

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of a

**PROPOSED SELF-STORAGE AND RV STORAGE PROPERTY (VACANT LAND)
SOUTH OF 68TH STREET AND EAST OF INTERSTATE 15 FREEWAY
APNs 152-020-010; 152-060-009 & 152-060-007
JURUPA VALLEY, CALIFORNIA 91752**

Prepared for:

**MR. STEVE GALVEZ
31938 TEMECULA PARKWAY, SUITE A368
TEMECULA, CALIFORNIA 92592**

Prepared by:

South Shore Testing & Environmental
23811 Washington Avenue, Suite C110, #112
Murrieta, California 92562

(951) 239-3008

Work Order #5082301.40

Issue Date: April 5, 2023

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PHASE I ESA EXECUTIVE SUMMARY OVERVIEW
Proposed Self-Storage and RV Storage Property (Vacant Land)
South of 68th Street and East of Interstate 15 Freeway
APNs 152-020-010, 152-060-009, and 152-060-007
Jurupa Valley, CA

Section Topic	No RECs Identified	Non-REC Issue Identified	RECs Identified	Phase II Recommended	Comments
Historical Usage		✓			South Shore’s historical review indicates the subject property was utilized as agricultural or undeveloped land from at least 1931 until at least 1985. Agricultural chemicals in use today are applied in dilute concentrations and, when used properly, degrade relatively quickly. However, environmentally persistent pesticides commonly applied prior to the 1980s can linger in the soil for many years. It is not known if environmentally persistent pesticides have been applied to the subject site in the past. Based upon the apparent length of time that has elapsed since agricultural usage has occurred; the fact that significant surface grading likely will occur upon development in approximately 2023 as a self-storage and RV storage facility (diluting/aerating/mixing potential surficial pesticide residues); and the proposed commercial (rather than residential) use of the property; it is unlikely the potential former usage of pesticides has significantly environmentally impaired the subject property or would require remedial actions. Should the need arise (e.g., significant soil disturbance), confirmatory pesticide testing could be performed, but does not appear warranted at this time based upon the above factors.
Regulatory Database Review (on-site)	✓				
Regulatory Database Review (nearby sites)	✓				
On-site Operations	✓				
Haz. Mat. Handling	✓				As stated on the Jurupa Valley Self-Storage and Habitat Preservation Plan MA20269 Sheet 1 (see Site Maps), “No Flammable/Combustible Liquids or Waste Oil Will Be Stored Onsite.”
Haz. Waste Handling	✓				

USTs/ ASTs	✓				
ACMs	✓				
LBP/ Lead in H2O	✓				
PCBs	✓				
Radon	✓				
Other		✓			An abandoned 8-foot by 27-foot concrete foundation with a flush mounted 11-inch diameter steel plate is located in the northwest corner of APN 152-060-007. This may be an abandoned water well location. South Shore submitted a Request For Records form to RCDEH Land Use Records to search for water well records (possible water well abandonment permit) in APN 152-060-007 which was received on 4-4-2023 as Request Number 40432-2. The typical turnaround time for such records requests is typically 10 business days, and as of the date of this report, records had not yet been received. However, it is not expected the records information (if any) will alter the conclusions of this report.

SECTION I.
EXECUTIVE SUMMARY & RECOMMENDATIONS

Mr. Steve Galvez (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA or Assessment) of APNs 152-020-010, 152-060-009, and 152-060-007 located in Jurupa Valley, California. The site visit was performed by the person whose signature appears in first position on the signature page (Section X of this report). At the time of the April 2, 2023, site visit the subject property consisted of a total of approximately 18-acres of undeveloped land, occupied by an asphalt site access road located on APNs 152-020-010 and 152-060-009, and an 8' by 27' abandoned concrete foundation located on APN 152-060-007. The subject concrete foundation may have formerly been occupied by a water well pump house. The subject property is located south of 68th Street and east of the Interstate 15 Freeway right-of-way, within a residential and commercial area.

This Phase I ESA was performed in general accordance with the scope and limitations of the *American Society for Testing and Materials (ASTM) Phase I ESA Standard E1527-2013* (equivalent to the USEPA's All Appropriate Inquiry [AAI] Standard), the scope of work defined in this report, as well as the signed service agreement. Exceptions or deviations from the standard are typically expressed as data gaps, data failure or limitations, which are primarily discussed in Sections II and IV-H. The following summarizes South Shore's independent conclusions and best professional judgment based upon information available to us during the course of this Assessment.

An abandoned 8-foot by 27-foot concrete foundation with a flush mounted 11-inch diameter steel plate is located in the northwest corner of APN 152-060-007. This may be an abandoned water well location. South Shore submitted a Request For Records form to RCDEH Land Use Records to search for water well records (possible water well abandonment permit) in APN 152-060-007 which was received on 4-4-2023 as Request Number 40432-2. The typical turnaround time for such records requests is typically 10 business days, and as of the date of this report, records had not yet been received. However, it is not expected the records information (if any) will alter the conclusions of this report.

As stated on the Jurupa Valley Self-Storage and Habitat Preservation Plan MA20269 Sheet 1 (see Site Maps), "No Flammable/Combustible Liquids or Waste Oil Will Be Stored Onsite."

South Shore's historical review indicates the subject property was utilized as agricultural or undeveloped land from at least 1931 until at least 1985. Agricultural chemicals in use today are applied in dilute concentrations and, when used properly, degrade relatively quickly. However, environmentally persistent pesticides commonly applied prior to the 1980s can linger in the soil for many years. It is not known if environmentally persistent pesticides have been applied to the subject site in the past. Based upon the apparent length of time that has elapsed since agricultural usage has occurred; the fact that significant surface grading likely will occur upon development

in approximately 2023 as a self-storage and RV storage facility (diluting/aerating/mixing potential surficial pesticide residues); and the proposed commercial (rather than residential) use of the property; it is unlikely the potential former usage of pesticides has significantly environmentally impaired the subject property or would require remedial actions. Should the need arise (e.g., significant soil disturbance), confirmatory pesticide testing could be performed, but does not appear warranted at this time based upon the above factors.

Based upon the site reconnaissance, historical review, regulatory records review, and other information detailed within this report, this Assessment identified no obvious evidence of Recognized Environmental Conditions (RECs), Controlled RECs or Historic RECs in connection with the subject property. No further investigation is recommended.

An Executive Summary Overview is also included in the previous section. However, when making any decisions concerning the findings of this Assessment, please also refer to the remainder of this report, which may present other items of interest that are not discussed in the Executive Summary, or further details regarding the above items. In addition, please refer to the Data Gaps section (IV-H) of this report regarding information that may have been unavailable or incomplete which may have a bearing on the findings or usage of this report.

SECTION II.

SCOPE OF WORK & LIMITATIONS

PURPOSE

This Phase I Environmental Site Assessment is intended to assist the client regarding one of the requirements for the “innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability” (42 U.S.C. §9601 et seq). Qualification for these limitations is predicated on the assumption that “...the defendant must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice in an effort to minimize liability...” However, no warranty is made that this report constitutes all appropriate inquiry since numerous other factors, including user responsibilities, are required.

PROTOCOL

The *American Society for Testing and Materials (ASTM) Phase I ESA Standard E1527-2013* is the most current method used in attempting to perform the due diligence required to achieve the above purpose. The E1527-2013 Standard Practice was created by the ASTM “...in an effort to define good commercial and customary practice in the United States of America for conducting an environmental site assessment...” and is equivalent to the USEPA’s All Appropriate Inquiry [AAI] Standard issued November 1, 2005. The ASTM Standard E1527-2013 is intended to identify recognized environmental conditions (RECs) in connection with a given property. The term recognized environmental conditions is not intended to include “*de minimus*” conditions that generally do not present a material risk of harm and that are unlikely to be the subject of enforcement actions by governmental agencies.

SCOPE OF WORK

Generally utilizing ASTM Standard Practice E1527-2013, as well as the scope of work discussed below and in the signed work authorization document (including all conditions and limitations therein), this Assessment involved: A site reconnaissance of the subject property, limited observations of adjoining properties, a review of the historical usage of the subject property, and a review of readily available relevant documentation provided by various public and private sources (including the client and/or owner of the subject property) to identify conditions indicative of releases or threatened releases of hazardous substances, as defined in CERCLA Section 101 (14) U.S.C. § 312.1(c) to evaluate the presence or likely existence of:

- ◆ Recognized environmental conditions, specified by ASTM E1527-2013 as: “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to a release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

- ◆ A brief and general evaluation of limited other potential environmental issues, including: suspect asbestos-containing materials, lead-based paint, polychlorinated bi-phenyls, and radon gas. No lab analyses, quantification, or in-depth observations or discussion will be performed.

LIMITATIONS

In addition to the limitations described in this report, it is also subject to the terms and conditions of the service agreement with the Client, and related engagement or subsequently provided information, if applicable. As discussed in ASTM E1527-2013, no Phase I ESA can eliminate uncertainty regarding the potential for RECs in connection with a property. This investigation is simply intended to reduce uncertainty within reasonable limits of time and cost.

Refer to Section VI-A for a brief discussion of some (but not necessarily all) specific limitations to South Shore's subject property observations at the time of the site visit. The observations contained within this Assessment are based upon conditions readily observable during the site visit. These observations are typically unable to address conditions of areas not inspected, hidden from view, subsurface soil, groundwater, soil vapor, USTs, neighboring properties, and the like, unless specifically mentioned. It is not the purpose of this Assessment to determine the actual presence, or extent of contamination (if any) at the subject property. Unless specifically noted within this report, this Assessment does not include evaluation, observations, testing, or sampling to address groundwater, soil, or extraneous materials contamination (including mold and/or bio-hazardous/medical waste issues) in or on the subject property. South Shore is not providing geological interpretations or recommendations. Potential Vapor Intrusion issues from on or off-site sources are not evaluated. Electromagnetic issues (e.g., high-voltage power lines) or radiologic issues (e.g., X-ray usage, other radiation emitting items) are also not included. This Assessment does not include or address reasonably ascertainable environmental liens recorded against the subject property, unless stated. A regulatory compliance audit or health and safety review are not included.

South Shore makes no warranties or guarantees as to the accuracy or completeness of information obtained from or compiled by others. Information may also exist which was beyond the scope of this investigation or was not provided to South Shore that may have an impact on the conclusions of this Assessment. This Assessment does not attempt to address past or forecast future site conditions. South Shore also cannot forecast or be responsible for changes in regulatory guidelines or protocols, industry standards or the like, which may affect the conclusions and/or future usage of this report.

This Assessment has been conducted and prepared in accordance with generally accepted practices and procedures exercised by reputable professionals under similar circumstances. South Shore makes no other warranties or guarantees, either expressed or implied, as to the

findings, opinions, or recommendations contained in the report, or as to the existence or non-existence of RECs or other issues at the subject property.

SECTION III.

GENERAL SITE DESCRIPTION

South Shore Testing & Environmental (South Shore) was retained by Mr. Steve Galvez (Client) to perform a Phase I Environmental Site Assessment (Phase I ESA or Assessment) of APNs 152-020-010, 152-060-009, and 152-060-007 located in Jurupa Valley, California. The site visit was performed by the person whose signature appears in first position on the signature page (Section X of this report). At the time of the April 2, 2023, site visit the subject property consisted of a total of approximately 18-acres of vacant land, occupied by an asphalt site access road located on APNs 152-020-010 and 152-060-009, and an 8' by 27' abandoned concrete foundation located on APN 152-060-007. The subject concrete foundation may have formerly been occupied by a water well pump house.

The subject property is located south of 68th Street and east of the Interstate 15 Freeway right-of-way, within a residential and commercial area. The subject property location is shown on various Figures in the appendix.

During the site visit, which was performed by public access methods, the South Shore Assessor was unaccompanied. However, the Key Site Manager was notified in advance of the visit and permission for site access was granted to South Shore.

Mr. Steve Galvez, Contact Person, was identified as the "Key Site Manager." As defined by ASTM E1527-2013, the Key Site Manager is that person having good knowledge of the uses and physical characteristics of the subject property, and in a position to provide reasonably accurate information for the Key Site Manager Environmental Questionnaire (and this person may or may not be the property owner). Mr. Galvez completed the Key Site Manager Environmental Questionnaire prior to the site visit. A copy of the questionnaire is included in the appendix of this report. No RECs were identified as a result of the questionnaire review.

A. CLIENT PROVIDED INFORMATION

As discussed in ASTM E1527-2013, the User (e.g., Client) is required to perform certain tasks or provide certain information to South Shore in order to identify potential RECs. Tasks or information to be provided by the Client/User include: 1) review of judicial and title records for environmental liens, environmental deed restrictions or activity and use limitations (AULs); 2) provide specialized, actual, commonly known or reasonably ascertainable knowledge regarding the property; and, 3) identify reasons for a significantly lower purchase price (if applicable).

The Client or Key Site Manager (as applicable) has not provided or reported to South Shore any information which indicates the subject property is being sold, purchased or valued at a significantly reduced price due to outstanding environmental issues. Nor has the Client or Key Site Manager provided or reported to South Shore information indicating a specific knowledge of RECs, historic RECs, Environmental Liens, Activity and Use Limitations, or Environmental Deed Restrictions related to the subject property.

However, South Shore was not privy to the original purchase price versus valuation metrics of the property by the current owner or seller (as applicable), and therefore cannot evaluate this parameter. The Client/User of this report may wish to perform such an evaluation.

The Client provided South Shore with City of Jurupa Valley Community Development documents and plans dated April 29, 2022 (Second Review Letter) in support of an application for a General Plan Amendment, Change of Zone, Conditional Use Permit, and Site Development Permit for a proposed recreational vehicle and self-storage facility that would include a one-story office adjoining a two-story self-storage mini-warehouse building, recreational vehicle storage lot with trailer and boat storage, and a borrow area.

In addition, no previous environmental documentation (Phase I ESAs, Phase II ESAs, etc.) concerning the subject property was provided to South Shore or reported to exist by the Client or Key Site Manager. It is possible information contained in prior reports (if any) could change South Shore's conclusions or recommendations herein. If previous environmental documentation becomes available to the Client or subject property owner, a copy should be provided to South Shore for review. South Shore reserves the right to alter its conclusions herein based upon such new information.

B. ADJOINING AND ADJACENT PROPERTIES

As discussed in ASTM E1527-2013, an adjoining property is any real property whose border is contiguous or partially contiguous with the subject property or would be if the properties were not separated by a roadway, street or other public thoroughfare.

Specifically, the subject property is bordered by the following:

North	Immediately by 68 th Street and single-family residences, then by multi-family residential-use properties and additional single-family residences and residential streets.
East	Immediately by single-family residences and Open Space parcels, then by residential streets including Pat's Ranch Road and further by the Santa Ana River.
South	Immediately by Preserved Habitat, then by the Santa Ana River.
West	Immediately by a concrete lined drainage channel followed by the 15 Freeway right-of-way, then by single-family residential-use properties.

C. USGS TOPOGRAPHIC MAP

The subject property's physical setting was 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 such as wetlands, roadways, mines, and buildings. The USGS 7.5

Minute Quad Map was used as the Standard Physical Setting Source and is sufficient as a single reference.

The Corona North, California Topographic Quadrangle Map (dated 2018) shows no physical features that are likely to environmentally impact the subject property other than wetlands and flood hazard areas to the south and east. The subject property is identified as undeveloped land. No wells or aboveground storage tanks were depicted in the immediate area of the subject property. The elevation of the subject property is approximately 597 feet above mean sea level with a moderate topographic gradient to the southwest.

D. GENERAL HYDROGEOLOGIC CHARACTERISTICS

The general area of the Corona North quadrangle is located near the northern end of the Peninsular Ranges Province. All but the southeastern tip of the quadrangle is within the Perris block, a relatively stable, and rectangular in plan, area located between the Elsinore and San Jacinto fault zones. The southeastern tip of the quadrangle is barely within the Elsinore fault zone. The quadrangle is underlain by Cretaceous plutonic rocks that are part of the composite Peninsular Ranges batholith. These rocks are exposed in a triangular-shaped area bounded on the north by the Santa Ana River and on the south by Temescal Wash, a major tributary of the Santa Ana River. The most widespread granitic rock is monzogranite of the Cajalco pluton, a large pluton that extends some distance south of the quadrangle. North of Corona is a body of micropegmatite that appears to be unique in the batholith rocks. Diagonally bisecting the quadrangle is the Santa Ana River. North of the Santa Ana River alluvial deposits are dominated by the distal parts of alluvial fans emanating from the San Gabriel Mountains north of the quadrangle. Widespread areas of the fan deposits are covered by a thin layer of windblown sand.

Although site-specific groundwater information for the subject property was unavailable, according to information obtained from the State Water Resources Control Board's on-line GeoTracker database (www.geotracker.swrcb.ca.gov), the closest LUST site with available on-line groundwater data (Manuel Decastro at 10960 Limonite Avenue, located approximately 1.6 miles northeast of the subject property) indicates a reported depth to first groundwater of approximately 40 feet below ground surface. The available on-line data also indicates a general southeasterly direction of groundwater flow at that site. However, local groundwater can be influenced by several factors and may occur at a shallower depth near the Santa Ana River with flow to the southwest. South Shore is not providing geological interpretation or recommendations in this Assessment.

SECTION IV.

HISTORICAL REVIEW

The site historical review is used to develop an understanding of the previous uses of the subject property and surrounding area in an effort to identify the likelihood of past uses, or activities having environmentally impacted, the subject property. The historical review consisted of a search of various public and private Standard Historical Sources, as detailed in the sections below.

As defined by ASTM E1527-2013, a Standard Historical Source is considered complete if the information contained within the source identifies all uses of the subject property from the time the property was first used for residential, agricultural, commercial, industrial or governmental purposes. Ideally, the information should be available in either five-year intervals or site milestone events (i.e., initial construction activities, demolition activities, etc.). However, available public and private historical sources do not always fulfill this goal, in which case, the closest approximation is made based upon the sources readily available at the time of historical review.

Historical Review Summary: From the historical information review discussed below, South Shore concludes that the subject property was agricultural or undeveloped land from at least 1931 until at least 1985. South Shore concludes that the subject property was undeveloped land from at least 1989 to the present, with an access road to APN 152-060-007 observed on APNs 152-020-010 and 152-060-009. Most of the neighboring properties to the north, east, and west were structurally developed by 2022 with residential-use structures. No dry cleaners, gasoline stations, major landfills, military bases, manufacturing facilities, or heavy industrial businesses were identified on the subject property.

A. AERIAL PHOTOGRAPH REVIEW

Aerial photographs were reviewed to evaluate past land-use patterns of the subject property and vicinity. The photos were supplied by Environmental Data Resources, Inc. Copies of representative aerial photographs are included in the Site Maps appendix. This review revealed the following:

- 1931: The subject property is primarily agricultural land (north) and undeveloped land (south) with two unimproved roads trending east-west across the subject property and an abandoned remnant (dry) of the Santa Ana River drainage crossing APN 152-060-007 from the northeast to the southwest. The surrounding land usage also consists of primarily agricultural and undeveloped land. North: immediately by 68th Street, then by undeveloped land and agricultural land. East: immediately by agricultural land, then by undeveloped land. South: immediately and further by undeveloped land. West: immediately and further by undeveloped land.

- 1938: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the subject property parcels have no apparent agricultural use in this aerial photograph.
- 1948: Conditions at the subject property and the adjoining properties appear similar to those observed in the 1931 aerial photograph with the subject property uses being agricultural land (north) and undeveloped land (south) and a small pond can be observed in the approximate middle of APN 152-060-007.
- 1953: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that an additional larger pond can be observed immediately adjoining the northeast corner of APN 152-060-007.
- 1959: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the pond areas located in and immediately adjoining the northeast corner of APN 152-060-007 are dry and four farm structures can be observed located offsite adjacent to the southwest corner of APN 152-060-007.
- 1967: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the pond areas located in and immediately adjoining the northeast corner of APN 152-060-007 are storing water again and a dairy is located offsite to the west of APNs 152-020-010 and 152-060-009 and another dairy is located offsite to the east of APNs 152-020-010 and 152-060-009.
- 1975: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception of somewhat greater development in the general area.
- 1985: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the pond areas located in and immediately adjoining the northeast corner of APN 152-060-007 are dry and a dairy is located offsite to the west of APNs 152-020-010 and 152-060-009 and another dairy is located offsite to the east of APNs 152-020-010 and 152-060-009.
- 1989: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the pond areas located in and immediately adjoining the northeast corner of APN 152-060-007 are storing water again, a dairy is located offsite to the west of APNs 152-020-010 and 152-060-009, another dairy is located offsite to the

east of APNs 152-020-010 and 152-060-009, the 15 Freeway adjoins the subject property to the west, and the subject property parcels are undeveloped land with an access road to APN 152-060-007 observed to be located on APNs 152-020-010 and 152-060-009.

- 1990: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph.
- 1994: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph.
- 2002: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the Santa Ana River has migrated onto the southeast corner of APN 152-060-007 and single-family residential development is ongoing to the west of the 15 Freeway.
- 2006: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the Santa Ana River has migrated offsite to the southeast of APN 152-060-007 and single-family residential development is complete to the west of the 15 Freeway.
- 2009: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that the some soil stockpiles can be observed in the west-central portion of APN 152-060-007 and some equipment appears to be stored in the northwest corner of APN 152-060-007.
- 2012: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that agricultural land is located to the east of the subject property parcels and undeveloped land is located to the north of 68th Street.
- 2016: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that single-family residential development is ongoing to the east of the subject property APNs 152-020-010 and 152-060-009.
- 2020: Conditions at the subject property and the adjoining properties appear similar to those observed in the previous aerial photograph, with the exception that single-family residential development is complete to the east of the subject property APNs 152-020-010 and 152-060-009 and undeveloped land is located to the north of 68th Street.

B. BUILDING PERMIT REVIEW

In an effort to evaluate the official construction and demolition history of the subject property, South Shore contacted the Riverside County Department of Building and Safety (Records) regarding the subject property APNs. The Riverside County Department of Building and Safety (Records) reported that there are no addresses associated with the subject property APNs. No past demolition or underground storage tank (UST) permits for the subject property were located as a result of this search. The Riverside County Department of Building and Safety (Records) reported that the City of Jurupa Valley became incorporated in 2011.

C. SANBORN FIRE INSURANCE MAP REVIEW

South Shore attempted to review Sanborn Fire Insurance Maps for the area of the subject property as provided by EDR. Sanborn Maps are detailed drawings that show the location and use of structures on a given property during specific years. These maps were originally utilized by insurance companies to assess fire risk but are now utilized as a valuable source of historical and environmental-risk information. However, according to EDR, no maps were available for the subject property.

D. CITY STREET DIRECTORY REVIEW

South Shore attempted to review available historical city street directories at the Sherman Library in an effort to evaluate the prior uses and occupancies of the subject property. City street directories list property occupants by address (generally only for incorporated cities) allowing an historical search of tenants on the subject property. However, due to the lack of site addresses for the subject property APNs, city street directories were not available for the subject property.

E. HISTORICAL TOPOGRAPHIC MAP REVIEW

Based upon the other historical sources available, the current agricultural nature of the subject property, and the confirmed previous agricultural usage, historical topographic maps were not reviewed for the subject property.

F. INTERVIEWS

As specified in ASTM E1527-2013, interviews will be conducted with parties including present land owners and occupants, past land owners and occupants, and adjoining property owners, as appropriate and as available. South Shore interviewed the following parties during the course of this Assessment:

Mr. Steve Galvez, Property Owner

South Shore interviewed Mr. Steve Galvez, Property Owner, in an effort to obtain information regarding the current and former uses of the subject property via the Key Site Manager Environmental Questionnaire. Mr. Galvez previously reported that the subject property was acquired in June 2017. Mr. Galvez reported that access to the subject property was unrestricted for a site visit. Mr. Galvez was unaware of any hazardous material contamination from the current operations or from past subject property usage.

G. RECORDED LAND TITLE RECORDS

As specified in ASTM E1527-2013, recorded land titles are records usually maintained by the municipal or county recorder of deeds which detail ownership fees, leases, land contracts, easements, and other encumbrances attached to or recorded against the subject property. Due to state land trust regulations and laws, land-title records typically only provide trust names, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject property. Therefore, this Assessment has relied upon other standard historical information sources which are typically more informative than recorded land titles.

The Client also has not provided an environmental liens/activity usage limitation search for South Shore's review, or requested that such a search be performed by South Shore. According to the ASTM E1527-2013 guidelines, it is the responsibility of the User of this report to perform such a review.

The Client provided South Shore with a *Preliminary Title Report* dated December 12, 2022 for the subject property issued by Commonwealth Land Title Co. Such a report typically does not list all documents related to the subject property, simply those that the title insurer wants to exclude from coverage and/or that are of potential interest to the transaction. A liens/use limitations search by the User is required by the ASTM/AAI standard 180 days or less prior to acquisition of a property, but a general review of the above title report was performed by South Shore.

No obvious issues that would indicate significant environmental contamination impact to the subject property were noted from this review. In addition, neither environmental liens, environmental deed restrictions, nor activity or use limitations related to environmental contamination were specifically listed. Please note that South Shore has not reviewed the underlying documents related to the items listed in the title report, and the purpose of the items was only generally ascertained based on their listed document name. South Shore also did not review the title report for potential non-environmental contamination issues that may affect the property, and is not providing a legal opinion as to the contents of the report. If more in-depth information is desired regarding the contents of the title report, appropriate legal counsel or a title professional should be consulted.

H. DATA GAPS

As specified in ASTM E1527-2013, data gaps are defined as “a lack or inability to obtain information required by the standards and practices listed in the regulation despite good faith efforts by the Environmental Professional or prospective landowner to gather such information”. Data failure is one form of a data gap and occurs when historical research does not identify standard historical sources that are “reasonably ascertainable” and “likely to provide useful information to identify prior uses of the property”. Per ASTM E1527-13, the assessment must document data failure and give reasons why historical sources were not available or excluded (if applicable).

Based on South Shore’s research, the following data gap(s) and/or data failure was/were identified:

Information relative to prior investigations was not provided by the Client. Based on the other information reviewed as part of this assessment, it appears unlikely this data gap will significantly affect South Shore’s report conclusions.

South Shore contacted RCDEH Land Use Records (septic tank and/or well records) in an effort to evaluate whether hazardous materials usage, hazardous waste generation, hazardous material incidents, USTs, and/or LUSTs have been reported at the subject property. The typical turnaround time for such requests is in excess of four weeks, and as of the date of this report, a reply had not yet been received. However, it is not expected the file information (if any) will alter the conclusions of this report.

As discussed in Section VI-A, and other sections of this report, changes to the property over time, and/or conditions at the time of the site visit, limited South Shore’s observations of historical (and possibly current) conditions at the subject property. These changes included, but are not necessarily limited to: explanation of the origin of an 8-foot by 27-foot concrete foundation with an 11-inch diameter flush steel plate located in the northwest corner of APN 152-060-007. In addition, regarding the historical businesses at the property, South Shore was limited to review of available regulatory records and interviews of third-parties, since the prior business owners are unknown. However, it is not expected this data gap will alter the conclusions of this report.

Building permits were unavailable.

Historical data was not available in five-year increments. However, based on the sources reviewed, and the previously structurally undeveloped status of the subject property and neighboring properties as observed in the aerial photographs reviewed, it is unlikely this data gap will impact the findings and conclusions of this assessment.

SECTION V.
AGENCY RECORDS REVIEW

In an effort to evaluate whether the subject property and/or nearby sites have reported USTs, hazardous waste generation, or hazardous material releases, regulatory information from the federal, state, and local agencies listed below were reviewed. The database report was compiled by a third-party database provider and is reportedly the most recent database information available from each agency. A copy of the database report is included in the appendix. According to the database provider, their search of the various databases conforms to ASTM E1527-2013 Standards. However, the accuracy of the information provided by the agencies is not without error or omission, and the information listed is limited to that which was reported to or gathered by that agency. A limited discussion of the number of sites identified, and of their potential impact to the subject property, follows the database descriptions. In addition, South Shore may request state and/or local regulatory agency information for the subject property, targeting those agencies most likely to provide information useful for this Assessment. The primary databases reviewed and their general search range criteria are below:

Federal Database	Search Range
USEPA NPL/Superfund databases:	Target Property to 1.0 mile
USEPA CERCLIS databases:	Target Property to 0.5 mile
USEPA RCRIS facilities databases	
Corrective Action Sites:	1.0 mile
TSD Facilities:	0.5 mile
Generators:	0.25 mile
USEPA ERNS database:	Target Property
US Engineering Controls:	0.5 mile
US Institutional Controls:	0.5 mile
US DOD/FUDS databases:	1.0 mile
US Brownfields:	0.5 mile
State/Local Database	Search Range
State Superfund databases:	
EnviroStor/Response databases:	1.0 mile
Hist Cal-Sites:	
CA Bond Exp. Plan	
State Landfills database:	0.5 mile
State Cortese	0.5 mile
State/Local LUST databases:	0.5 mile
State Spills databases:	
SLIC:	0.5 mile
CHMIRS:	Target Property
State/Local UST/AST databases:	0.25 mile
State Liens database:	Target Property
State Deed database:	0.5 mile
State VCP database:	0.5 mile
State HAZNET database:	Target Property
Local Haz-Mat/Cleanup databases:	Target Property

A. REVIEW OF FEDERALLY REPORTED ENVIRONMENTAL DATA

The review of the federal environmental databases listed below attempts to identify environmental problem sites, activities, and occurrences from the records of the U.S. Environmental Protection Agency (USEPA). The detailed listing, and a map showing the location of the sites relative to the subject property, is included in the appendix.

National Priorities List (NPL) of Superfund Sites:

The NPL is the USEPA's database of hazardous waste sites currently identified and targeted for priority cleanup action under the Superfund program. This search includes Proposed NPL sites, Delisted NPL sites, and NPL Recovery sites. NPL sites may encompass relatively large areas. As such, polygon coverage for the site boundaries (for a majority of the NPL sites), as produced by the EPA may be provided.

National Priorities List Liens (NPL Liens):

The NPL Liens database contains a list of filed notices of Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability.

Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980:

Mandated as part of the 1980 Superfund Act, the CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) list is an EPA compilation of the sites investigated, or currently being investigated, for a release or potential release of a regulated hazardous substance under the CERCLA regulations. This search also includes the CERCLIS-NFRAP (no further remedial action planned) database.

RCRIS Corrective Action (RCRIS-CA) Sites:

The RCRIS-CA report contains information pertaining to hazardous waste handling facilities which have conducted, or are currently conducting corrective actions, as regulated by the Resource Conservation and Recovery Act.

Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities:

The RCRA program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRIS-TSD facilities database is the composite of reporting facilities that transport, store, or dispose of controlled or hazardous waste. Identification on this list does not indicate that a site has impacted the environment.

RCRIS Generator Facilities:

The RCRIS program identifies and tracks hazardous waste from generation source to the point of ultimate disposal. The RCRIS generator facilities database (large and small quantity generators and various derivations) is the composite of reporting facilities that generate hazardous waste. Identification on these lists does not indicate that a site has impacted the environment.

Emergency Response Notification System (ERNS):

The ERNS database is the historical record of releases of hazardous substances reported to the USEPA.

EPA Engineering and Institutional Controls (US ENG/INST CONTROL) Sites:

These databases include listings of sites with engineering or institutional controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are required as part of the institutional controls.

Department of Defense (DOD) Sites:

The United States Geological Survey (USGS) maintains the DOD database, which consists of federally owned or administered lands, administered by the DOD, that have an area equal to or greater than 640 acres of the United States, Puerto Rico, and the US Virgin Islands. Identification on this database does not necessarily indicate that a site has impacted the environment.

Formerly Used Defense Sites (FUDS):

The U.S. Army Corps of Engineers database contains a listing of locations of Formerly Used Defense Sites (FUDS) where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions. Identification on this database does not indicate that a site has impacted the environment.

US Brownfields Sites (Brownfields):

The US Brownfields site includes brownfields properties addressed by Cooperative Agreement Recipients (CAR) and brownfields properties addressed by Targeted Brownfields Assessments (TBA). EPA's TBA program is designed to help states, tribes, and municipalities minimize the uncertainties of contamination often associated with brownfields. Cooperative Agreement Recipients (states, political subdivisions, territories, and Indian tribes) become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the USEPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

CERCLA Lien Information (LIENS 2):

A Federal Superfund Lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Facility Index System (FINDS) sites:

The FINDS Report is a computerized inventory of all facilities that are regulated or tracked by the U.S. Environmental Protection Agency. These facilities are assigned a unique identification number that serves as a cross-reference for databases in the EPA's program system. Identification on this database does not indicate that a site has impacted the environment.

B. REVIEW OF STATE-REPORTED ENVIRONMENTAL DATA

A general description of the databases searched and the corresponding responsible state or local agency. The detailed listing, and a map showing the location of the sites relative to the subject property, is included in the appendix.

State Hazardous Waste Site (SHWS) Databases:

State Hazardous Waste Site records are the states' equivalent to CERCLIS (refer to CERCLIS discussion).

California EnviroStor Databases:

The Department of Toxic Substances Control's (DTSC's) Cal-Sites database contains potential or confirmed hazardous substance release properties. The CalSites database was created by the DTSC, but DTSC no longer up-dates the CalSites database. The CalSites database was replaced by the EnviroStor database. The DTSC's RESPONSE database identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk at the time of listing. The DTSC's Site Mitigation and Brownfields Reuse Program's (SMBRPs) EnviroStor database identifies sites that have reported contamination or sites for which there may be reason to investigate further. The database includes the following site types: Federal Superfund Sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in Cal-Sites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Solid Waste Facilities, Landfills and Recycling Facilities:

The State Solid Waste Facilities and Landfills and Recycling databases include an inventory of active, closed, and inactive solid waste disposal facilities, landfills, refuse transfer stations, and recycling facilities (non-landfill sites).

Historical Cortese Database:

The Historical Cortese list contains hazardous waste and substance sites compiled pursuant to Assembly Bill 3750 (Cortese, Chapter 1048, Statutes of 1986). The information included in this list was compiled with information from the California DTSC, the State Water Resources Control Board, and the California Waste Management Board. This database contains primarily LUST sites, although other types of sites may be included.

Leaking Underground Storage Tanks (LUSTs):

State and/or local agencies maintain inventories of LUSTs (also known as LTANKS) in a statewide database.

State/Local Spills Databases:

The Spills, Leaks, Investigations, and Cleanup (SLIC) Cost Recovery Listing program is designed to protect and restore water quality from spills, leaks, and similar discharges. The database(s) included in this section are the states' equivalent to the ERNS report and generally contain information for reported hazardous material/waste surface or groundwater contamination release investigations reported in that state or locality. The California Hazardous Material Incident Report System (CHMIRS) database contains information on reported hazardous waste material incidents (accidental releases or spills).

Underground Storage Tanks (USTs)/Aboveground Storage Tanks (ASTs):

USTs are regulated under Subtitle I of the RCRA (as well as various state regulations), and must be registered with the State Underground Storage Tank Program. These are registered USTs only, and identification on this list(s) does not necessarily indicate that the site has impacted the environment. This search includes review of the Active UST Facilities (UST) database, Facility Inventory Database (CA FID UST), Hazardous Substance Storage Container Database (HIST UST), and SWEEPS UST Listing database (SWEEPS UST). Also potentially included in this section are sites identified on historic UST databases that are no longer maintained. The AST database is the State Water Resources Control Board's Hazardous Substance Storage Container Database for registered ASTs. Note: The nature of this listing indicates a UST and/or AST has been reported at the respective address; however, the nature of the UST and/or AST listing does not indicate whether the presence of the UST(s) and/or AST(s) has resulted in an impact to the environment. UST/AST sites with reported releases are typically identified on other listed databases which indicate a reported release or environmental impact and are discussed accordingly.

Environmental Liens Listing (LIENS):

The Department of Toxic Substances Control's (DTSC) LIENS database includes a listing of property locations with environmental liens for California where DTSC is a lien holder.

Deed Restriction Listing (DEED):

The Department of Toxic Substances Control's (DTSC) DEED database includes a listing of Site Mitigation and Brownfields Reuse Program (SMBRP) Facility Sites with Deed Restrictions and Hazardous Waste Management Program Facility Sites with Deed/Land Use Restrictions. The SMBRP list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active, and some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Voluntary Cleanup Program (VCP):

The DTSC's VCP database contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee the investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

State and/or Local Agency Generators (HWTS/HAZNET):

The Hazardous Waste Tracking System (HWTS or HAZNET) data is extracted from copies of hazardous waste manifests kept by the Cal-EPA-DTSC. These manifests track hazardous wastes from generation source to the point of ultimate disposal. Permit data is generally culled from local agency database(s) for hazardous material handlers and generators. Identification on these lists does not indicate that a site has impacted the environment and the data has not always been verified for accuracy by the DTSC or local agencies.

National Pollutant Discharge Elimination System (NPDES) Database:

The National Pollutant Discharge Elimination System (NPDES) includes sites that have had or have a permit for the discharge of wastewater or stormwater issued by the Regional Water Quality Control Board or a local agency (e.g., Public Works Department). Identification on this database does not necessarily indicate that a site has impacted the environment, only that permitted discharge(s) have occurred.

State and/or Local Agency Air Emissions Database (EMI):

The EMI data is extracted from permits for air emissions kept by the state or local air resources agency. The nature of the EMI listings indicates the emission of volatile materials to the air; however, the nature of the EMI listings does not indicate whether the related activities resulted in an impact to the environment. Sites with reported releases are typically identified on other listed databases which indicate a reported release or reported impact to the environment (e.g., LUST, SLIC, Cortese) and are discussed accordingly.

Drycleaners Database:

The California Department of Toxic Substance Control (DTSC) maintains a listing of drycleaners and drycleaner related facilities that have EPA ID numbers. EPA ID numbers are assigned to facilities with certain SIC codes (power laundries; garment pressing and cleaner's agents; etc.). The nature of the Drycleaners listings indicates the facility has been given an EPA ID number due to a SIC code assignment; however, the nature of the Drycleaners listings does not indicate whether the related activities resulted in an impact to the environment. Sites with reported releases are typically identified on other listed databases which indicate a reported release or reported impact to the environment (e.g., LUST, SLIC, Cortese) and are discussed accordingly.

Notify 65 Database:

Notify 65 listings generally indicate that some type of release and/or groundwater impact have occurred which was required to be reported under Proposition 65 rules. These types of listings typically indicate groundwater has been impacted by the listed site; however, details are typically not provided in this type of database.

EDR Historical Auto Stations, Historical Cleaners, & Manufactured Gas Plants Databases:

These databases include former gas stations, auto repair shops, dry cleaners, Laundromats, and manufactured gas plants that are typically no longer active. Identification on these databases does not necessarily indicate that such activities actually occurred at that site or that a site has impacted the environment.

Local Regulatory Databases:

The Riverside County Department of Environmental Health (RCDEH) maintains a list of USTs and LUSTs (Riverside Co. UST/LUST). Identification on this database typically does not indicate that a site has impacted the environment.

Database Discussion – Below is a brief discussion of those sites listed in the database as at or nearby the subject property, and potentially sites at a further distance that, in South Shore’s experience, have an obvious potential to impact the subject property (e.g., NPL sites).

SUBJECT PROPERTY Database Listings		
Listing Name/Address	Database(s)	Discussion
No listings at subject property	n/a	n/a

Selected OFF-SITE Database Listings				
Site Name/Address	Distance (miles/direction)	Gradient Position	Database(s)	Status
Out Post Cleaners 6981Rivertrails Drive	637 feet west	Cross- gradient	EDR Historical Cleaners	No release reported
Discussion: This site was listed in the EDR Historical Cleaners database in 2009 as a historical dry cleaners site with a dry cleaning plant. This site is located in a single-family residential neighborhood at a residential address located to the west of the 15 Freeway right-of-way. This site is not reported with a release to the soil or groundwater. Based on the distance and the lack of a reported release, this site has not significantly environmentally impacted the subject property.				
Proposed Louis Vandermolen Fundamental Elementary School 6715 Wineville Avenue	1,250 feet east- northeast	Up- gradient	EnviroStor, SCH	No release reported
Discussion: This site was listed in the EnviroStor database as a School Investigation site with potential methane contamination in the soil. This site has been historically utilized as part of a dairy and farming, indicating potential Chemicals of Concern (COC). A Preliminary Environmental Assessment (PEA) was completed to evaluate the residual OCPs and metals from previous agricultural uses onsite, and VOCs from a former UST. The PEA also included a limited subsurface methane gas survey conducted on 10/7/2004 that detected methane concentrations between 5,000 ppmv and 100,000 ppmv. The PEA was approved for further action to evaluate the biogenic methane previously detected onsite. A Supplemental Site Investigation (SSI) was conducted to evaluate methane concentrations onsite. The site was mass graded and was rested for a 30 day period. A four week (once a week) survey was conducted to collect methane samples at depths of 5, 20 and 40 feet below ground surface. The SSI report dated 1/25/2007 was approved by the DTSC with a finding of No Further Action (NFA) dated 2/20/2007. Based on the distance and the DTSC finding of No Further Action, this listed site is unlikely to have significantly environmentally impacted the subject property.				

Based upon the distance (over 625 feet), status, and type of listing, the above database listings appear unlikely to have significantly environmentally impacted the subject property.

Unlocatable/Unplottable Sites:

Unplottable “orphan” sites are those which could not be plotted by the database provider using conventional geo-coding methods, typically because the information provided in the original government database was unclear, incorrect or missing. A listing of orphan sites (if any) appears at the end of the database, immediately after the last plottable site description.

South Shore reviewed the orphan list for sites with the same name as the subject property (if applicable) and/or the same or similar property address. This review is inherently limited by the incomplete and/or possibly incorrect data reported in the orphan listings. For orphans apparently not related to the subject property, only those obviously located adjoining or within a short distance that may affect the property are discussed. Orphan sites which are also listed in the plotted section are not re-discussed.

South Shore's review of the unlocatable/orphan list revealed no obvious sites of concern listed at or adjoining the subject property.

C. LOCAL AGENCY RECORDS SEARCH

The following is a discussion of the results of South Shore's written records requests, online regulatory database review, and/or personal/telephone contacts (as applicable) made to state and/or local government agencies in an effort to obtain potential information relevant to the subject property. Please note that, as discussed in the ASTM E1527-13 Standard, Section 8.1.5, records are considered available within a *reasonable time and cost*, only if available within 20 calendar days of the request and for a nominal cost (only covering the source's cost of retrieving and/or duplicating the information):

An abandoned 8-foot by 27-foot concrete foundation with a flush mounted 11-inch diameter steel plate is located in the northwest corner of APN 152-060-007. This may be an abandoned water well location. South Shore submitted a Request For Records form to RCDEH Land Use Records to search for water well records (possible water well abandonment permit) in APN 152-060-007 which was received on 4-4-2023 as Request Number 40432-2. The typical turnaround time for such records requests is typically 10 business days, and as of the date of this report, records had not yet been received. However, it is not expected the records information (if any) will alter the conclusions of this report.

Santa Ana Regional Water Quality Control Board (SARWQCB):

South Shore contacted the SARWQCB in an effort to evaluate whether hazardous material incidents, USTs, and/or LUSTs have been reported at the subject property. However, the SARWQCB informed South Shore that such a search cannot be performed without a specific recorded property address. Since no address is recorded for the subject property APNs, such a search is impractical. Based upon the historically agricultural and undeveloped nature of the subject, this is unlikely to affect the conclusions of this report. There are no UST or LUST cases located within the EDR search radius for the subject property (refer to the GeoTracker print out in the Appendix).

Riverside County Department of Environmental Health (RCDEH):

South Shore contacted the RCDEH in an effort to evaluate whether hazardous material incidents, USTs, and/or LUSTs have been reported at the subject property. However, the RCDEH informed South Shore that such a search cannot be performed without a specific recorded property address. Since no address is recorded for the subject property APNs, such a search is impractical. Based upon the historically agricultural and undeveloped nature of the subject, this is unlikely to affect the conclusions of this report.

South Coast Air Quality Management District (SCAQMD):

South Shore reviewed the SCAQMD's online database (www.aqmd.gov) in an effort to evaluate whether hazardous material-related emissions records were available for the subject property. That search revealed no records listed for the subject property.

California EPA - Department of Toxic Substances Control (DTSC):

South Shore reviewed the online GeoTracker and EnviroStor databases in an effort to identify potential USTs, hazardous materials releases or similar issues associated with the subject property address. That search revealed no listings for the subject property. However, information was reviewed for one EnviroStor site of interest as discussed in Section V-B above.

California SWRCB & DTSC-EPA – GeoTracker & EnviroStor Databases:

South Shore reviewed the online GeoTracker and EnviroStor databases in an effort to identify potential USTs, hazardous materials releases or similar issues associated with the subject property address. That search revealed no listings for the subject property.

California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) Maps:

South Shore reviewed DOGGR maps available on the DOGGR website in an effort to identify whether oil or gas wells have been reported in the vicinity of the subject property. According to the DOGGR website mapping interface, no oil or gas wells are reported in the immediate subject property area (within 1/8-mile).

D. VAPOR ENCROACHMENT SCREENING

South Shore has performed a limited Vapor Encroachment Screening (VES) for the subject property as mentioned in ASTM Standard Practice E2600-15. The purpose of this VES was to identify existing Vapor Encroachment Conditions (VECs), which is defined by ASTM

E2600-15 as “the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or

groundwater either on or near the target property.” However, the review was general in nature and may not encompass all aspects of the E2600-15 guidelines. South Shore has reviewed known or reported releases of petroleum hydrocarbon or other constituents of concern (COCs, including volatile organic compounds - VOCs) to subsurface soils and/or groundwater within the vicinity of ASTM-specified distances from the subject property, as reported within the radius report. It should be noted that since this review only addresses sites with reported releases in the radius report, it does not address potential unreported impact from nearby sites, if any.

Based on the South Shore’s review, the following is indicated about the sites with known releases relative to a potential vapor encroachment condition (VEC) at the subject property.

--	Number/Name of Sites	VEC Exists	VEC Does Not Exist
Petroleum Releases (<528 feet)	0		X
VOC Release (<1,742 feet)	0		X

Based upon the above review, a VEC at the subject property from off-site database listings has not been identified.

E. TRIBAL RECORDS SEARCH

According to ASTM E1527-2013, records for local and tribal records shall be checked to satisfy all appropriate inquiry for this assessment. The following is a discussion of the results of South Shore’s written records requests, online regulatory database review, and/or personal/telephone contacts (as applicable) made to tribal governmental agencies in an effort to obtain potential information relevant to the subject property:

The subject property is not located on tribal property and therefore no inquiry was necessary.

SECTION VI.
SITE VISIT OBSERVATIONS

A. SURFACE CHARACTERISTICS

At the time of the site visit, the subject property consisted of a total of approximately 18-acres of land occupied by a site access road (APNs 152-020-010 and 152-060-009) and vacant land with an abandoned 8-foot by 27-foot concrete foundation and an 11-inch flush mounted steel plate located in the northwest corner of APN `52-060-007. During the site visit, the exterior of the subject property was visited. The landscaping appeared to be in good condition with no signs of unnatural or chemically induced stress. No pits, ponds, lagoons, swales, or surface impoundments potentially containing hazardous materials were observed on the subject property. Weather conditions at the time of the site visit consisted of clear skies, with temperatures in the 70s.

Specific observations of note from the site visit included: The subject property consists of approximately 18-acres of land occupied by a site access road (APNs 152-020-010 and 152-060-009) and vacant land with an abandoned 8-foot by 27-foot concrete foundation and an 11-inch flush mounted steel plate located in the northwest corner of APN `52-060-007. During the site visit a small amount of abandoned debris was observed onsite including a large abandoned Christmas tree wrapped in clear plastic sheeting on the access road portion of APN 152-020-010, several grocery carts, cardboard, weathered silt fencing, steel piping and PVC piping, and small amounts of plastic and trash/refuse. The abandoned 8-foot by 27-foot concrete foundation and an 11-inch flush mounted steel plate located in the northwest corner of APN `52-060-007 had several pieces of approximately 6- to 8-inch diameter steel piping and one piece of approximately 6-inch PVC piping and other debris abandoned to the north and south of the concrete foundation suggesting that a water well had been possibly abandoned in this area. The subject property asphalt access road had several JCSD Sewer manholes located along the approximate centerline of the access road. An unimproved dirt access road was observed along the north side of APN 152-060-007. Other unimproved roads and foot trails trended south into the overgrown areas of APN 152-060-007. Weeds and grasses were observed to be approximately 3 feet high on APN 152-060-007. Sections of dilapidated steel post and wire fencing were observed near the southern property line of APN 152-060-007. Chain link fencing was observed along the western property line from the northwest property corner and continuing south past the southwest property corner. Two sets of chain link fencing and gates provide site access at the northern end of APN 152-020-010. Otherwise, the subject property consists of the site access road APNs (152-020-010 and 152-060-009) that continues south to APN 152-060-007. APN 152-060-007 consists of vacant land. The subject property is proposed to be developed with an Office, a two-story self-storage building, and an RV storage yard known as Jurupa Self-Storage and RV Storage.

B. WASTEWATER AND STORMWATER MANAGEMENT

At the time of the site inspection, the subject property was undeveloped land, and no wastewater generating activities were observed.

C. POTABLE WATER SUPPLY AND SEWER SERVICE

The subject property will utilize water and sewer service supplied by the Jurupa Community Services District (JCSD) in the future. During the course of the site visit, no obvious evidence of active water supply wells or septic systems was observed.

D. STRUCTURE CONSTRUCTION

The subject property was undeveloped land at the time of the site inspection. No structures or evidence of past structures (e.g., foundations, etc.) were noted with the exception of the 8-foot by 27-foot abandoned concrete foundation located in the northwest corner of APN 152-060-007.

E. BUSINESS OPERATIONS DESCRIPTION

South Shore's historical review indicates the subject property was utilized as agricultural or undeveloped land from at least 1931 until at least 1985. Agricultural chemicals in use today are applied in dilute concentrations and, when used properly, degrade relatively quickly. However, environmentally persistent pesticides commonly applied prior to the 1980s can linger in the soil for many years. It is not known if environmentally persistent pesticides have been applied to the subject site in the past. Based upon the apparent length of time that has elapsed since agricultural usage has occurred; the fact that significant surface grading likely will occur upon development in approximately 2023 as a self-storage and RV storage facility (diluting/aerating/mixing potential surficial pesticide residues); and the proposed commercial (rather than residential) use of the property; it is unlikely the potential former usage of pesticides has significantly environmentally impaired the subject property or would require remedial actions. Should the need arise (e.g., significant soil disturbance), confirmatory pesticide testing could be performed, but does not appear warranted at this time based upon the above factors.

SECTION VII.
HAZARDOUS MATERIAL/WASTE OBSERVATIONS

A. HAZARDOUS MATERIALS HANDLING AND STORAGE

At the time of the site visit, the subject property consisted of undeveloped land. No significant hazardous materials handling and/or storage activities were not observed at the subject property during the site visit.

B. WASTESTREAM GENERATION, STORAGE AND DISPOSAL

At the time of the site visit, the subject property consisted of undeveloped land. Waste stream/hazardous waste generation, storage, and/or disposal activities were not observed at the subject property during the site visit.

C. SOLID WASTE DISPOSAL

At the time of the site visit, the subject property consisted of undeveloped land. Solid waste disposal activities were not observed at the subject property during the site visit.

D. ABOVEGROUND STORAGE TANKS (ASTs)

Visual or physical indicators of current or former hazardous material ASTs were not observed at the subject property during the site visit.

E. UNDERGROUND STORAGE TANKS (USTs)

As discussed in the Section V (Agency Records Review) of this report, no USTs were reported at the subject property. In addition, no visual or physical evidence of current or past USTs was discovered during the site visit in the readily visible areas of the property. In particular, South Shore searched for: fill pipes, vent pipes, manways, manholes, access covers, concrete pads not homogeneous with surrounding surfaces, concrete built-up areas potentially indicating pump islands, abandoned pumping equipment, or fuel pumps.

SECTION VIII.
OTHER POTENTIAL ISSUES OF CONCERN

A. PCB-CONTAINING EXTERIOR ELECTRICAL TRANSFORMERS

Exterior pad-mounted, pole-mounted, or below-ground (vaulted) electrical transformers were not observed at the subject property during the site visit.

B. OTHER PCB-CONTAINING INTERIOR OR EXTERIOR EQUIPMENT

At the time of the site visit, the subject property consisted of undeveloped land, and no structures with fluorescent light fixtures containing PCBs, or other evidence of any other equipment likely containing PCB-contaminated fluid (e.g., interior electric transformers, hydraulic elevators, hydraulic hoists/lifts, hydraulic loading dock ramps, other fluid containing equipment, etc.) was observed.

C. SUSPECT ASBESTOS-CONTAINING MATERIALS (ACMs)

At the time of the site visit, the subject property consisted of undeveloped land. Therefore, suspect asbestos-containing building materials were not observed. However, this report does not address the potential presence of naturally occurring asbestos or asbestos-like minerals which may or may not be present on-site. Such research is beyond the scope of this report.

D. LEAD-BASED PAINT (LBP)

At the time of the site visit, the subject property consisted of undeveloped land. Therefore, suspect lead based paint covered building materials were not observed.

E. LEAD IN DRINKING WATER

At the time of the site visit, the subject property consisted of undeveloped land. Therefore, drinking water plumbing systems related to structures were not observed.

F. AIR QUALITY

Unusual smells, noxious odors, or visual emissions were not observed during the inspection of the subject property. However, these observations are general in nature and should not be construed as an air quality assessment.

G. RADON

According to the USEPA, the general area of the site has a predicted average indoor screening level of less than the EPA guideline action level of 4.0 picoCuries per liter of air (EPA Radon Zone Level of 2 or 3). Therefore, based upon the reported subsurface characteristics of the area, the subject property exhibits a low potential for high-level radon exposure.

H. RAILROAD RIGHTS-OF-WAY

There are several potential environmental risks associated with railroad rights-of-way, including the usage of herbicides, pesticides, petroleum materials and related heavy metals (e.g. arsenic) to maintain the tracks, as well as the potential spillage of hazardous materials from railcars. During the site visit, railroad rights-of-way, spurs, or related features were not observed on or immediately adjoining the subject property.

SECTION IX.
ADJOINING PROPERTY OBSERVATIONS

As discussed below, based upon limited observations of the adjoining properties from publicly accessible locations, as well as a review of federal, state, and local environmental databases, none of the adjoining properties appeared to have significantly environmentally impacted the subject property at this time.

Historically, nearby properties utilized various hazardous materials, and some of these sites may have impacted the environment (refer to Section V). However, based upon the limited database information available to South Shore, these sites do not appear to have significantly environmentally impaired the subject property at this time.

A. ADJOINING PROPERTIES MATERIALS STORAGE

Visual observations of the portions of the adjoining properties visible from the subject property or public roadways did not indicate the exterior storage of hazardous materials or wastes. No indications of spillage or staining were observed in the observable exterior areas of these sites. Additionally, no obvious indications of improper hazardous material storage or unusual or suspicious materials handling or storage practices were observed.

B. ADJOINING PROPERTIES WASTESTREAM DISPOSAL

No unusual or suspicious wastestream disposal activities were observed on the portions of the adjoining properties visible from the subject property or public roadways.

SECTION X.
STATEMENT OF THE ENVIRONMENTAL PROFESSIONALS

This Assessment has been performed for the exclusive use and benefit of the addressee(s) identified on the cover of this report, or agents directly specified by it (them), for the transaction at issue concerning the subject property described in this report. This Assessment shall not be used or relied upon by others without the prior written consent of South Shore Testing & Environmental and of the addressee(s) named on the cover of this report. In addition to any limitations described in this report, it is also subject to the terms and conditions of the signed service agreement with the Client.

STATEMENT OF QUALITY ASSURANCE

The conclusions contained within this Assessment are based upon site conditions that were readily observed and were reasonably ascertainable and present at the time of the site visit, and upon the other research performed as detailed within this report. The findings and conclusions represent our best professional opinion and judgment. In addition, the conclusions and recommendations stated in this report are based upon personal observations made by South Shore and upon information provided by others and such information is presumed accurate.

Signature of Environmental Assessor – *Kevin M. Clark, PG #8573:*

Signature/Environmental Assessor

STATEMENT OF QUALITY CONTROL

I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in 40 CFR §312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signature of Environmental Professional – *John P. Frey:*

Signature/Environmental Professional