

**PHASE I
ENVIRONMENTAL ASSESSMENT REPORT**

SEPTEMBER 4, 2020

**APN 963-070-018 (LOT AT THE SOUTHWESTERN CORNER OF
BENTON ROAD AND PENFIELD LANE)
MURRIETA, CA**



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PROJECT NO. 247020

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THIS REPORT WAS PREPARED IN CONFORMANCE TO MEET OR EXCEED THE LIMITATIONS AS SET FORTH BY THE AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM) STANDARD PRACTICE E 1527-13. IT IS FOR THE EXPRESS USE OF THE CLIENT, AND ITS CONTENTS ARE CONSIDERED TO BE PRIVILEGED AND CONFIDENTIAL. ACCEPTANCE OF THIS REPORT CONSTITUTES AN AGREEMENT BY THE CLIENT TO ASSUME FULL LIABILITY FOR INFORMATION CONTAINED HEREIN. THIS REPORT IS FOR THE SOLE USE AND INTERPRETATION OF THE CLIENT, AND IT IS NOT TO BE REPRODUCED OR DISTRIBUTED TO OUTSIDE PARTIES. THE INFORMATION IN THIS REPORT IS FURNISHED IN GOOD FAITH AND WAS OBTAINED FROM PUBLIC & PRIVATE SOURCES AND DATABASE CONSIDERED RELIABLE. REM MAKES NO REPRESENTATION OF WARRANTY REGARDING THE ACCURACY, OR RELIABILITY, QUALITY OR COMPLETENESS OF SUCH INFORMATION. IN NO EVENT, SHALL REM BE LIABLE TO ANY PARTY FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. THE CUSTOMER SHALL ASSUME FULL LIABILITY FOR USE OF THIS REPORT.

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 September 2020. 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 (REC’s).

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 reasonably available historical information such as building permit records from local agency, aerial photographs, historical topographic maps, if available, to identify any potential past on-site operation which may have environmental implications

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject property, APN 963-070-018, is a roughly rectangular-shaped lot at the southwestern corner of (there E-W trending) Benton Road and (the N-S trending) Penfield Lane. The site is within a residential/other zoning area in an unincorporated portion of Riverside County to the east of the northeastern portion of the city of Murrieta, California. See Figure 3 for Site Photos; Figure 2 for a Site Location Map; and Figure 3 for County Assessor's Office Record with an Aerial Photograph Showing Site/Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject property, APN 963-070-018, is a roughly rectangular-shaped lot at the southwestern corner of (there E-W trending) Benton Road and (the N-S trending) Penfield Lane in an unincorporated portion of Riverside County to the east of the northeastern portion of the city of Murrieta, California. The subject property is currently an unpaved vacant lot with no improvement features on the site. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the entire unpaved out-door areas of the site.

2.3 Present Tenants and Business Operation

At the time of site inspection on September 2, 2020, the subject property was an unpaved vacant lot with no improvement features on 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 Photograph records
- Historic Topographic Map records
- County Building Department records

2.4.1 Historic Aerial Photo Records

Historic aerial photo records included in Appendix B showed that the site was vacant lot in 1938, 1996, 2005, and 2016.

2.4.2 Historic Topographic Map Records

The 1967 original and 1981 photo-revised version (with photo-revision shown in purple color) of the USGS topographic map for the site area included as Figure 2 showed that the site was vacant/undeveloped lot (indicated by white background color on Figure 2) from prior to 1967 to at least 1981. 1955 topographic map for the site area also included in Appendix B revealed that the site was vacant/undeveloped lot in that year.

2.4.3 Co. Building Department Records

Records available at the Riverside County Building & Safety Department indicated that the site has never been developed in the past.

2.4.4 Site Development/Occupancy History

Based on historic site occupancy data listed above, the site has never been developed in the past.

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. See 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 approximately 1,351 feet above Mean Sea Level (MSL) and exhibits a generally topographic gradient towards northwest.

2.6 Hydro-geological Information

The subject site is located within the southern portion of the San Jacinto Groundwater Basin. The San Jacinto Groundwater Basin is unique in southern California and consists basically of an alluvium-filled drainage system on a rather high-standing fault block, the Perris block. Unlike other inland valleys in southern California, the flood flows of the San Jacinto Basin do not often reach the ocean, but discharge to Lake Elsinore situated in the central portion of the Basin. The depth to the first-encountered groundwater underneath the subject site is approximately 55-60 feet and exhibits a general groundwater flow direction towards west.

2.7 Historical Hazardous Substance Usage

2.7.1 Records search sources

REM's field engineer visited or contacted the following public agencies to find any records of former operation of underground storage tank (UST) of gasoline/product or any other hazardous substances on the subject site premise:

- County of Riverside Building & Safety Department
- Regional Water Quality Control Board – San Diego Region

No records were found in reference to historical usage or handling of UST 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. No regulatory agency data was found regarding historic or present use of the subject property in regards to hazardous materials previously or presently used, stored, treated, disposed or generated at the subject property.

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.

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.

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): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST 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. 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. Records available at the County of Riverside 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 September 2, 2020. A site location map and County Assessor's record with an aerial photo showing site/its vicinity general layout are included as Figure 2 and Figure 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)

Since the subject lot is currently generally unpaved vacant lot, asbestos-containing building materials are not of environmental concern.

3.3 Lead-Based Paint (LBP)

Since the subject lot is currently generally vacant lot, lead-based paint is also not a potentially environmental concern.

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-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 or concrete pad-mounted transformers were noticed present on the subject 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 any 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 presence of underground hydraulic hoist units within the subject site premise.

3.9 Hazardous Materials / Petroleum Products Storage & Handling

No containers storing automotive or industrial batteries, pesticides, or chemicals seemingly exhibiting toxic hazards were noticed present at the time of site inspection. No major spills, leakage, or staining were observed throughout the site

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 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

During REM's site inspection, there were stockpiles of excavated soils and sands, along with cinder block piles, present in the northern portion of the site. No evidence of soil contamination (e.g., odor, discoloration, etc.) was noticed for excavated soils stockpiles.

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 investigation on the surface areas. REM recommends no additional 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.

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 lot is currently generally vacant lot and there are no water heater and HVAC systems present on the site premise.

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 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

No evidence of herbicide or pesticide use on the subject property was observed during the inspection.

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, river, or stream.

Adjoining properties of the main lot of the subject site are as follows:

North: Immediately by Benton Road, and then by French Valley Village (shopping) Center with 30604-30736 Benton Road addresses

East: Immediately by Penfield Lane, and then by French Valley Swim Academy (36560 Penfield Lane)

South: By Help Heal Veterans (36585 Penfield Lane)

West: By vacant lot

4.2 Historical Hazardous Substance Usage in Neighboring Properties

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

- Regional Water Quality Control Board – San Diego Region
- California Dept. of Toxic Substances Control

No locations in the neighborhood within close proximity are considered to pose any environmental threat to the subject property, based upon data obtained via NETR governmental records database and the conducted agency records search.

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 summarize 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 statutes 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 consisting 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 1995 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 Appendix C of this Report. Based on the conducted government records search, there are no Leaking Underground Storage Tank (LUST) sites or other sites within the immediately vicinity (< 1/8 mile) of the referenced subject property identified as potential environmental concern.

5.5 UST, Disposal Sites, and Generators

As also summarized in Appendix C, there is only one site (CVS Pharmacy No. 8848, 30736 Benton Road, located in the southeastern portion of French Valley Village Shopping Center, across Benton Road, to the north of the subject property) listed on RCRA small quantities hazardous waste generators database, located within 1/8-mile radius of the subject property. Upon reviewing the information regarding the said facility obtained via computer search, the conclusion was drawn that the subsurface environment at the subject site is not likely to have been impacted by operations of the said facility.

6. SUMMARY AND CONCLUSION

- The subject property, APN 963-070-018, is a roughly rectangular-shaped lot at the southwestern corner of (there E-W trending) Benton Road and (the N-S trending) Penfield Lane in an unincorporated portion of Riverside County to the east of the northeastern portion of the city of Murrieta, California. The subject property is currently an unpaved vacant lot with no improvement features on the site. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the entire unpaved out-door areas of the site.
- Various historic sources listed/discussed in Section 2.4 reveal that the site has never been developed in the past.
- The conducted government records search revealed that the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF. According to the conducted government records search (see Section 5.0), there are also no Leaking Underground Storage Tank (LUST) sites or other sites within the immediate vicinity (< 1/8 mile) of the referenced subject property identified as potential environmental concern.
- 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 APN 963-070-018, Murrieta, CA (the property). As a result of the site reconnaissance, review of federal, state, local reported environmental information regarding the said facilities obtained via computer search, this assessment identified no evidence of recognized environmental conditions, by practices at the subject property and its immediate neighbors that could significantly impact the subject property. **No Phase II subsurface investigation is recommended for the subject property.**

7. 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



ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

8. 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 ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

APPENDICES

APPENDIX A

FIGURES & PHOTOS

FIGURE 1
SITE PHOTOS

Photo 1

Viewing the site from near its northeastern corner; facing southwest)



Photo 2

Viewing the site from near its southeastern corner; facing northwest)



Photo 3

Viewing the site from near its northwestern corner (facing southeast)



Photo 4

Viewing the site from near its southwestern corner (facing northeast)



Photo 5

French Valley Village (shopping) Center with 30604-30736 Benton Road addresses, across Benton Road, to the north of the site (facing northwest)



Photo 6

French Valley Swim Academy (36560 Penfield Lane), across Penfield Lane, to the east of the site (facing northeast)



Photo 7

Help Heal Veterans (36585 Penfield Lane) to the west of the site (facing southeast)

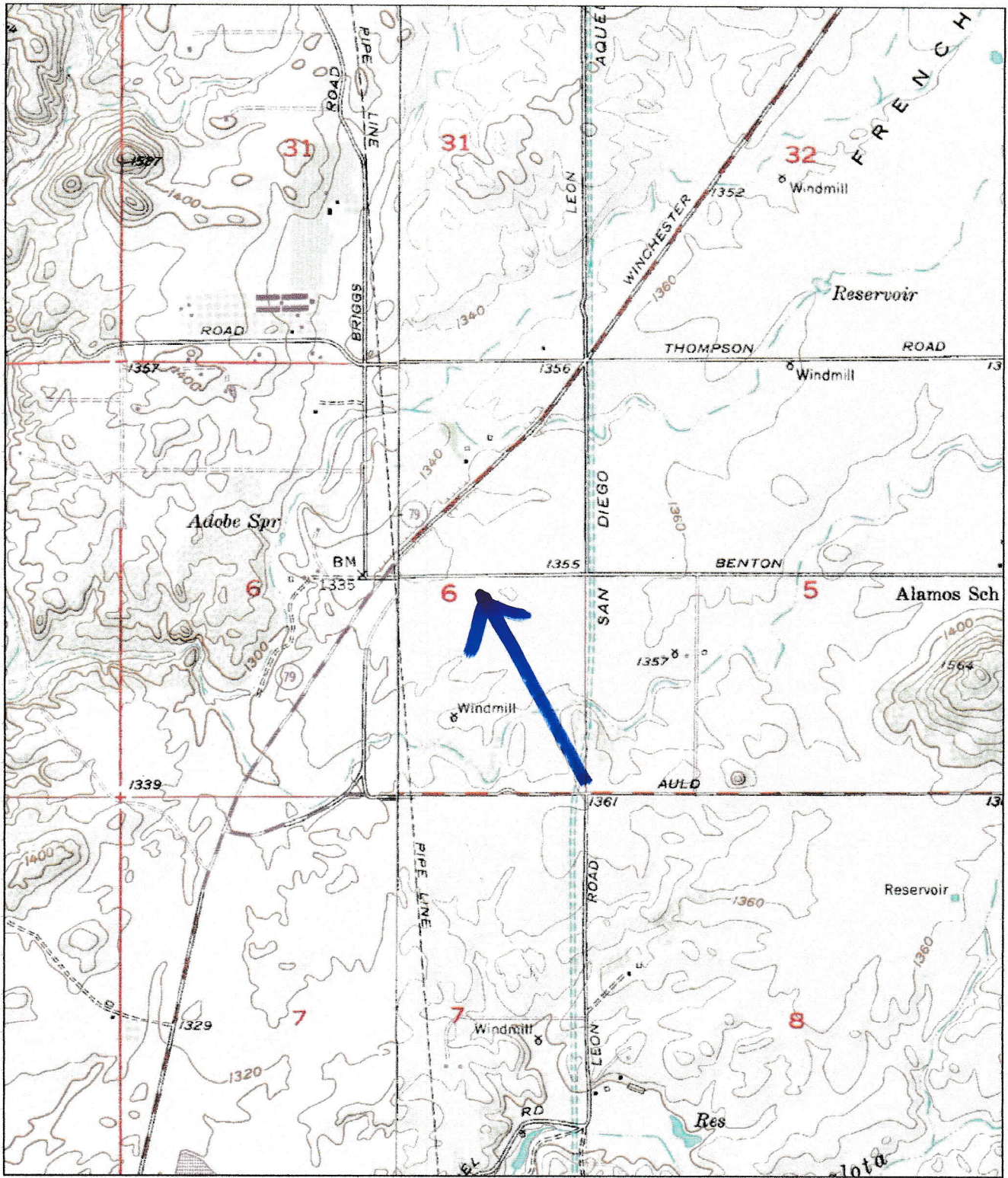


Photo 8

Vacant lot to the west of the site (facing south-southwest)



FIGURE 2
SITE LOCATION MAP



0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

FIGURE 3

**CO. ASSESSOR'S OFFICE RECORD WITH AN AERIAL
PHOTO SHOWING SITE/ITS VICINITY GENERAL LAYOUT**



Assessor - County Clerk - Recorder Riverside County, CA

HOME PROPERTY SEARCH E-FORMS CONTACT US ACR HOME

Search Instructions

Our search allows you to find records easily by using keywords collected from our data. There is no order to how you enter the words, but the more words you enter will bring the best result to the top of the list.

You can search by Assessment No. (PIN), and or Property Address. For best results searching by Property Address, please enter street number and street name (e.g., 123 Main).

When searching by Assessment No., only enter the first 9 digits without the dash and 10th digit (e.g. XXXXXXXXX-X)

The Search Options allows you to specifically search by Assessment No. (PIN), Property Address (street), and or City.

SEARCH

963070018

Page 1 of 1 1 to 1 of 1

Assessment No. (PIN) **963070018**

Vacant Residential Land - Other

2020 Assessed Value:

[VIEW PROPERTY](#)

If you're not seeing your 2020 values please contact the County at

Page 1 of 1 1 to 1 of 1



APPENDIX B

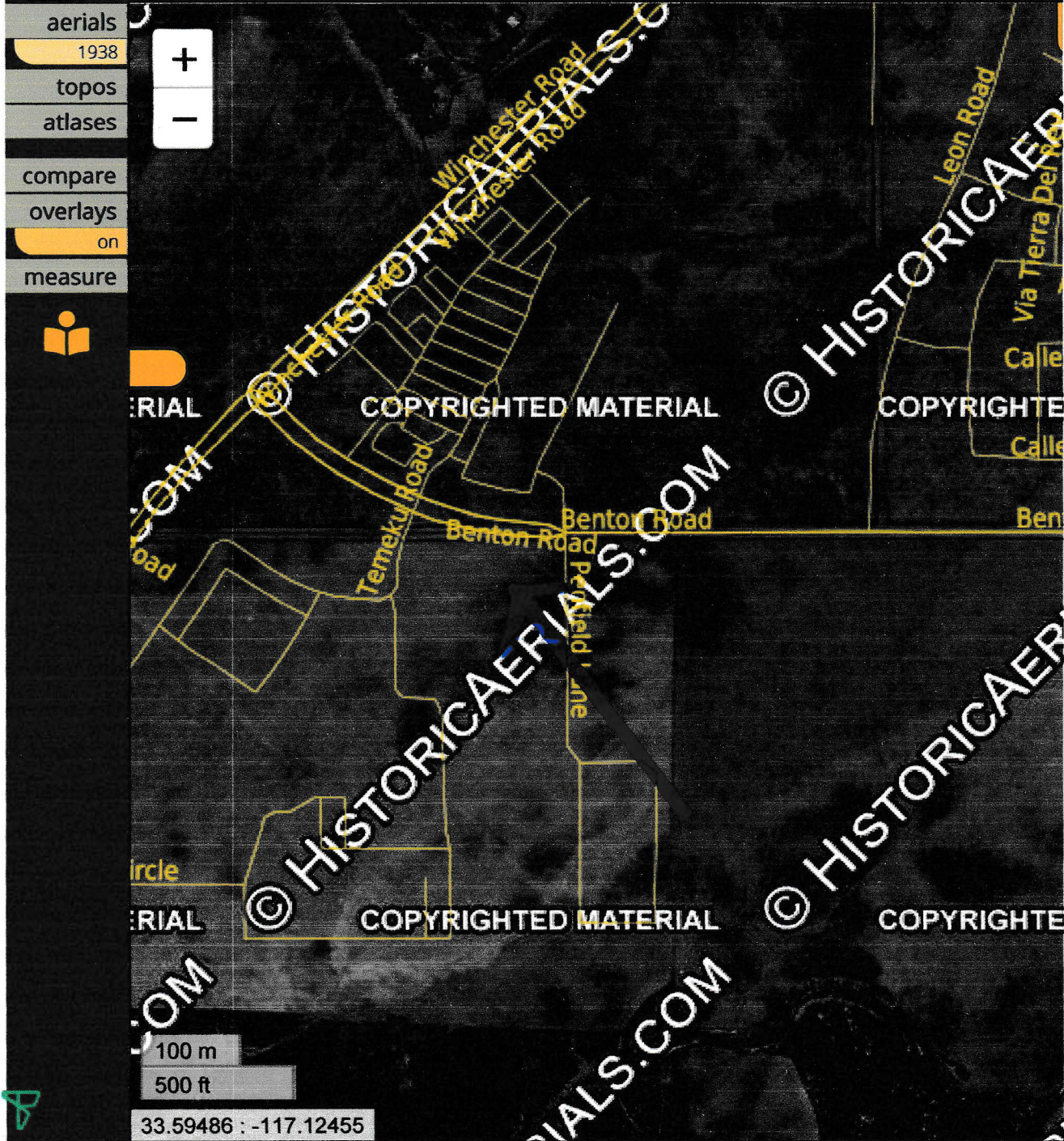
HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS




+ penfield lane, murrieta, ca

← purchase image and/or print

- aerials
- 1938
- topos
- atlases
- compare overlays
- on
- measure

+
-

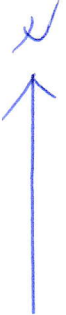
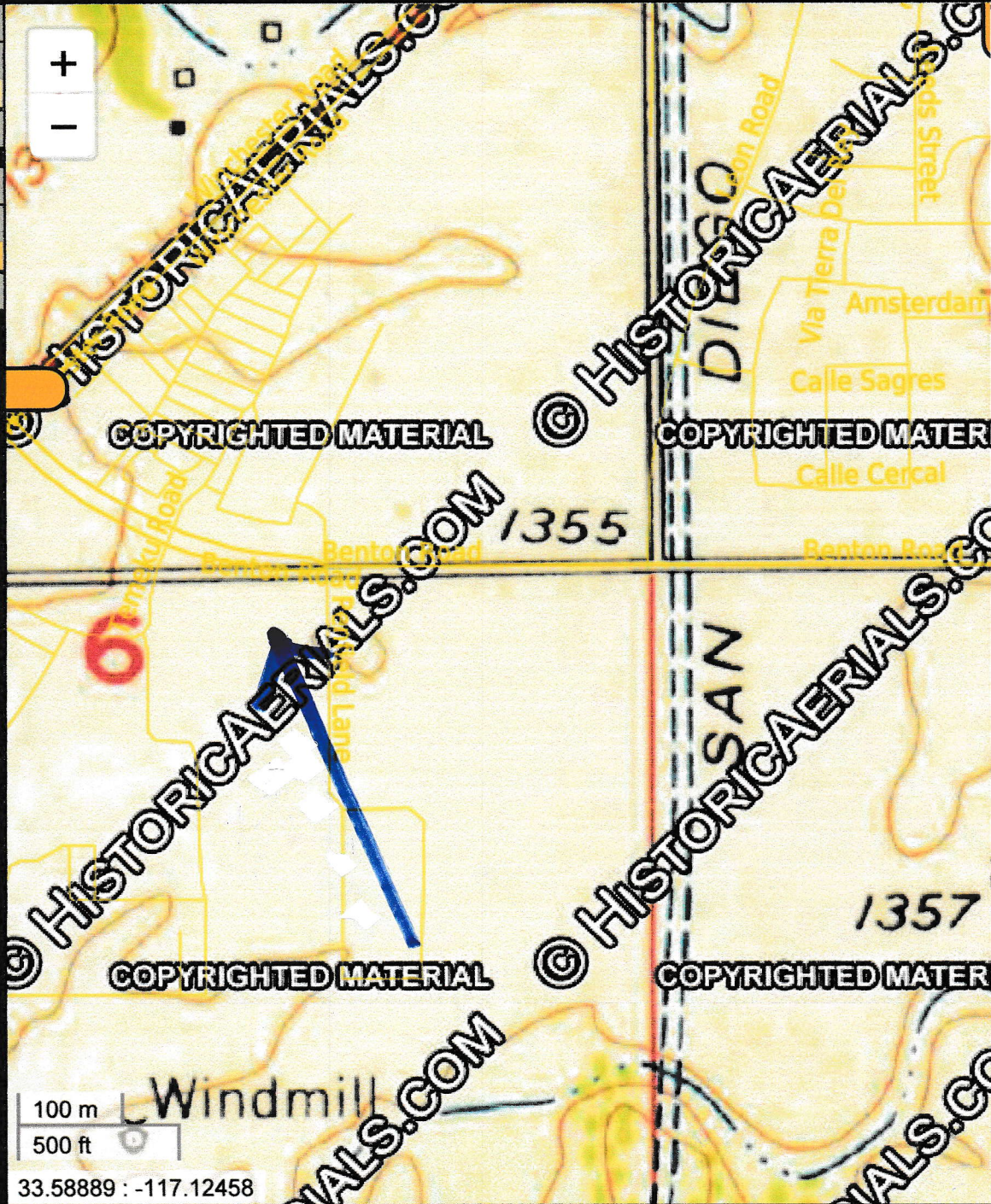


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- T1955
- atlases
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- overlays
- on
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FOLLOW US ON:

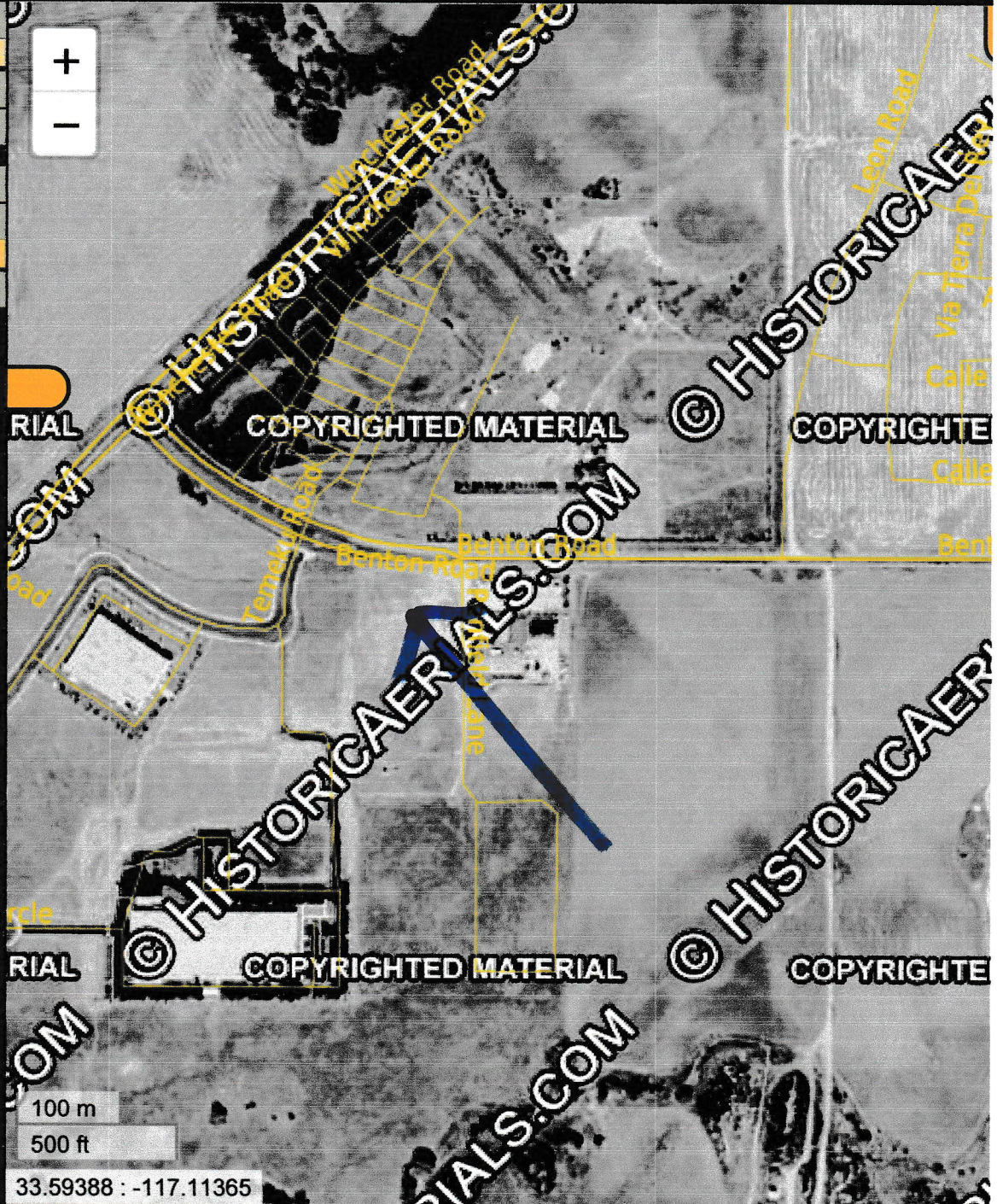





+ penfield lane, murrieta, ca



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- measure



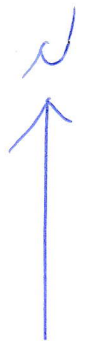
FOLLOW US ON:   

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- atlases
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- overlays
- on
- measure

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-






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FOLLOW US ON:   

APPENDIX C

GOVERNMENT RECORDS SEARCH DATABASE

33.59032151171109, -117.12221576878355

prepared for: REM

Ref:

September 4, 2020

Environmental Radius Report

Summary

Summary

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)			
US Toxic Release Inventory			
US RCRA Generators (CESQG, SQG, LQG)	3	3	
US ACRES (Brownfields)			
US NPDES	3		2
US Air Facility System (AIRS / AFS)			
CA Registered Underground Storage Tanks			1
CA Leaking Underground Storage Tanks			
CA CERCLIS Equivalent			
CA NPL Equivalent			
CA Hazardous Waste Sites			
CA Activity Use Restrictions			
CA Spills, Leaks, Investigations, and Cleanups			
CA Solid Waste Landfills			
CA Oil and Gas Wells			
CA Voluntary Cleanup Sites			

National Priorities List (NPL)

This database includes Proposed Sites, Final Sites and Deleted NPL Sites. The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

This database returned no results for your area

CERCLIS List

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

This database returned no results for your area

CERCLIS NFRAP

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

This database returned no results for your area

RCRA CORRACTS Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

This database returned no results for your area

RCRA non-CORRACTS TSD Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

This database returned no results for your area

Federal Institutional Control / Engineering Control Registry

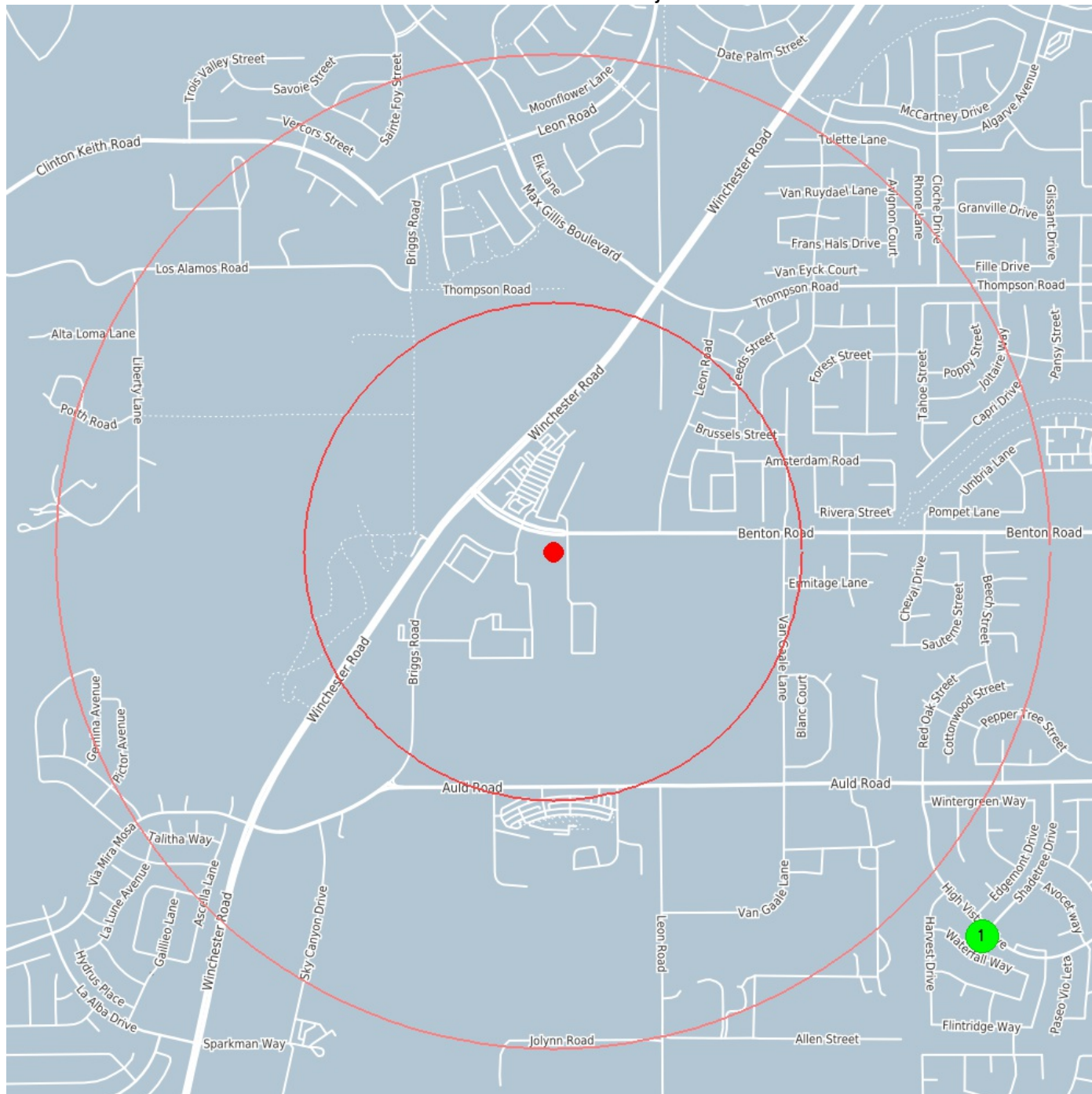
Federal Institutional Control / Engineering Control Registry

This database returned no results for your area

Emergency Response Notification System (ERNS)

The Emergency Response Notification System (ERNS) is a national computer database used to store information on unauthorized releases 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 John Volpe National Transportation System Center and the National Response Center. There are primarily five Federal statutes that require release reporting: the Comprehensive Environmental Response, Compensation and Liability Act (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).

This database returned 0 result for your area



center 33.590321511711 -117.12221576878

0.5 mile

1.0 mile

Emergency Response Notification System (ERNS)



Coordinates
Distance to site

33.579128265381, -117.10722351074
6118 ft / 1.159 mi SE

Incident

CALLER STATED THAT THERE IS A TRAIL OF OIL COMING FROM A PRIVATE RESIDENCE THAT TRAVELS DOWN THE STREET. CALLER STATED THEY BELIEVE THAT THE INDIVIDUALS WERE WORKING ON THEIR CARS AND SPILLED THE MATERIAL. CALLER STATED THERE WAS A WHITE MATERIAL PLACED ON THE MATERIAL BUT THE OIL IS STILL IN THE GUTTERS ON THE STREET AND GOING INTO THE STORM DRAINS AND CARS ARE CARRYING THE OIL FURTHER WHEN THEY DRIVE THROUGH IT. THE MATERIAL IS ABOUT A CAR LENGTH WIDE AND 100 YARDS LONG.

Incident Date

12/22/2009 10:00

Year Reported

2009

Address

37307 HIGH VISTA DR.

City

MURRIETA

State

CA

County

RIVERSIDE

US Toxic Release Inventory

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

This database returned no results for your area

US RCRA Generators (CESQG, SQG, LQG)

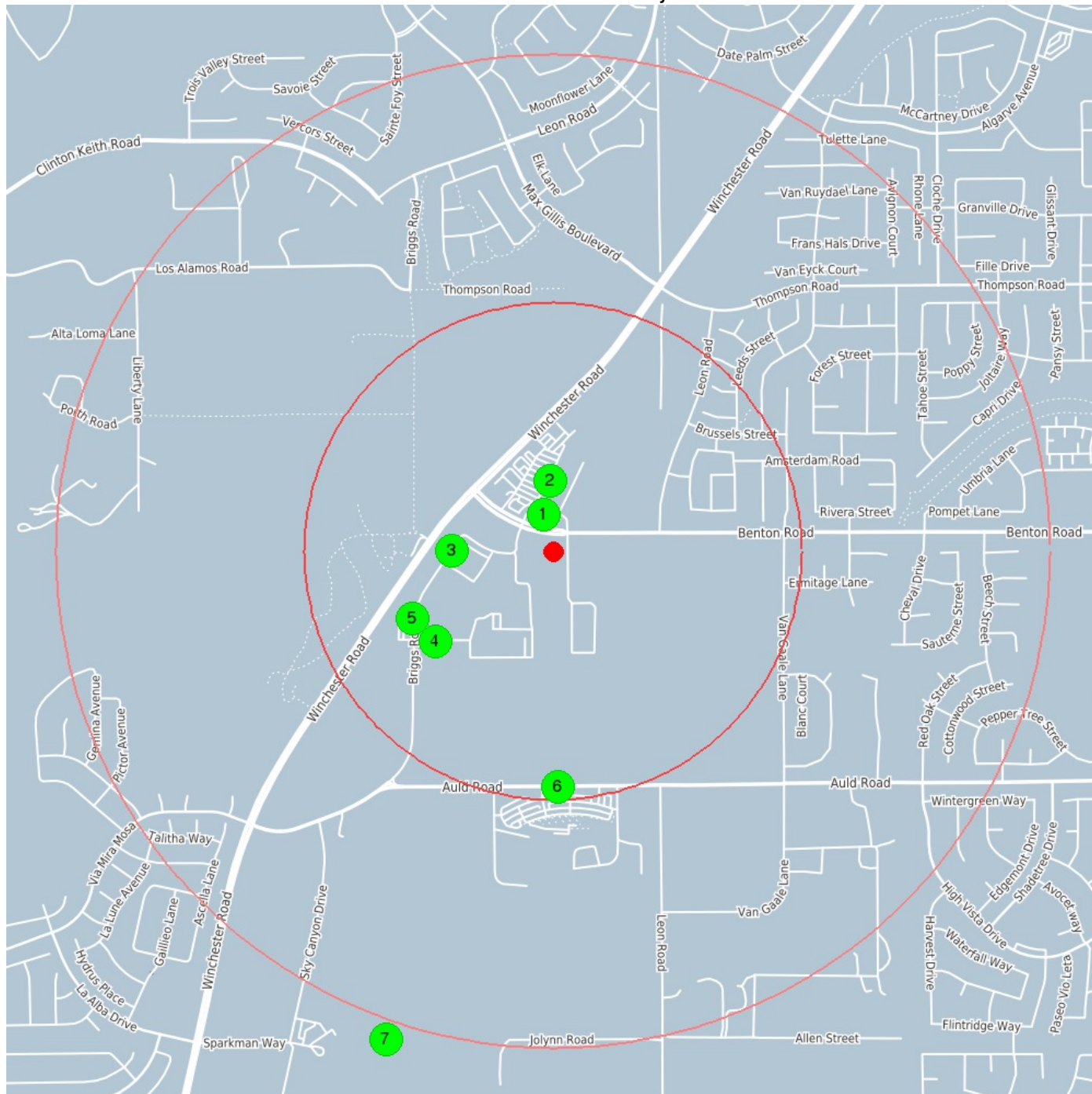
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

This database returned 6 results for your area



center 33.590321511711 -117.12221576878

0.5 mile

1.0 mile

US RCRA Generators (CESQG, SQG, LQG)

1	Coordinates	33.59139, -117.12254
	Distance to site	402 ft / 0.076 mi N
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110055055657	
EPA Identifier	110055055657	
Primary Name	CVS PHARMACY NO 8848	
Address	30736 BENTON RD	
City	WINCHESTER	
County	RIVERSIDE	
State	CA	
Zipcode	92596	
NAICS Codes	446110	
SIC Codes	5912	
SIC Descriptions	DRUG STORES AND PROPRIETARY STORES	
Programs	BR:CAR000233981, CA-CERS:10324372, CA-ENVIROVIEW:23105, RCRAINFO:CAR000233981	
Program Interests	HAZARDOUS WASTE BIENNIAL REPORTER, LQG, STATE MASTER	
Updated On	14-OCT-2015 12:14:55	
Recorded On	19-FEB-2013 12:44:47	
NAICS Descriptions	PHARMACIES AND DRUG STORES.	

2	Coordinates	33.59236, -117.12233
	Distance to site	744 ft / 0.141 mi N
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110055743076	
EPA Identifier	110055743076	
Primary Name	STATER BROS. MARKET #177	
Address	30712 BENTON RD	
City	WINCHESTER	
County	RIVERSIDE	
State	CA	
Zipcode	92596	
SIC Codes	0000, 5411	
SIC Descriptions	GROCERY STORES	
Programs	CA-CERS:10325287, CA-ENVIROVIEW:157039, RCRAINFO:CAL000334455	
Program Interests	STATE MASTER, TRANSPORTER	
Updated On	14-OCT-2015 11:35:44	
Recorded On	15-SEP-2013 12:10:22	

3	Coordinates	33.59033, -117.12574
	Distance to site	1070 ft / 0.203 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110018887677	
EPA Identifier	110018887677	
Primary Name	II-VI OPTICAL SYSTEMS INC	
Address	36570 BRIGGS ROAD	
City	MURRIETA	
County	RIVERSIDE	
State	CA	
Zipcode	92563-2387	
NAICS Codes	333314	
Programs	BR:CAL000147177, BR:CAR000155408, ICIS:1400019053, NPDES:CAZ299521, RCRAINFO:CAL000147177, RCRAINFO:CAR000155408	
Program Interests	ENFORCEMENT/COMPLIANCE ACTIVITY, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, SQG, STORM WATER INDUSTRIAL	
Updated On	29-JUL-2016 11:56:38	
Recorded On	08-NOV-2004 07:45:10	
NAICS Descriptions	OPTICAL INSTRUMENT AND LENS MANUFACTURING.	

US RCRA Generators (CESQG, SQG, LQG)

4	Coordinates	33.58769, -117.12632
	Distance to site	1573 ft / 0.298 mi SW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002936761	
EPA Identifier	110002936761	
Primary Name	BOSTON SCIENTIFIC	
Address	30590 COCHISE CIRCLE	
City	MURRIETA	
County	RIVERSIDE	
State	CA	
Zipcode	92563-2501	
NAICS Codes	339112, 339113	
Programs	BR:CAR000072744, HWTS-DATAMART:CAR000072744, RCRAINFO:CAR000072744	
Program Interests	HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE	
Updated On	09-SEP-2010 14:05:30	
Recorded On	01-MAR-2000 00:00:00	
NAICS Descriptions	SURGICAL AND MEDICAL INSTRUMENT MANUFACTURING., SURGICAL APPLIANCE AND SUPPLIES MANUFACTURING.	

5	Coordinates	33.58769, -117.12632
	Distance to site	1573 ft / 0.298 mi SW
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110024827927	
EPA Identifier	110024827927	
Primary Name	ABBOTT CARDIOVASCULAR	
Address	30590 COCHISE CIRCLE	
City	MURRIETA	
County	RIVERSIDE	
State	CA	
Zipcode	92563-2501	
NAICS Codes	339112	
Programs	BR:CAR000173104, CA-ENVIROVIEW:89226, RCRAINFO:CAR000173104	
Program Interests	HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE	
Updated On	30-NOV-2017 14:50:23	
Recorded On	03-JUN-2006 17:17:33	
NAICS Descriptions	SURGICAL AND MEDICAL INSTRUMENT MANUFACTURING.	

6	Coordinates	33.58346, -117.122036
	Distance to site	2503 ft / 0.474 mi S
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110008284007	
EPA Identifier	110008284007	
Primary Name	G S A FLEET SVC SWJC	
Address	30755 AULD RD	
City	MURRIETA	
County	RIVERSIDE	
State	CA	
Zipcode	92563-2599	
Programs	HWTS-DATAMART:CAD983646704, RCRAINFO:CAD983646704	
Program Interests	SQG, STATE MASTER	
Updated On	26-JAN-2012 13:11:45	
Recorded On	01-MAR-2000 00:00:00	

US RCRA Generators (CESQG, SQG, LQG)



Coordinates 33.57611, -117.12805
Distance to site 5479 ft / 1.038 mi S

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110037996363
EPA Identifier	110037996363
Primary Name	FRENCH VALLEY
Address	37600 SKY CANYON DR
City	MURRIETA
County	RIVERSIDE
State	CA
Zipcode	92563
NAICS Codes	336991, 488119
Programs	EIS:739711, RCRAINFO:CAL000267819
Program Interests	AIR EMISSIONS CLASSIFICATION UNKNOWN, TRANSPORTER
Updated On	01-JUN-2017 17:18:51
Recorded On	13-FEB-2009 18:33:07
NAICS Descriptions	MOTORCYCLE, BICYCLE, AND PARTS MANUFACTURING., OTHER AIRPORT OPERATIONS.

US ACRES (Brownfields)

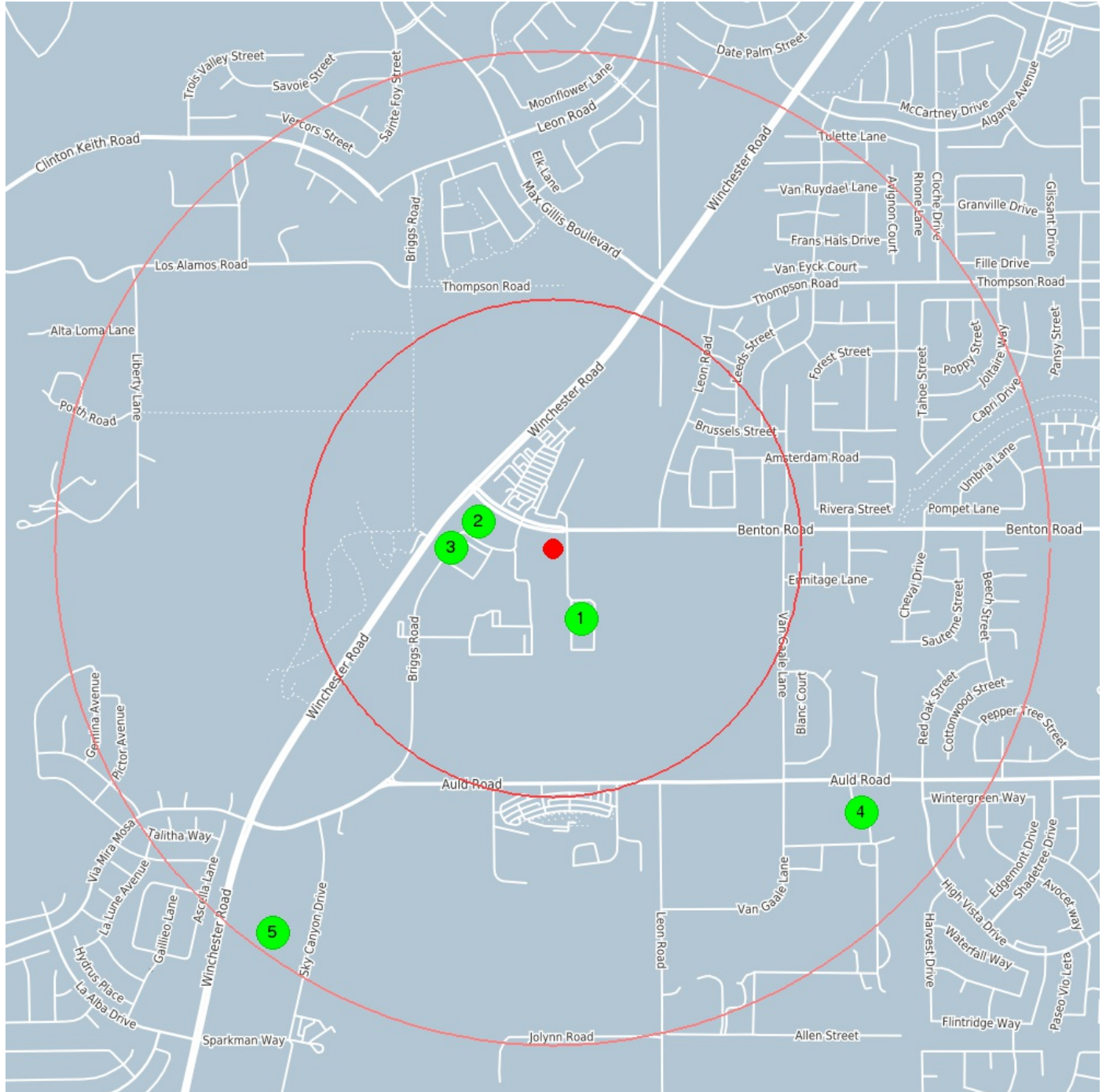
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

This database returned no results for your area

US NPDES

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

This database returned 5 results for your area



center 33.590321511711 -117.12221576878

0.5 mile

1.0 mile

US NPDES

1	Coordinates	33.588258, -117.121189
	Distance to site	814 ft / 0.154 mi SE
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070090911	
EPA Identifier	110070090911	
Primary Name	MURRIETA DC	
Address	36600 PENFIELD LN	
City	WINCHESTER	
County	RIVERSIDE COUNTY	
State	CA	
Zipcode	92596	
SIC Codes	4213	
SIC Descriptions	TRUCKING, EXCEPT LOCAL	
Programs	NPDES:CAZ367280	
Program Interests	ICIS-NPDES NON-MAJOR, STORM WATER INDUSTRIAL	
Recorded On	07-AUG-2017 10:34:33	

2	Coordinates	33.591094, -117.124794
	Distance to site	832 ft / 0.158 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070090564	
EPA Identifier	110070090564	
Primary Name	PM 30474	
Address	WINCHESTER RD & BENTON RD	
City	WINCHESTER	
County	RIVERSIDE COUNTY	
State	CA	
Zipcode	92563	
Programs	NPDES:CAZ338934	
Program Interests	ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION	
Recorded On	07-AUG-2017 10:31:27	

3	Coordinates	33.59033, -117.12574
	Distance to site	1070 ft / 0.203 mi W
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110018887677	
EPA Identifier	110018887677	
Primary Name	II-VI OPTICAL SYSTEMS INC	
Address	36570 BRIGGS ROAD	
City	MURRIETA	
County	RIVERSIDE	
State	CA	
Zipcode	92563-2387	
NAICS Codes	333314	
Programs	BR:CAL000147177, BR:CAR000155408, ICIS:1400019053, NPDES:CAZ299521, RCRAINFO:CAL000147177, RCRAINFO:CAR000155408	
Program Interests	ENFORCEMENT/COMPLIANCE ACTIVITY, HAZARDOUS WASTE BIENNIAL REPORTER, ICIS-NPDES NON-MAJOR, LQG, SQG, STORM WATER INDUSTRIAL	
Updated On	29-JUL-2016 11:56:38	
Recorded On	08-NOV-2004 07:45:10	
NAICS Descriptions	OPTICAL INSTRUMENT AND LENS MANUFACTURING.	

4	Coordinates	33.58263, -117.11141
	Distance to site	4319 ft / 0.818 mi SE
Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070096737	
EPA Identifier	110070096737	
Primary Name	RUSS WERNIMONT DESIGNS	
Address	37100 APPLGATE RD	
City	MURRIETA	
State	CA	
Zipcode	92563	
SIC Codes	3444	
SIC Descriptions	SHEET METALWORK	
Programs	NPDES:CAZ475994	
Program Interests	ICIS-NPDES NON-MAJOR, STORM WATER INDUSTRIAL	
Recorded On	07-AUG-2017 11:28:08	

US NPDES



Coordinates 33.57914, -117.132
Distance to site 5047 ft / 0.956 mi SW

Info URL	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064623411
EPA Identifier	110064623411
Primary Name	RIVERSIDE COUNTY FRENCH VALLEY AIRPORT
Address	37552 WINCHESTER ROAD
City	MURRIETA
County	RIVERSIDE COUNTY
State	CA
Zipcode	92563
Programs	NPDES:CAF001457
Program Interests	NPDES PERMIT, STORM WATER INDUSTRIAL
Updated On	11-JAN-2016 15:07:03
Recorded On	18-AUG-2015 11:32:01

US Air Facility System (AIRS / AFS)

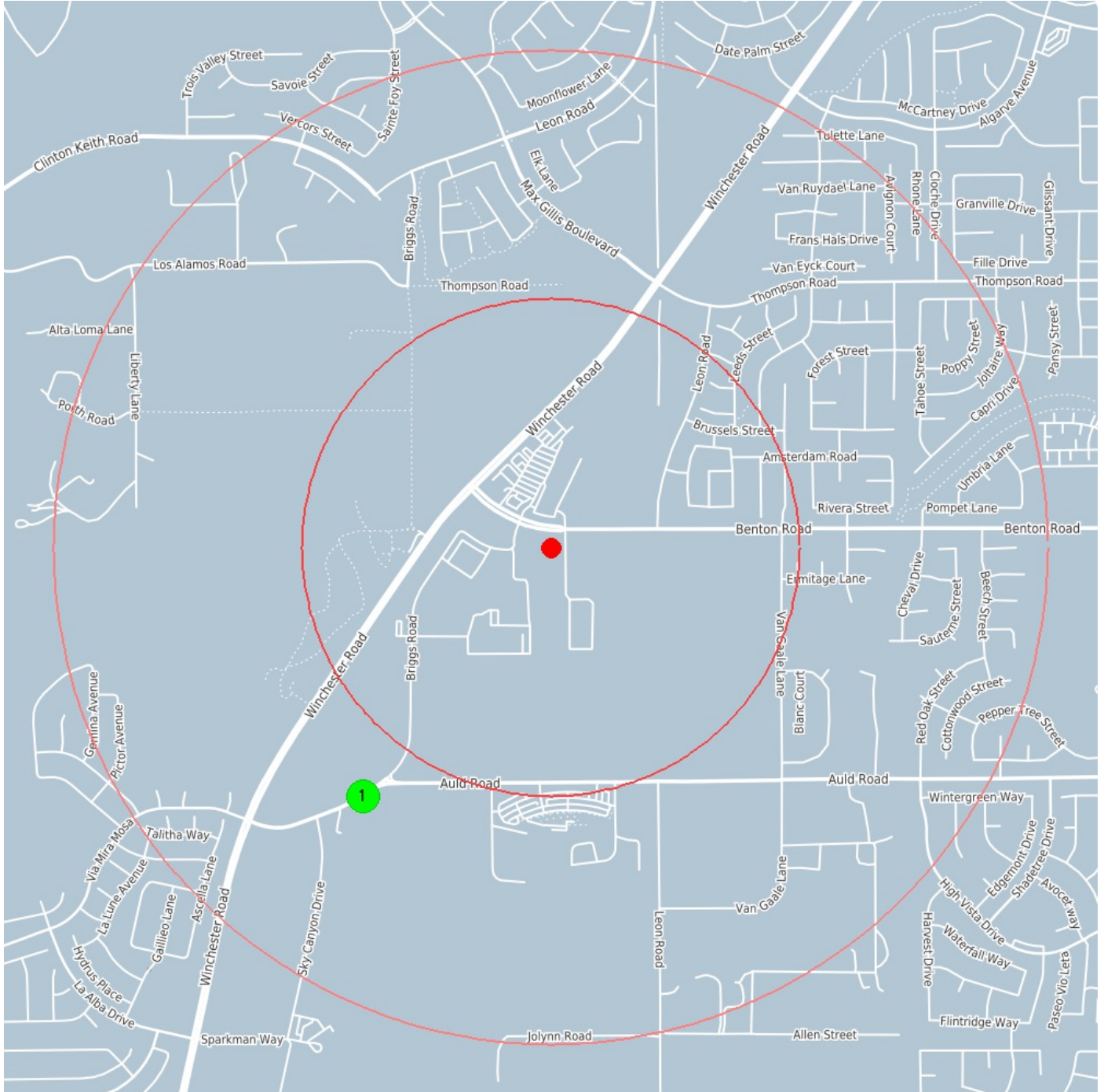
The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

This database returned no results for your area

CA Registered Underground Storage Tanks

Underground storage tanks containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The State Water Resources Control Board's GeoTracker database provides the list of permitted Underground Storage Tanks (UST).

This database returned 1 result for your area



center 33.590321511711 -117.12221576878

0.5 mile

1.0 mile



Coordinates
Distance to site

33.58308, -117.12877
3308 ft / 0.627 mi SW

Site Name	SOUTHWEST COUNTY JUSTICE CENTER
Permitting Agency	RIVERSIDE COUNTY
Address	30755 AULD RD
City	Murrieta
Zip	92563
County	Riverside

CA Leaking Underground Storage Tanks

Information on Leaking underground storage tanks containing hazardous or petroleum substances is maintained in the State Water Resources Control Board's GeoTracker database.

This database returned no results for your area

CA CERCLIS Equivalent

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies CERCLIS equivalent sites as "State Response". These are sites known or suspected to contain uncontrolled or abandoned hazardous substance facilities.

This database returned no results for your area

CA NPL Equivalent

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies sites on the National Priority List (NPL). This is the equivalent of the Federal NPL identifying facilities and study areas with known contamination that are given priority for remedial action.

This database returned no results for your area

CA Hazardous Waste Sites

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies Hazardous Waste Sites. These include...

All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.

All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.

All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.

All sites listed pursuant to Section 25356 of the Health and Safety Code.

All sites included in the Abandoned Site Assessment Program.

This database returned no results for your area

CA Activity Use Restrictions

Activity and Use Limitations (AULs), also known as Environmental Land-Use Controls (LUCs) are restrictions, covenants or notices concerning the use of real property, which is imposed on real property. AULs and LUCs are further categorized as Institutional Controls (ICs) and Engineering Controls (ECs). An IC is a legal or regulatory restriction on the use of a property, limiting the use of groundwater and excavations or preventing such businesses as day care centers or schools on the property. An EC involves physical means of restricting site access or use in order to prevent the spreading or exposure of a contaminant. Frequently implemented engineering controls include requiring black top on the surface, building of structures to prevent exposure or even notices to the public that are posted on the grounds warning of contaminants.

This database returned no results for your area

CA Spills, Leaks, Investigations, and Cleanups

The Spills, Leaks, Investigation & Cleanup (SLIC) Program is responsible for site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. This program is not restricted to particular pollutants or environments; rather, the program covers all types of pollutants (such as solvents, petroleum fuels, and heavy metals) and all environments (including surface and water, groundwater, and the vadose zone). Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional water bodies, the Regional Board oversees site investigation and corrective action. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures for Investigation and Cleanup and Abatement of Discharges under Water Code Section 13304.

This database returned no results for your area

CA Solid Waste Landfills

The Solid Waste Landfill List (SWLF) database is provided by the California Solid Waste Information System (SWIS) and consists of both open as well as closed inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972.

This database returned no results for your area

CA Oil and Gas Wells

The California Department of Conservation, Division of Oil, Gas and Thermal Resources (DOGGR) was created to serve the needs of the state, local governments, and industry by regulating statewide oil and gas activities with uniform laws and regulations. The DOGGR supervises the drilling, operation, maintenance, and plugging and abandonment of onshore and offshore oil, gas, and geothermal wells, preventing damage to: (1) life, health, property, and natural resources; (2) underground and surface waters suitable for irrigation or domestic use; and (3) oil, gas and geothermal reservoirs.

This database returned no results for your area

CA Voluntary Cleanup Sites

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies Voluntary Cleanup sites. These sites include low threat level properties with confirmed or unconfirmed releases. The responsible parties have requested that DTSC oversee investigation and/or cleanup activities and agreed to offset DTSC expenses.

This database returned no results for your area