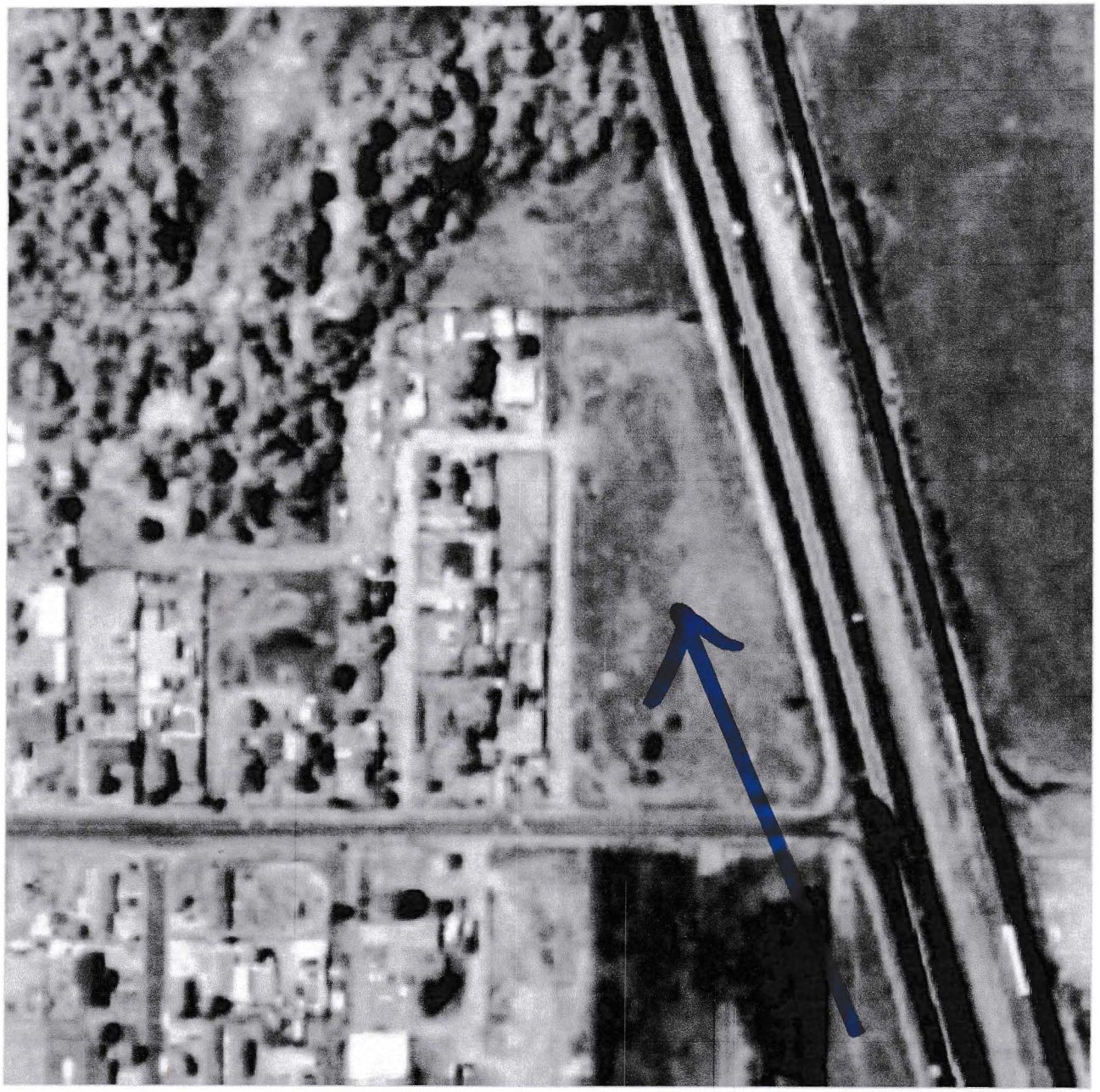
1" equals approx. 200 ft.

1985 aerial photograph
USDA NHAP84 (1985-02-24 - 1985-09-02)

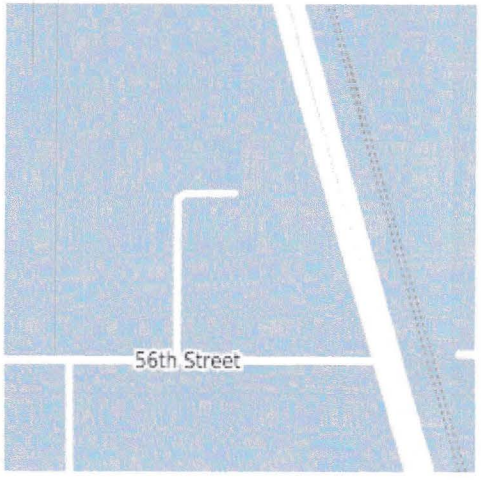
1" equals approx. 200 ft.



1994 aerial photograph
USGS DOQQ (1994-01-01 - 1994-10-02)

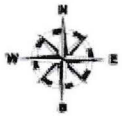


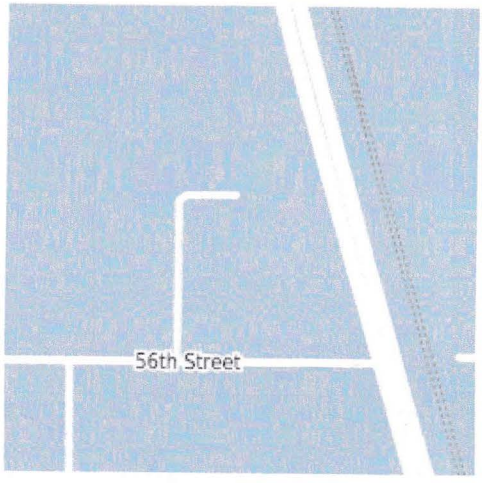
1" equals approx. 200 ft.



2002 aerial photograph
USGS_DOQQ (2002-02-10 - 2002-09-10)

1" equals approx. 200 ft.





2005 aerial photograph
US Departmen of Agriculture (2005-05-29 - 2005-09-29)

APPENDIX C

PERTINENT PAGES OF 2021 FIVE-YEAR REVIEW REPORT FOR THE SPRINGFELLOW SUPERFUND SITE

SIXTH FIVE-YEAR REVIEW REPORT FOR STRINGFELLOW SUPERFUND SITE RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY

U.S. Army Corps of Engineers, Seattle District

FOR

U.S. Environmental Protection Agency

Region 9

Approved by: Date:

DANA BARTON

Digitally signed by DANA BARTON
Date: 2021.09.27 13:08:43 -07'00'

Dana Barton, Assistant Director
California Site Cleanup and Enforcement Branch
Superfund and Emergency Response Division
U.S. Environmental Protection Agency, Region 9

Executive Summary

This is the sixth Five-Year Review of the Stringfellow Superfund Site (Site) located in Jurupa Valley, Riverside County, California. The purpose of this Five-Year Review is to review information to determine if the remedy is and will continue to be protective of human health and the environment.

The Site is a former Class 1 hazardous waste disposal site that operated from 1956 to 1972 and received more than 34 million gallons of liquid industrial waste, primarily from metal finishing, electroplating, and pesticide production. The 17-acre Site is located approximately 45 miles east of Los Angeles, California, and is situated in Pyrite Canyon in the Jurupa Mountains at the head of Pyrite Creek. Groundwater contamination from the Site extends approximately four miles south towards the Santa Ana River. The contaminants at the Site are volatile organic compounds, including trichloroethylene and chloroform, semi-volatile organic compounds, perchlorate, n-nitrosodimethylamine, 1,4-dioxane, para-chlorobenzene sulfonic acid, salts, pesticides, and heavy metals such as cadmium, nickel, chromium, copper, manganese, zinc.

The Site has been divided into four geographic zones. Zone 1 consists of the former disposal area and upper area of Pyrite Canyon; Zone 2 consists of the mid-canyon; Zone 3 consists of the lower canyon; and Zone 4 is the community located south of Pyrite Canyon and is bounded to the south by the Santa Ana River.

Land use surrounding the Site is limited to several commercial developments south of the Site, including an active rock quarry to the west and an automobile salvage and auction facility to the east. Former industrial operations in these adjacent areas related to quarry blasting and the manufacturing and testing of fuel propellant and rocket materials have contributed to other sources of contamination in Site groundwater, notably perchlorate.

In Four Interim Records of Decision and one Explanation of Significant Differences, EPA selected interim remedial actions to address the hazards and risks created by the original waste disposal area in Zone 1. Remedial actions under the first three Interim Records of Decision focus on containing the extent of contamination through engineering controls and interrupting the groundwater exposure pathway by intercepting contaminated groundwater using extraction wells and treatment of the extracted groundwater; under the fourth Interim Record of Decision, EPA established an interim response measure for Zone 4 consisting of cleanup of the community groundwater through extraction and treatment.

Institutional controls are in place preventing use of and exposure to Site groundwater. Institutional controls consist of Riverside County Ordinance 682 and the well installation permitting process administered by the Riverside County Department of Environmental Health.

The Pyrite Canyon Treatment Facility, which began treating extracted groundwater in April 2017, was constructed to replace the old Pretreatment Plant. The Pyrite Canyon Treatment Facility together with the Community Wellhead Treatment System and their associated network of extraction wells are

effective in preventing migration of contaminants in groundwater and restoration of groundwater in Zone 4 alluvial aquifer to cleanup levels.

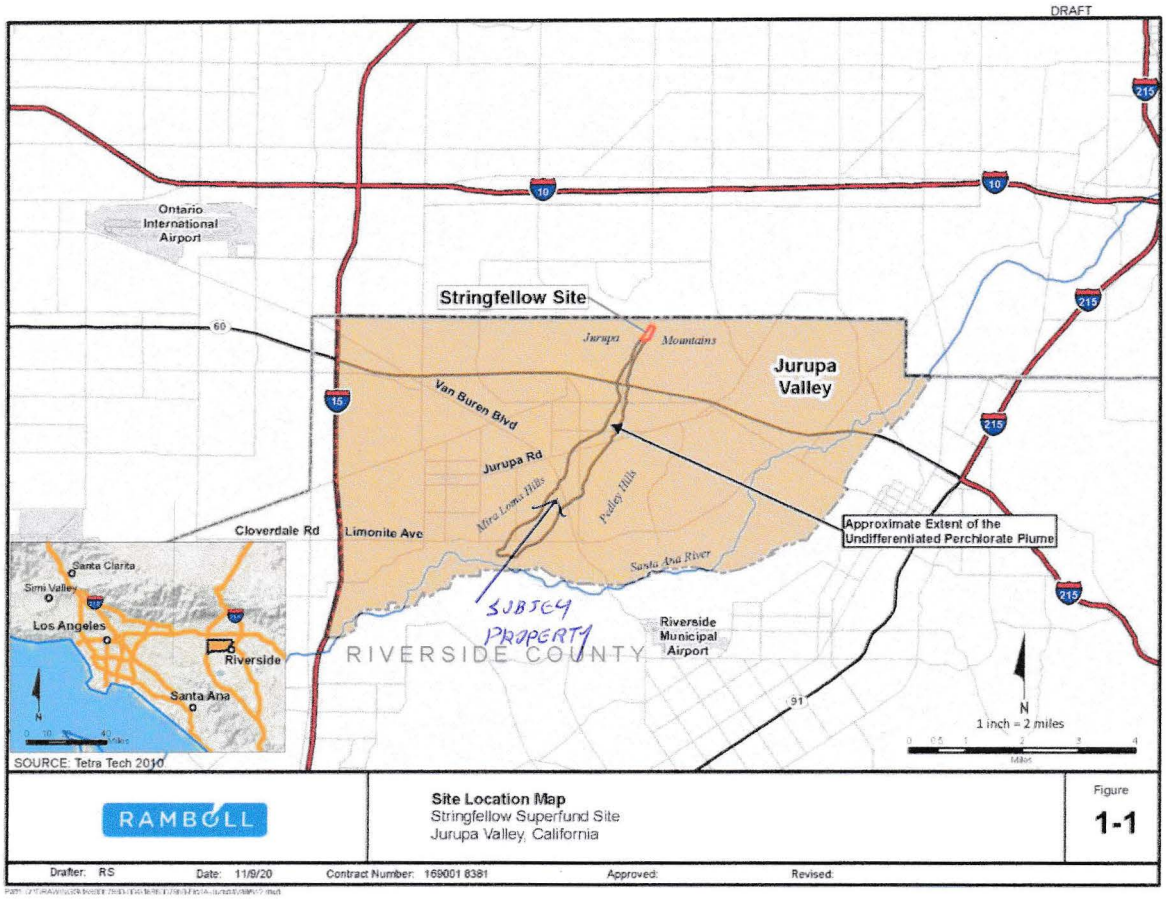
Groundwater capture zone analysis shows that most of the Site contaminant plume is being captured by the existing configuration of extraction wells. The capture zone analysis and groundwater flow model will inform evaluation and selection of a final remedial alternative, which when implemented will provide complete capture of contaminants and prevent migration into Zone 4.

The risk assessment methods, cleanup levels, and remedial action objectives used at the time of the Site decision documents continue to remain valid. There have been updates to toxicity data for chloroform, but these changes do not affect the protectiveness of the remedy.

The Site decision documents did not consider the exposure pathway of vapor intrusion or risk due to exposure to soil vapor. To evaluate this risk, soil vapor samples were collected in Zone 4 above the most contaminated portion of the groundwater plume in Zone 4. A vapor intrusion risk assessment was conducted using the soil vapor sample results. All soil vapor samples collected at 5 feet below ground surface were within acceptable risk thresholds.

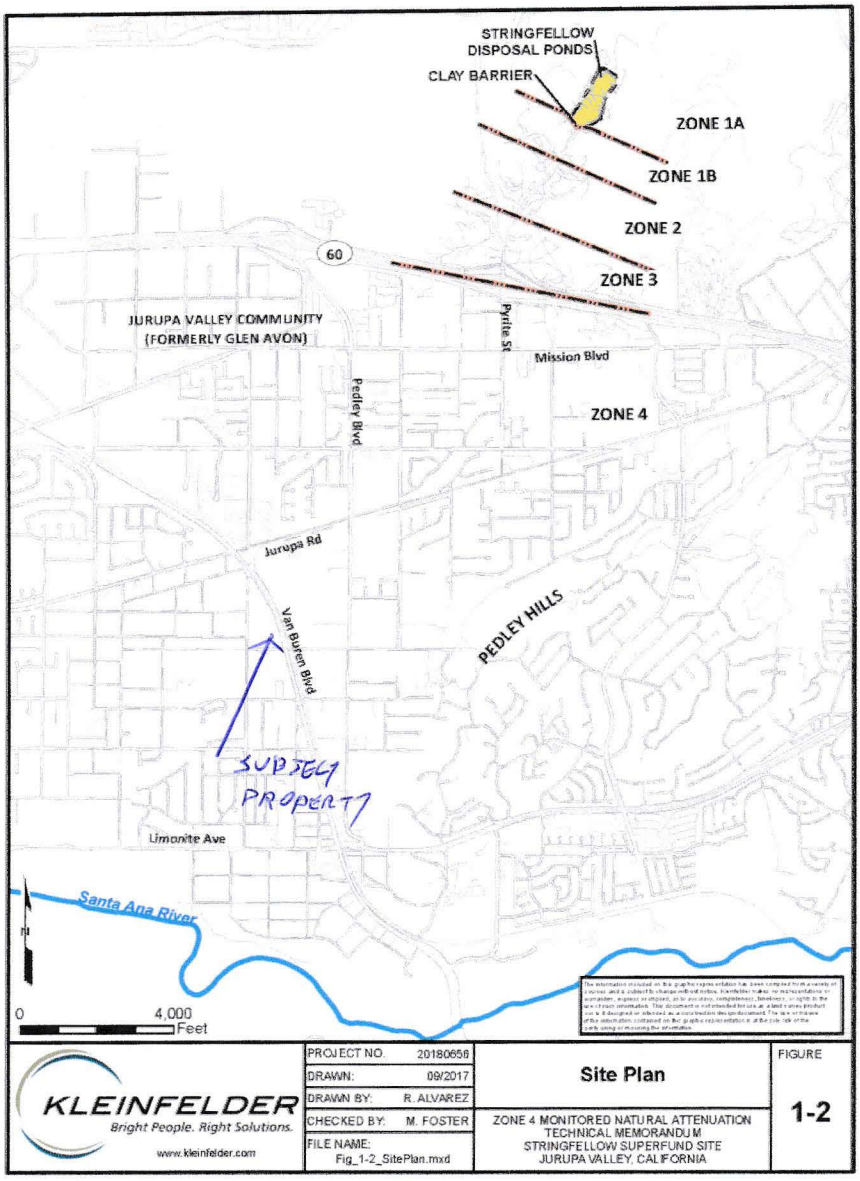
The interim remedies at the Stringfellow Superfund Site are protective of human health and the environment. Direct contact with Site contamination in soil is prevented by caps and site fencing. Residents are protected from exposure to Site groundwater because Riverside County Ordinance 682 prevents installation of new wells within the footprint of the groundwater contamination plume. The county ordinance has been in place since 1984; owners of existing private wells in Zone 4 were connected to the municipal water supply in 2002.

and northeast of the Site is used for conservation and outdoor recreational purposes and is comprised of the Martin Tudor Jurupa Hills Regional Park and the Mary Vagle Nature Center. Other recent land use changes in the vicinity of the Site include the construction of approximately 300 additional residential homes at the housing development about one mile to the southeast; and the construction of a new gas station at the corner of Mission Boulevard and Pyrite Street. Overall land use in the area is not projected to change in the foreseeable future.



Source: Ramboll 2021b. Draft Supplemental Feasibility Study Addendum For Zones 1 To 3.

Figure 1. Site Location Map



Source: Kleinfelder 2018. Final Zone 4 Monitored Natural Attenuation Technical Memorandum.

Figure 2. Zone Map of the Stringfellow Superfund Site

1.3. Hydrology

Pyrite Canyon is underlain by the following geologic units.

- **Fill/Alluvium**. In general, fill and alluvium materials are found at the surface and extend across all zones. The fill material consists of soil and unconsolidated sediments that are adjacent to the disposal area and mixed with the natural soil to create berms, roads, and soil caps. The alluvium materials consist mainly of silts and sands with interbedded layers of clayey sand and clean sand.

- **Weathered Bedrock**. Across the Site, granitic and metamorphic bedrock that has been weathered to varying degrees and depths underlies the alluvium. The weathered bedrock ranges from coarse-grained, sand-sized

particles to cobbles and vary in competence from friable (easily crumbled) to hard. The thickness of the weathered bedrock varies from 2 feet near the hills in Zone 4 to over 150 feet below ground surface near the paleochannel.

- **Unweathered, Fractured Bedrock**. A variety of bedrock types are present at the Site. The upper watershed above the Site consists of older metamorphosed sedimentary rocks that were intruded by younger granitic rocks. The bedrock is exposed in the hills around the canyon. The depth to The top of the unweathered bedrock can exceed 150 feet below ground surface in the paleochannel area.

Groundwater originates from upstream of the Site and canyon sidewalls. Depth to groundwater varies within the canyon, and groundwater is found in all three underlying geologic units (alluvium, weathered bedrock, and unweathered bedrock). There are no apparent confining layers present between these geologic units that would inhibit vertical migration of groundwater or contaminants. The groundwater flow direction across Zones 1 through 3 mimics the topography and generally flows to the southwest and south, subparallel to the Pyrite Creek. Across Zone 4, the flow direction shifts from nearly due south to southwest and then finally west, just north of the Santa Ana River.

2. Remedial Action Summary

2.1. Basis for Taking Action

The groundwater at the Site is contaminated with volatile organic compounds including trichloroethylene (TCE) and chloroform, semi-volatile organic compounds, pesticides, perchlorate, 1,4-dioxane, n-nitrosodimethylamine, para-chlorobenzene-sulfonic acid, salts, and heavy metals. The same contaminants that are present in the groundwater contaminate the soil in the original waste disposal area in Zone 1. Consumption of contaminated groundwater by residents with wells used for drinking water supply was the primary exposure pathway of concern. The groundwater plume lies within the Upper Santa Ana Valley Basin, Chino Subbasin Basin aquifer, which is considered to be a potential source of drinking water. The second pathway was exposure to contaminated soil in the original waste disposal area (Zone 1).

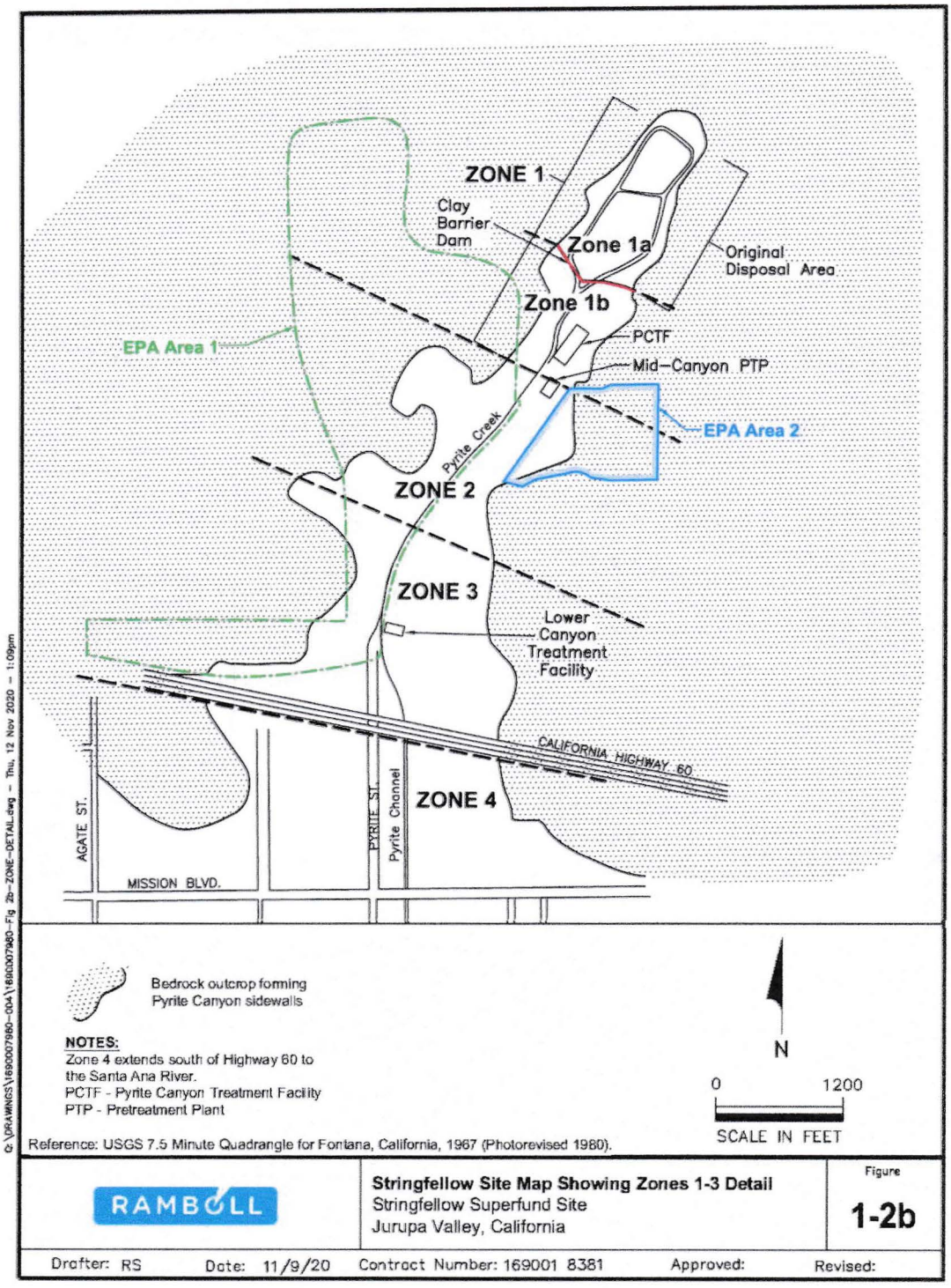
2.2. Remedy Selection

In Four Interim Records of Decision (RODs) and one Explanation of Significant Differences (ESD), EPA selected remedial action objectives and interim remedial actions to address the hazards and risks created by the original waste disposal area. The first Interim ROD was issued on July 22, 1983; the second Interim ROD was issued on July 18, 1984; the third Interim ROD was issued on June 25, 1987; and the fourth Interim ROD was issued on June 25, 1987.

The primary remedial action objective for Zone 1 to 3 is to prevent plume migration. In the fourth Interim ROD, EPA identified remedial action objectives for Zone 4: (1) to prevent further migration of contaminated groundwater; and (2) to restore groundwater to applicable or relevant and appropriate requirements or background levels. Restoration of groundwater quality in Zone 4 will allow, to the extent possible, unrestricted use of groundwater, part of the Chino Basin (East), in an effort to be consistent with the beneficial uses as an existing and potential municipal supply.

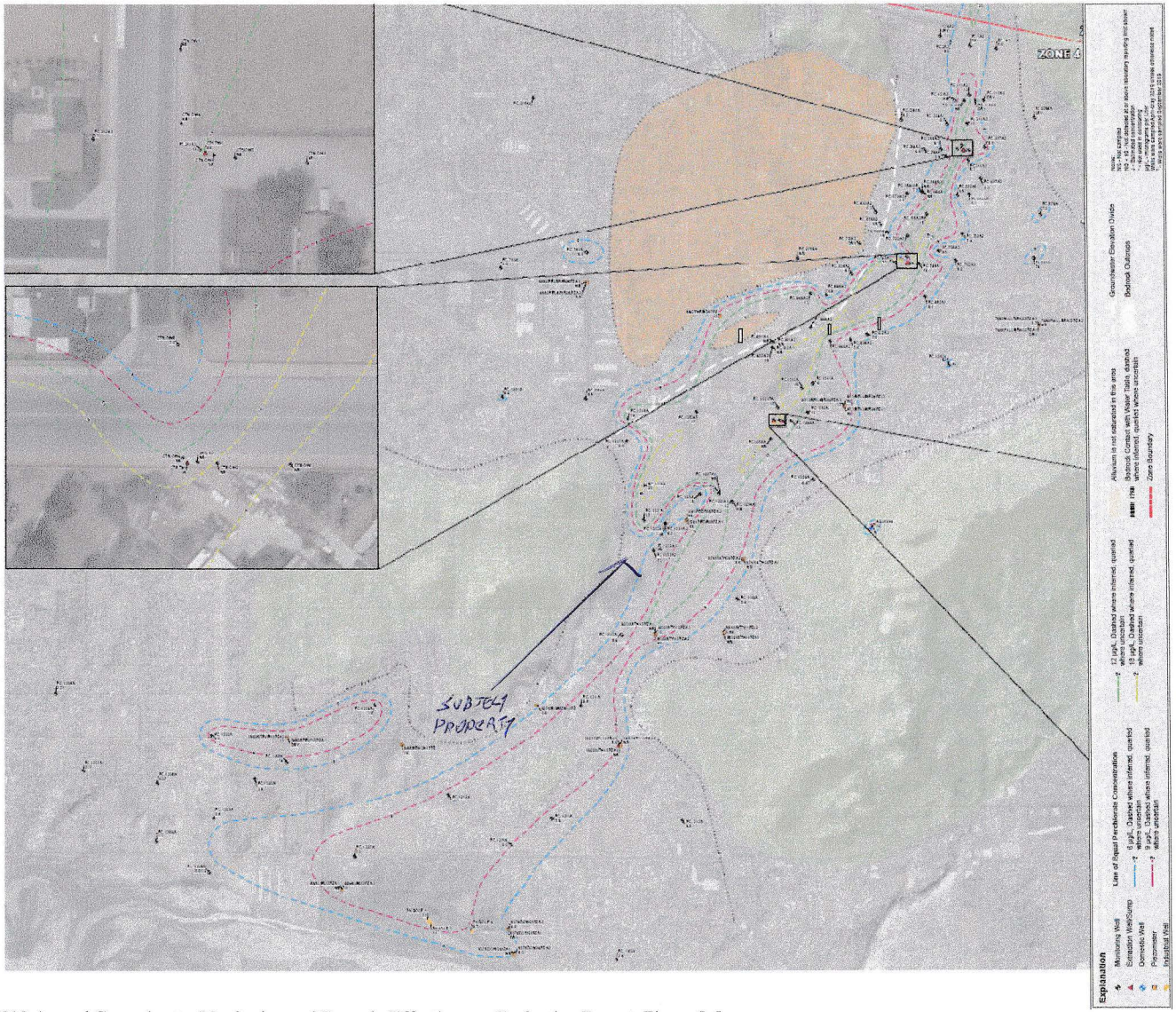
Table 3 summarizes the Site remedial action objectives.

Through the second Interim ROD, EPA specified that treated water at the Pretreatment Plant meet pretreatment standards prior to discharge to a publicly-owned treatment works. In the fourth Interim ROD, EPA established cleanup levels applicable to restoration of groundwater in Zone 4. The Zone 4 groundwater cleanup levels include trichloroethylene



Source: Ramboll 2021b. Draft Supplemental Feasibility Study Addendum For Zones 1 To 3.

Figure 3. Stringfellow Zone Map with EPA Areas 1 and 2



Source: Kleinfelder 2021a. 2019 Annual Groundwater Monitoring and Remedy Effectiveness Evaluation Report, Figure 5-5.

Figure 7. Perchlorate concentrations above 6 µ/L during Spring 2019 sampling event in the alluvial aquifer.

APPENDIX D

ENVIRONMENTAL QUESTIONNAIRE

g. Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks?

☐ YES ☑ NO

h. Do you know of any past, threatened or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

☐ YES ☑ NO

6. **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)**

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

☐ YES ☑ NO

Signature of User/Person Interviewed: Sun Kim

Name of User/Person Interviewed: Sun Kim

Title/Relationship to Property: Developer

Phone Number/Email: 951-202-7539

Date: 02/24/2022

Contact for additional information:

Name: same as above.

Relationship to Property: _____

Phone Number/Email: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the *"party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice."*

PROPERTY ADDRESS:	6371 Van Buren Blvd / 9045 56th St.
PROPERTY CITY, STATE ZIP:	Jurupa Valley, CA 92509

1. **Environmental liens that are filed or recorded against the property (40 CFR 312.25)**

   Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

   ☐ YES ☑ NO

2. **Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))**

   Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

   ☐ YES ☑ NO

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)**

   Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   ☐ YES ☑ NO

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)**
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

☐ YES ☐ NO N/A

---

5. **Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)**
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

☐ YES ☑ NO

---

a. Do you know the past uses of the property?

☐ YES ☑ NO

---

b. Do you know of specific chemicals that are present or once were present at the property?

☐ YES ☑ NO

---

c. Do you know of spills or other chemical releases that have taken place at the property?

☐ YES ☑ NO

---

d. Do you know of any environmental cleanups that have taken place at the property?

☐ YES ☑ NO

---

e. Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past?

☐ YES ☑ NO

---

f. Are you aware of historical use of hazardous materials or petroleum products used or present on the property?

☐ YES ☑ NO

APPENDIX E

GOVERNMENT RECORDS SEARCH DATABASE

9045 56th St, Jurupa Valley, CA 92509
prepared for: REM
Ref:

2022-02-26

Environmental Radius Report

NETRONLINE

2055 E. Rio Salado Pkwy
Tempe, AZ 85381
480-967-6752

Summary

Federal

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	1	0	0
Lists of Federal Delisted NPL sites	0	0	-
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	-
Lists of Federal CERCLA sites with NFRAP	0	0	-
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	-
Lists of Federal RCRA TSD facilities	0	0	-
Lists of Federal RCRA generators	0	-	-
Federal institutional control/engineering control registries	0	-	-
Federal ERNS list	0	-	-

State

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	-
Lists of state and tribal landfills and solid waste disposal facilities	0	0	-
Lists of state and tribal leaking storage tanks	0	0	-
Lists of state and tribal registered storage tanks	0	-	-
State and tribal institutional control/engineering control registries	0	-	-
Lists of state and tribal voluntary cleanup sites	0	1	-
Lists of state and tribal brownfields sites	0	0	-

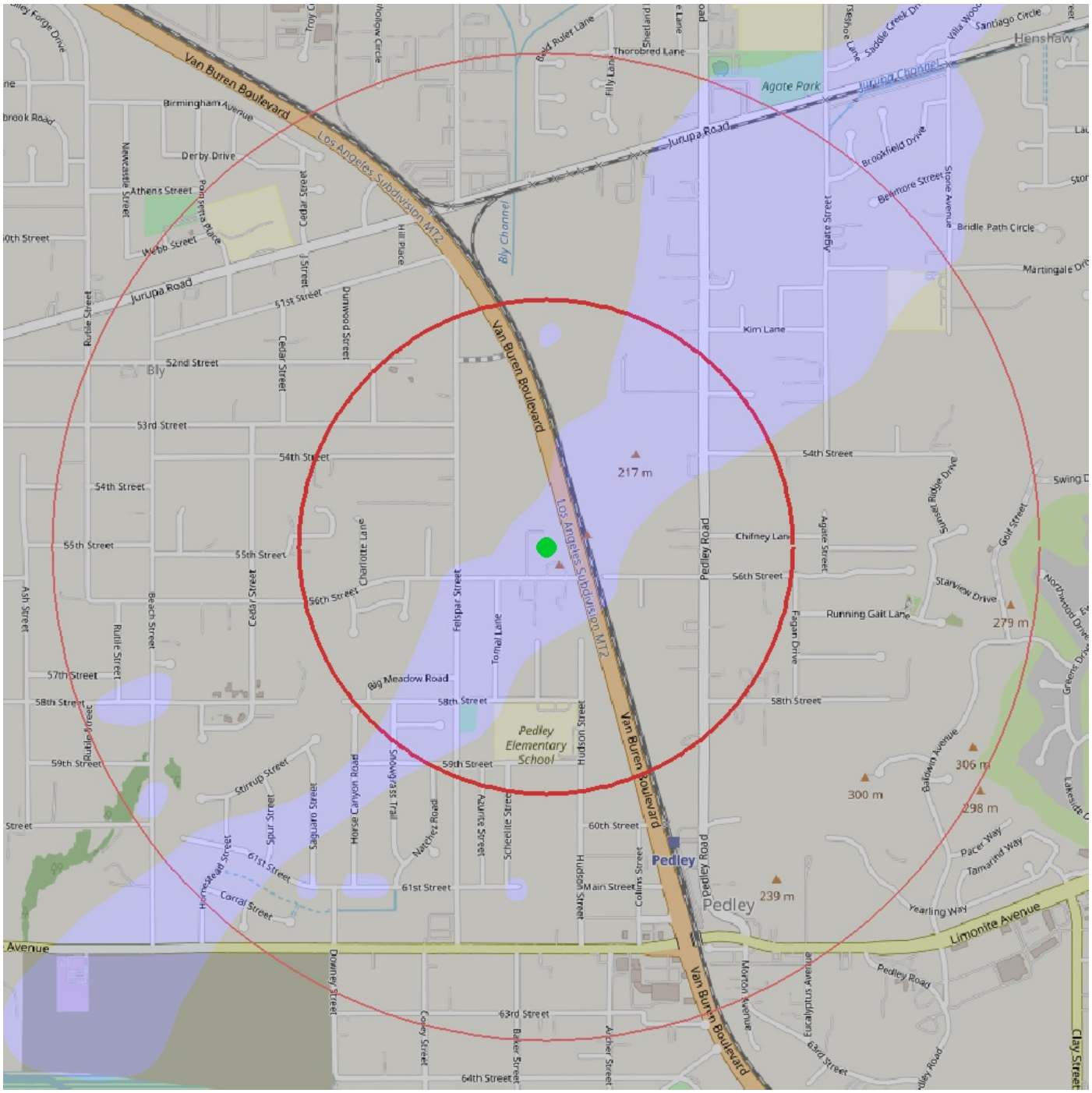
Other

	< 1/4	1/4 - 1/2	1/2 - 1
Resource Conservation and Recovery Act Information (RCRAInfo)	0	0	-
U.S. EPA Underground Storage Tanks (UST)	0	-	-

Lists of Federal NPL (Superfund) sites

FEDERAL NPL (SUPERFUND) SITES

The National Priority List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. This data layer includes currently active NPL sites, proposed NPL sites, and delisted NPL sites. The NPL was searched for sites within a one-mile radius of the target property.



center 33.987347 -117.480991 0.5 mile 1.0 mile

1

EPA Program	**Superfund**
EPA ID	**CAT080012826**
Site Name	**STRINGFELLOW**
Street Address	**3490 PYRITE ST**
City	**MIRA LOMA**
County	**RIVERSIDE**
Acreage	**1.0455371065011**
Site Contact	**Daewon Rojas-Michelson**
Telephone	**(415) 947-4191**
Email	**rojas-michelson.daewon@epa.gov**
distance from center (miles)	0.0000
data source	last updated 2022-02-10 from EPA-NPL-BOUNDARIES

Lists of Federal Delisted NPL sites

No Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

No Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

No Federal RCRA facilities undergoing corrective action(s) found within a half-mile radius of the target property.

Lists of Federal RCRA TSD facilities

No Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA generators

No Federal RCRA generators found at the target property and/or adjoining properties.

Federal institutional control/engineering control registries

No Federal institutional or engineering controls found at the target property.

Federal ERNS list

No Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

No State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

No State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

No State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

No State and/or tribal leaking storage tanks found within a half-mile radius of the target property.

Lists of state and tribal registered storage tanks

No State and/or tribal registered storage tanks found at subject and adjoining properties.

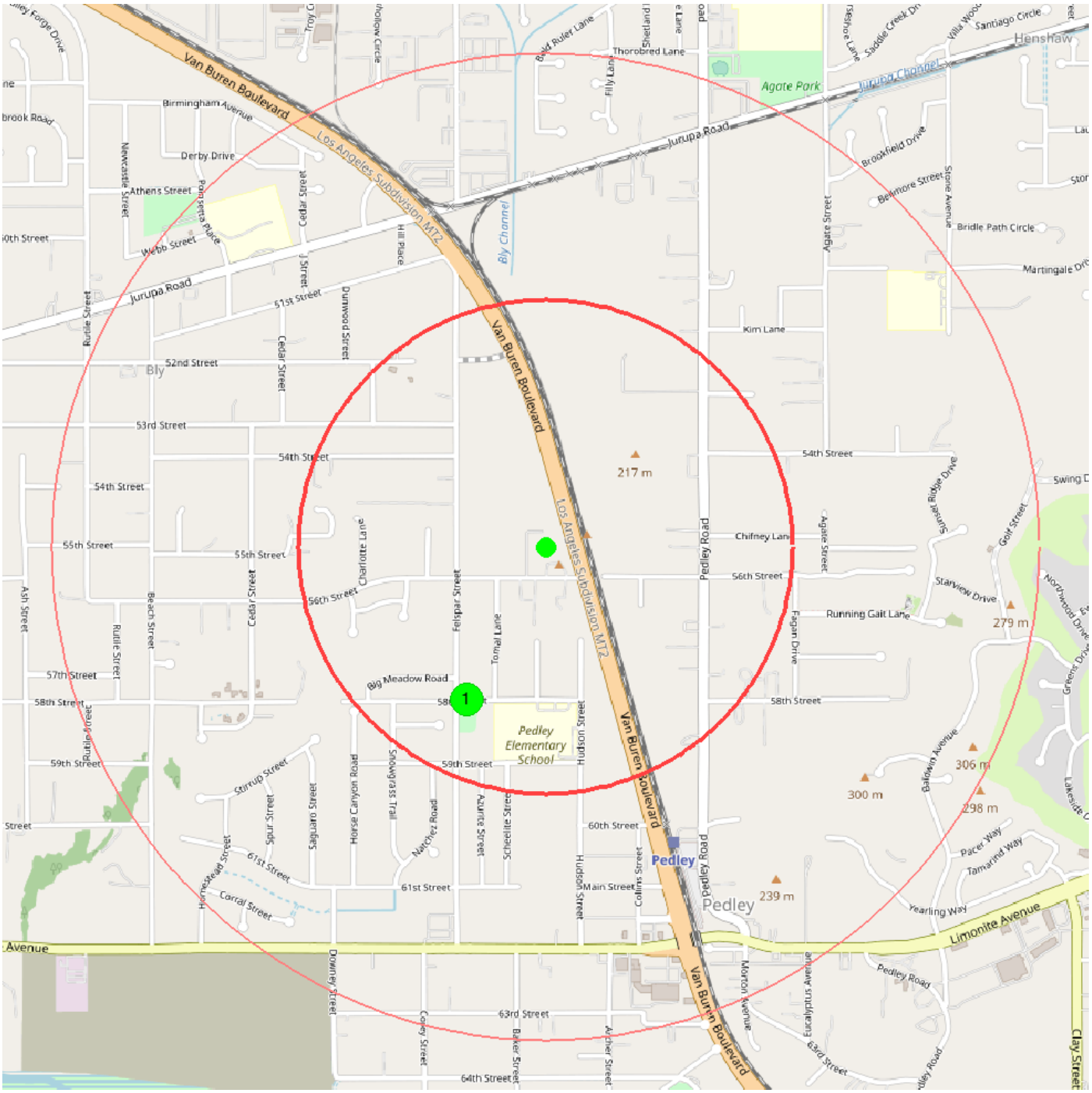
State and tribal institutional control/engineering control registries

No State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

SWRCB - SITE CLEANUP PROGRAM

The Site Cleanup Program (SCP) regulates the investigation and cleanup of 'non-federally owned' sites where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. Sites in the program are varied and include, but are not limited to, pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, and some brownfields. These releases are generally not strictly from petroleum underground storage tanks (USTs). There are five main types of funding for sites in the SCP: (1) voluntary cleanups executed and funded by the discharger, (2) "Cleanup and Abatement Order" cleanups executed and funded by the discharger, (3) cleanups executed by the Regional Board or another public agency, county, municipality, or city and funded by the State via the Cleanup and Abatement Account (CAA), (4) Site Cleanup Subaccount Program (SCAP), and (5) brownfield cleanup using available grants and loans. This information was retrieved from the SWRCB's GeoTracker database, and was searched to return all records within a half-mile of the target property.



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Project Name	**ELEMENTARY SCHOOL NO. 17**
Address	**Felspar/58th Street**
City	**Riverside**
ZIP	**92509**
Site Type	**School Investigation**
Site Type Details	**School**
Acres	**10**
APN	**NONE SPECIFIED**
Regulatory Agencies Involved	**SMBRP**
Lead Agency	**SMBRP**
Project Manager	**Kamili Siglowide**
EnviroStor ID	**33010044.0**
Site Code	**404272**
Status	**No Action Required**
Status Date	**2001-09-24 00:00:00**
Past Uses	**AGRICULTURAL - ROW CROPS**
Media Affected	**NMA**
Restricted Use	**NO**
Site Management Required	**NONE SPECIFIED**
Funding	**School District**
Confirmed COC	**No Contaminants found**
distance from center (miles)	0.3487
data source	last updated 2022-02-08 from CA-DTSC-CLEAN

Lists of state and tribal brownfields sites

No State and/or tribal brownfields sites found within a half-mile radius of the target property.

Resource Conservation and Recovery Act Information (RCRAInfo)

No records found

U.S. EPA Underground Storage Tanks (UST)

No records found