

# **APPENDIX G**

---

## **Phase I Environmental Site Assessment**

<b>Type of Services</b>	<b>Phase I Environmental Site Assessment</b>
<b>Project Name</b>	<b>Walmart Store (#2077-07)</b>
<b>Location</b>	<b>Lake Elsinore, California</b>
<b>Client</b>	<b>GreenbergFarrow</b>
<b>Client Address</b>	<b>19000 MacArthur Boulevard, #250 Irvine, California 92612</b>
<b>Project Number</b>	<b>329-15-1</b>
<b>Report Issuance Date</b>	<b>October 12, 2011</b>
<b>Report Viability Date</b>	<b>December 3, 2011</b>

**Prepared by**



**Stason I. Foster, P.E.**  
Senior Project Engineer



**Peter M. Langtry, P.G., C.E.G.**  
Principal Geologist



## EXECUTIVE SUMMARY

Cornerstone Earth Group, Inc. (Cornerstone) prepared this Phase I Environmental Site Assessment (Phase I ESA) at the proposed Walmart development in Lake Elsinore, California as shown on Figures 1 and 2 (Site). This work was performed for GreenbergFarrow and Walmart in accordance with our December 8, 2010 Agreement (Agreement).

Key findings of this Phase I ESA are summarized below. The reader is referred to the report for additional information.

### SITE DESCRIPTION

As shown on Figure 3, Cornerstone Earth Group, Inc. (Cornerstone) understands that Walmart is planning to construct a new approximately 151,000 square-foot retail store and associated parking areas, driveways and landscaping. The Site currently consists of seven parcels totaling approximately 17-acres, four of which are developed with residences consisting of mobile homes and associated outbuildings.

### SUMMARY OF FINDINGS

#### Historical Site Usage

Based on the information obtained during this study, the Site appears to have remained mostly as undeveloped land until residences (consisting of mobile homes) were constructed/installed between 1978 and 1989 on the four on-Site parcels along 3<sup>rd</sup> Street. The northwestern portion of the Site appears to have been used for hay cultivation during at least the 1960s.

Aerial photographs dating back to 1939 show what appear to be a small pit or pond and an area of disturbed soil on the northern portion of the Site. The adjacent off-Site properties to the north and northwest were historically used as clay pits. The on-Site feature may have been an exploratory pit associated with the larger off-Site clay mining operations. Features similar to the apparent on-Site pit/pond are also shown to have been present on a few of the other nearby properties. Provided title documents indicate that Elsinore Clay Company and International Pipe and Ceramics Corporation (a clay pipe manufacturer) owned two of the Site parcels between 1947 and 1977; manufacturing activities do not appear to have been conducted on-Site.

#### Chemical Storage and Use

Vehicle maintenance activities appear to have been performed on several of the on-Site parcels located along 3<sup>rd</sup> Street. Observed hazardous materials included mainly new and used lubricants, antifreeze and other automotive-related products.

Areas of oil stained soil were observed on the parcel at 29445 3<sup>rd</sup> Street, along with oil staining of the vehicle maintenance pit and spilled oil within the adjacent storage trailer. A small area of oil stained soil also was noted at 29421 3<sup>rd</sup> Street. The potential for the observed staining and spilled oil to have a significant impact on the planned use of the Site for commercial retail purposes appears low. However, further evaluation and cleanup of the impacted areas could increase development costs and schedules.

## **Fill**

The 2009 aerial photograph obtained from Google Earth (see Figure 2) shows several piles of fill soil on the northern portion of the Site near the area where a small pit or pond was shown on prior photographs. During our Site visit, these fill piles were not readily apparent. A berm of soil was, however, observed on-Site along Cambern Avenue. Additional fill piles were observed on the 29467 3<sup>rd</sup> Street parcel. The owners of 29445 3<sup>rd</sup> Street additionally reported on the provided questionnaire that fill was present on that parcel; however, the fill was not readily apparent at the time of our Site visit.

The source and quality of the observed and reported fill soil are unknown.

## **Potential Environmental Concerns within the Site Vicinity**

Based on the information obtained during this study, no off-Site hazardous material incidents have been reported in the Site vicinity that would be likely to significantly impact the planned use of the Site as a retail store.

## **Asbestos, Lead-Based Paint, Mercury, PCBs, CfCs and Exit Signs**

A hazardous building materials survey of the on-Site structures was performed by RGA Environmental, Inc. in general accordance with Walmart's guidance document "Supplement to Phase I Guidelines." An initial survey was performed on June 16 and 17, 2011. Due to access limitations during the initial survey, an additional Site visit was performed on October 3, 2011. The hazardous building materials survey report is presented in Appendix H.

The survey was performed on the interior, exterior and roofing materials of the on-Site structures. Thirty-seven homogenous suspected asbestos containing materials (ACMs) were identified in the three mobile homes, garages, sheds and one in-ground swimming pool. Five of the materials sampled were found to contain asbestos. The identified ACM consisted of roof penetration mastics on the roofs of the four mobile homes surveyed, and roof shingles on one of the mobile homes.

Nineteen painted surfaces and eight types of ceramic tile were sampled and analyzed for lead. Two of the paints and one ceramic tile sampled were reported above the laboratory detection limit for lead. These two paints were a white paint in the mobile home bathroom at 29421 3<sup>rd</sup> Street (94 parts per million [ppm]) and brown exterior paint on the mobile home at 29467 3<sup>rd</sup> Street (800 ppm). The ceramic tile was a tan tile in the master bathroom of 29445 3<sup>rd</sup> Street (59 ppm). Activities that disturb or remove the lead paint and tile will need to be performed by workers with appropriate training. Lead containing materials that are removed will require appropriate handling and disposal (RGA Environmental, 2011). Additional considerations for activities that disturb or remove the lead-containing paint are presented in the hazardous building materials report in Appendix H.

Approximately 42 four-foot fluorescent light tubes (mercury containing) were observed in the mobile homes and/or garages on 29401, 29421 and 29467 3<sup>rd</sup> Street. No mercury switches were observed. Approximately 22 fluorescent light ballasts were identified inside the structure that may contain polychlorinated biphenyls (PCBs). "No PCB" labels were present on all the ballasts observed. Tubes and bulbs should be removed from the fixtures without breakage and packaged for mercury reclamation as a universal waste through an appropriate vendor prior to removal of any fixtures. Prior to disposal,

all fluorescent light ballasts should be observed for labels stating “No PCBs”. Ballasts identified without such labeling should be assumed to be PCB containing and be removed from the fixture and appropriately disposed prior to disposal of the fixtures (RGA Environmental, 2011).

Two wall or window mounted air conditioning units were observed on the hoem on Parcel #2. Six window air conditioning unit and one pad-mounted air conditioning unit were observed on Parcel #3. The air conditioning units were determined to contain R-22, a HCFC refrigerant. Air conditions originally observed on Parcels #1 and #4 during the June 16, 2011 Site visit had been removed by the former residents by the time of the October 3, 2011 Site visit.

No exit signs were observed on-Site (RGA, 2011).

### **Threatened, Endangered and Other Protected Species**

A biological survey of the Site was performed by H.T. Harvey & Associates, including a Site reconnaissance on June 19, 2011.

Habitats observed on-Site consisted of exotic grasses, weedy annual plants and a grove of eucalyptus trees. Wild oats and black mustard appeared to comprise the majority (approximately 75 percent) of the vegetation, with the remainder consisting of exotic annual and perennial weeds including tocalote, Russian thistle, London rocket, little mallow/cheeseweed and vinegar weed. The grove of eucalyptus trees was observed on the southern portion of the Site and separated the on-Site residential area from the on-Site open area (H.T. Harvey & Associates, 2011).

Avian species observed on the Site included the lesser goldfinch, house finch , mourning dove, common raven, redtailed hawk, western kingbird, Nuttall’s woodpecker, and European house sparrow. Mammals observed were the California ground squirrel, desert cottontail, and a variety of common small rodent species. The only reptile observed on-Site was the carcass of a coachwhip, which was found on the dirt road bordering the Site and appeared to have been discarded at the location. Red-tailed hawk and western kingbird appeared to nest in the eucalyptus trees (H.T. Harvey & Associates, 2011).

A search of the California Department of Fish and Game’s California Natural Diversity Database reportedly revealed a significant number of special state plant and wildlife species in the general Site area, however, none of the database listings indicated the presence of special-status species occurrences on-Site. There is a large expanse of open desert habitat approximately 1 ½ mile south of the Site which would likely support special-status species. However, suitable habitat for these species is absent on-Site and surrounding area (H.T. Harvey & Associates, 2011).

The only biotic constraint apparent at the time of the reconnaissance is the presence of the western kingbird and red-tailed hawk nests in the eucalyptus grove. Disturbance or removal of these trees would need to be performed during the non-breeding season of these species (between August and January) or if seasonal avoidance is not possible, removal of the threes could be completed of pre-construction surveys indicate the absence of nesting birds. H.T. Harvey & Associate’s report is presented in Appendix I.

### **Wetlands, Wildlife Sanctuaries, and Other Natural Preserves**

Based on H.T. Harvey & Associates' assessment, no wetlands or federal/state jurisdictional habitats appear to be located on-Site or within the immediate Site vicinity. In addition, there are no wildlife sanctuaries or natural resource preserves located adjacent to or nearby the Site (H.T. Harvey & Associates, 2011). The biotic constraints analysis report is presented in Appendix I.

### **Cultural, Historic and Archeological Resources**

A cultural/archeological resource evaluation was performed by Basin Research Associates to help evaluate the presence of cultural resources on-Site. Documents reviewed by Basin Research Associates included a June 2007 survey of approximately 14 acres of the Site owned by Caliber Elsinore, LLC. The 2007 survey included a pedestrian survey of the study area that did not identify any visible prehistoric or historic resources. Based on their findings, Basin Research Associates concluded that the Site appears to have a low sensitivity for prehistoric and/or historic archeological resources.

### **Other Business Environmental Risks**

As listed in Sections 9.5 through 9.12, none of the other items categorized as "other business environmental risks" are considered to represent Recognized Environmental Conditions.

### **Potential Impacts/Implications of Environmental Issues for Site Development and Construction**

We understand that Walmart is planning to construct a new approximately 151,000 square-foot retail store and associated parking areas, driveways and landscaping. As summarized in Section 10.2, proper disposal of the remaining hazardous materials, if not performed by the current owners, could increase Site development costs. Additionally, further evaluation and cleanup of the areas where oil staining was observed could increase development costs and schedules.

Based on the biologic resource evaluation, nesting birds were observed in the on-Site grove of eucalyptus trees. Disturbance or removal of these trees would need to be performed during the non-breeding season for the species observed (spring through fall). If avoidance of the breeding season is not feasible, removal of the trees could be completed if pre-construction surveys indicate the absence of nesting birds.

### **Conclusions**

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-05 and with Walmart's corporate guidelines. This assessment revealed the following Recognized Environmental Conditions; however, please read the entire report for an overview of the Site.

- Areas of oil stained soil were observed on the parcel at 29445 3<sup>rd</sup> Street, along with oil staining of the vehicle maintenance pit and spilled oil within the adjacent storage trailer. A small area of oil stained soil also was noted at 29421 3<sup>rd</sup> Street.

Table of Contents

**SECTION 1: INTRODUCTION..... 1**

1.1 PURPOSE..... 1

1.2 SCOPE OF WORK..... 2

1.3 ASSUMPTIONS ..... 2

1.4 ENVIRONMENTAL PROFESSIONAL ..... 3

1.5 REPORT VIABILITY DATE..... 3

    Table 1: Table of Critical Dates..... 3

**SECTION 2: SITE DESCRIPTION ..... 3**

2.1 LOCATION AND OWNERSHIP ..... 3

    Table 2: Site Location and Ownership ..... 3

2.2 CURRENT/PROPOSED USE OF THE PROPERTY ..... 4

    Table 3: Current and Proposed Uses ..... 4

2.3 SITE SETTING AND ADJOINING SITE USE..... 4

    Table 4: Adjoining Site Uses..... 4

2.4 EXISTING STRUCTURES ..... 4

**SECTION 3: USER PROVIDED INFORMATION..... 4**

3.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS ..... 5

3.2 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR  
REASONABLY ASCERTAINABLE INFORMATION ..... 5

3.3 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE  
ASSESSMENT ..... 6

**SECTION 4: RECORDS REVIEW ..... 6**

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES..... 6

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES..... 6

    4.2.1 City and County Agency File Review and Interview with Local  
Regulatory Agency Staff ..... 7

    4.2.2 Division of Oil, Gas and Geothermal Resources Maps ..... 7

**SECTION 5: PHYSICAL SETTING..... 7**

5.1 CURRENT USGS TOPOGRAPHIC MAP ..... 7

5.2 HYDROLOGY ..... 7

5.3 GEOLOGY / HYDROGEOLOGY..... 7

**SECTION 6: HISTORICAL USE INFORMATION ..... 8**

6.1 HISTORICAL AERIAL PHOTOGRAPHS..... 8

    Table 5: Aerial Photograph Summary ..... 8

6.2 HISTORICAL TOPOGRAPHIC MAPS ..... 9

6.3 HISTORICAL FIRE INSURANCE MAPS ..... 9

6.4 LOCAL STREET DIRECTORIES..... 9

6.5 HISTORICAL SUMMARY OF SITE VICINITY..... 9

**SECTION 7: SITE RECONNAISSANCE..... 9**

7.1 METHODOLOGY AND LIMITING CONDITIONS..... 9

7.2 OBSERVATIONS..... 10

    7.2.1 29401 3<sup>rd</sup> Street ..... 10

    7.2.2 29421 3<sup>rd</sup> Street ..... 10

    7.2.3 29445 3<sup>rd</sup> Street ..... 10

    7.2.4 29467 3<sup>rd</sup> Street ..... 11

    Table 6: Summary of Readily Observable Site Features ..... 11

7.3 PHOTOGRAPHS ..... 12

**SECTION 8: INTERVIEWS..... 16**  
    8.1 INTERVIEWS WITH CURRENT OWNERS AND OCCUPANTS ..... 16  
    8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS ..... 17  
**SECTION 9: EVALUATION OF OTHER BUSINESS ENVIRONMENTAL RISKS ..... 17**  
    9.1 ASBESTOS, LEAD-BASED PAINT, MERCURY, PCBS, CFCS AND  
        EXIT SIGNS ..... 17  
    9.2 THREATENED, ENDANGERED, AND OTHER PROTECTED SPECIES ..... 18  
    9.3 WETLANDS, WILDLIFE SANCTUARIES, AND OTHER NATURAL  
        PRESERVES ..... 18  
    9.4 CULTURAL, HISTORIC, AND ARCHEOLOGICAL RESOURCES ..... 18  
    9.5 RADON ..... 19  
    9.6 LEAD IN DRINKING WATER..... 19  
    9.7 MOLD IN STRUCTURES ..... 20  
    9.8 HIGH VOLTAGE POWERLINES ..... 20  
    9.9 ENVIRONMENTAL REGULATORY COMPLIANCE ..... 20  
    9.10 INDOOR AIR QUALITY ..... 20  
    9.11 BIOLOGICAL AGENTS ..... 20  
    9.12 ASTS, USTS, FLOOR DRAINS, HEATING, BASEMENTS, AND CRAWL  
        SPACES..... 20  
    9.13 POTENTIAL IMPACTS/IMPLICATIONS OF ENVIRONMENTAL ISSUES FOR  
        SITE DEVELOPMENT AND CONSTRUCTION ..... 20  
**SECTION 10: FINDINGS ..... 21**  
    10.1 HISTORICAL SITE USAGE ..... 21  
    10.2 CHEMICAL STORAGE AND USE ..... 21  
    10.3 FILL..... 21  
    10.4 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY ... 22  
    10.5 OTHER BUSINESS ENVIRONMENTAL RISKS ..... 22  
        10.5.1 Asbestos, Lead-Based Paint, Mercury, PCBs and Cfcs ..... 22  
        10.5.2 Threatened, Endangered, and Other Protected Species..... 23  
        10.5.3 Wetlands, Wildlife Sanctuaries, and Other Natural Preserves ..... 23  
        10.5.4 Cultural, Historic, and Archeological Resources ..... 23  
        10.5.5 Other Business Environmental Risks ..... 24  
    10.6 POTENTIAL IMPACTS/IMPLICATIONS OF ENVIRONMENTAL ISSUES FOR  
        SITE DEVELOPMENT AND CONSTRUCTION ..... 24  
    10.7 DATA GAPS ..... 24  
**SECTION 11: CONCLUSIONS..... 24**  
**SECTION 12: LIMITATIONS ..... 25**  
**SECTION 13: REFERENCES..... 26**

- FIGURE 1 – VICINITY MAP
- FIGURE 2 – SITE PLAN
- FIGURE 3 – CONCEPTUAL SITE PLAN

- APPENDIX A – WALMART PHASE I SUMMARY FORM
- APPENDIX B – RESUME OF ENVIRONMENTAL PROFESSIONAL
- APPENDIX C – ENVIRONMENTAL QUESTIONNAIRES
- APPENDIX D – TITLE DOCUMENTS
- APPENDIX E – DATABASE SEARCH REPORT
- APPENDIX F – SELECTED DOCUMENTS FROM AGENCIES
- APPENDIX G – HISTORIC AERIAL PHOTOGRAPHS, MAPS, AND LOCAL STREET  
        DIRECTORY SEARCH RESULTS

**APPENDIX H – HAZARDOUS BUILDING MATERIALS SURVEY REPORT**  
**APPENDIX I – CULTURAL RESOURCE DUE DILIGENCE REVIEW AND**  
**WETLAND/BIOLOGICAL RESOURCE EVALUATION**  
**APPENDIX J – PUBLIC WATER PROVIDER CONSUMER CONFIDENCE REPORT**  
**AND TAP WATER ANALYTICAL RESULTS FOR LEAD**

<b>Type of Services</b>	<b>Phase I Environmental Site Assessment</b>
<b>Project</b>	<b>Walmart Store (#2077-07)</b>
<b>Location</b>	<b>Lake Elsinore, California</b>

## **SECTION 1: INTRODUCTION**

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed at the proposed Walmart store (#2077-07) in Lake Elsinore, California as shown on Figures 1 and 2 (Site). This work was performed for GreenbergFarrow and Walmart Stores, Inc. (Walmart) in accordance with our December 8, 2010 Agreement (Agreement).

As shown on Figure 3, Cornerstone Earth Group, Inc. (Cornerstone) understands that Walmart is planning to construct a new approximately 151,000 square-foot retail store and associated parking areas, driveways and landscaping. The Site currently consists of seven parcels totaling approximately 17-acres, four of which are developed with residences consisting of mobile homes and associated outbuildings.

### **1.1 PURPOSE**

The scope of work presented in the Agreement was prepared in general accordance with ASTM E 1527-05 titled, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM Standard); Walmart's July 1, 2011 guidance document titled "Environmental Due Diligence Policy, Standards, Protocols, & Guidance;" and Walmart's July 1, 2011 guidance document titled "Environmental Due Diligence Protocols for When Buildings Are Present." The ASTM Standard is in general compliance with the Environmental Protection Agency (EPA) rule titled, "Standards and Practices for All Appropriate Inquiries; Final Rule" (AAI Rule). The purpose of this Phase I ESA is to strive to identify, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the property.

As defined by ASTM E 1527-05, the term Recognized Environmental Conditions means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water on the property.

## 1.2 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Phase I ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents at nearby facilities.
- Review of readily available information on file at selected governmental agencies to help evaluate past and current Site use and hazardous materials management practices.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses (if these persons are made available by GreenbergFarrow).
- Evaluation of other Business Environmental Risks including radon, indoor air quality, lead in drinking water, regulatory compliance, high voltage power lines and mold.
- Evaluation of the on-Site buildings for asbestos-containing materials and lead-containing paint, and visual observations for mercury-vapor containing equipment, PCB-containing lighting fixtures, CFC containing equipment and tritium-containing exit signs.
- Evaluation of biological resources (threatened and endangered species, wetlands, wildlife sanctuaries and other natural preserves).
- Evaluation of cultural and archeological resources.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Phase I ESA are presented in Section 11. The completed Walmart Phase I summary form is presented in Appendix A. This report has been prepared in general compliance with Walmart's Environmental Due Diligence Policy and ASTM E 1527-05.

## 1.3 ASSUMPTIONS

In preparing this Phase I ESA, Cornerstone assumed that all information received from interviewed parties is true and accurate. In addition, Cornerstone assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. Cornerstone also assumed that the boundaries of the Site, based on information provided by GreenbergFarrow, are as shown on Figures 2 and 3. Cornerstone has not independently verified the accuracy or completeness of any data received.

## 1.4 ENVIRONMENTAL PROFESSIONAL

This Phase I ESA was performed under the oversight of Peter M. Langtry, C.E.G, an environmental professional who meets the ASTM E 1527-05 qualification requirements. The Site visit was performed by Stason Foster, P.E., who also meets ASTM E 1527-05 qualification requirements. Mr. Foster's and Mr. Langtry's resumes are presented in Appendix B.

## 1.5 REPORT VIABILITY DATE

In accordance with Walmart's corporate guidelines, Table 1 summarizes the report viability date.

**Table 1: Table of Critical Dates**

Report Issuance Date	July 15, 2011
Date of Interview of Past and Present Owners and Occupants	June 9 to 11, 2011*
Date of Recorded Environmental Lien Search	June 17, 2011
Date of Government Record Review	June 6, 2011
Date of Site Visit and Site Vicinity Reconnaissance	June 22, 2011
Earliest Date of Interviews, Lien Search, Record Reviews, and Site Visit	June 6, 2011
Report Viability Date	December 3, 2011

\* As described in Sections 8 and 10.8, no interviews were conducted with past owners/occupants and only some of the current owners were interviewed.

## SECTION 2: SITE DESCRIPTION

This section describes the Site as of the date of this Phase I ESA. The location of the Site is shown on Figures 1 and 2. Tables 2 through 4 summarize general characteristics of the Site and adjoining properties. The Site is described in more detail in Section 7, based on our on-Site observations.

### 2.1 LOCATION AND OWNERSHIP

Table 2 describes the physical location, size and ownership of the Site based on information provided by GreenbergFarrow. Site address information was obtained from the Riverside County Assessors' Office. Ownership information was obtained from provided title reports.

**Table 2: Site Location and Ownership**

Assessor's Parcel No. (APN) and Addresses	APN 377-090-029 (29401 3 <sup>rd</sup> Street) APN 377-090-030 (29421 3 <sup>rd</sup> Street) APN 377-090-031 (29445 3 <sup>rd</sup> Street) APN 377-090-032 (29467 3 <sup>rd</sup> Street) APN 377-090-009 (no reported address) APN 377-030-015 (no reported address) APN 377-030-076 (no reported address)
---	---

Owners	Caliber Elsinore, LLC (undeveloped parcels) Wade C. Werntz (29401 3 <sup>rd</sup> Street) Dennis Bixler (29421 3 <sup>rd</sup> Street) Fernando S. and Teresa L. Camarillo (29445 3 <sup>rd</sup> Street) Raul C. Gonzales (29467 3 <sup>rd</sup> Street)
Approximate Site Size	17.1-acres

## 2.2 CURRENT/PROPOSED USE OF THE PROPERTY

The current and proposed uses of the Site are summarized in Table 3.

**Table 3: Current and Proposed Uses**

Current Use	Four single family residential parcels and three undeveloped/vacant parcels
Proposed Use	Walmart retail store

## 2.3 SITE SETTING AND ADJOINING SITE USE

Land use in the general Site vicinity appears to be a mix of undeveloped land, residential and commercial properties (see Figure 2). The Site is bordered to the northeast by Cambern Avenue; to the northwest by Central Avenue; to the southeast by 3<sup>rd</sup> Street; and to the southwest by residential and commercial properties. Adjoining Site uses are summarized below in Table 4.

**Table 4: Adjoining Site Uses**

Northeast	Residences and undeveloped land on the opposite side of Cambern Avenue
Northwest	Retail shops and restaurants
Southeast	Residences and undeveloped land on the opposite side of 3 <sup>rd</sup> Street
Southwest	LA Fitness, undeveloped land, a single family residence and a multi-tenant commercial building containing restaurants and retail businesses.

## 2.4 EXISTING STRUCTURES

Four single family residences consisting of mobile homes and associated outbuildings consisting of detached garages and storage sheds are located on-Site along 3<sup>rd</sup> Street. Southern California Edison provides electricity to the Site area. Water is provided by Elsinore Valley Water District. Southern California Gas Company provides natural gas. Septic tanks are connected to each of the four on-Site mobile homes.

## SECTION 3: USER PROVIDED INFORMATION

The ASTM Standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Phase I ESA, the User is Walmart. Walmart’s Phase I ESA guidance document includes a user questionnaire to be completed by the project civil engineer (GreenbergFarrow) and

Walmart. The completed User questionnaires from GreenbergFarrow and Walmart are presented in Appendix C.

### **3.1 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

Based on the provided User questionnaires, GreenbergFarrow and Walmart are not aware of any environmental cleanup liens recorded against the Site that are filed under federal, tribal, state, or local law. In addition, GreenbergFarrow and Walmart are not aware of any Activity and Use Limitations (AULs) that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state, or local law.

Preliminary title insurance commitment reports (title reports) prepared by Stewart Title of California, Inc. dated August 5, 2010 and June 11, 2011 were provided to us by GreenbergFarrow. Chain of title documents also were provided that pertain to each of the Site parcels. Copies of the title reports and chain of title documents are attached in Appendix D. The title reports were reviewed to; 1) identify any currently effective environmental liens or activity or use limitations, in accordance with Section 6.2 of ASTM 1527-05 and; 2) assist in the identification of previous uses of the property in accordance with Section 8.3 of ASTM 1527-05.

Based on the provided documents, the undeveloped Site parcels (APN 377-090-009, and 377-030-015 and -076) have been owned by Caliber Elsinore, LLC since 2005. Prior owners dating to 1938 include mainly individuals as well as investment companies. Additionally, Elsinore Clay Company purchased two of the parcels in 1947 and sold them in 1965 to International Pipe and Ceramics Corporation (aka, Interpace Corporation), which owned them until 1977.

Identified current owners of the four on-Site residential parcels are listed in Table 2. Prior owners of these parcels dating to 1943 include various individuals.

The preliminary title reports reference several documents such as easements, agreements covenants, conditions and restrictions that are associated with the Site. Although these items could impact Walmart's planned use of the Site (such as limiting certain types of development), the information presented in the title reports does not appear to suggest that the listed items are related to Recognized Environmental Conditions (RECs) associated with the Site. Additionally, no environmental liens were listed in the title reports.

### **3.2 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

The ASTM Standard requires that if the User (Walmart) is aware of any specialized knowledge and/or commonly known or reasonably ascertainable information within the local community about the Site that is material to Recognized Environmental Conditions, such as environmental liens, a significantly lower purchase price due to the property being affected by hazardous materials, or other conditions that are material to Recognized Environmental Conditions in connection with the Site, it is the User's responsibility to communicate this information to the environmental professional. Based on the completed user questionnaires, GreenbergFarrow and Walmart are not aware of past Site uses, specific chemicals that are or were once present at the Site, or spills or other chemical releases at the Site.

### **3.3 REASON FOR PERFORMING PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Cornerstone performed this Phase I ESA to support Walmart and GreenbergFarrow in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

## **SECTION 4: RECORDS REVIEW**

### **4.1 STANDARD ENVIRONMENTAL RECORD SOURCES**

Cornerstone contracted with a firm specializing in the computerized search of environmental regulatory databases to evaluate the likelihood of contamination incidents at and near the Site. The databases and search distances were in general accordance with the requirements of ASTM E 1527-05. A list of the database sources reviewed, description of the sources, and a radius map showing the location of reported facilities relative to the project Site are presented in Appendix E.

#### **4.1.1 On-Site Database Listings**

The Site addresses were not listed in the databases searched.

#### **4.1.2 Nearby Off-Site Spill Incidents**

Two nearby facilities were listed as closed cases on the state Leaking Underground Storage Tank (LUST) database including a Mobile gasoline station at 29300 Central Avenue and an Arco gasoline station at 29355 Central Avenue. To obtain additional information regarding these LUST cases, a cursory review of readily available documents obtained from the state Geotracker (<http://geotracker.swrcb.ca.gov>) database was performed. Geotracker is a database and geographic information system (GIS) that provides online access to environmental data. It tracks regulatory data about leaking underground storage tank (LUST), Department of Defense, Site Cleanup Program and Landfill sites.

Selected documents reviewed are presented in Appendix F. Based on the information reviewed, these LUST cases do not appear to have impacted on-Site soil or ground water quality. Ground water was reported to be present in the Site area at depths between 25 and 40 feet and a southwesterly flow direction was reported. The LUST cases are located cross- or down-gradient from the Site with respect to the reported ground water flow direction.

#### **4.1.3 Orphan Sites**

Thirty-eight orphan sites were listed in the database report. Orphan sites are database listings where the facility locations were not able to be plotted. Based on the descriptions of the orphan listings (i.e. street names, database type, business name), none appear likely to significantly impact ground water beneath the Site.

### **4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES**

The following additional sources of readily ascertainable public information for the Site also were reviewed during this Phase I ESA. Interviews were performed by Stason Foster, P.E.

#### **4.2.1 City and County Agency File Review and Interview with Local Regulatory Agency Staff**

Cornerstone requested available files pertaining to the Site at the following public agencies; the Riverside County Department of Environmental Health (RCDEH), the Riverside County Fire Department (RCFD), the Riverside County Building Department (RCBD), the Lake Elsinore Building Department (LEBD), the Regional Water Quality Control Board (RWQCB), and Region 9 of the Federal Environmental Protection Agency (EPA).

During a telephone conversation on June 20, 2011, Ms. Susanne Cauffiel of the RCDEH indicated that the RCDEH has no files pertaining to the Site and that she was not familiar with the Site. Similarly, the LEBD, EPA, RCFD and RWQCB indicated that they have no files pertaining to the Site.

Records at the RCBD indicate that the four on-Site residences (consisting of mobile homes) were constructed/installed on-Site between 1978 and 1989. The files also contained permits for detached garages, mobile home foundations, patio covers, and work related to a pool.

#### **4.2.2 Division of Oil, Gas and Geothermal Resources Maps**

To evaluate the presence of oil or gas wells on-Site and in the immediate Site vicinity, the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources on-line mapping program (<http://maps.conservation.ca.gov/doms/doms-app.html>) was reviewed. Review of the on-line map did not show oil or gas wells on-Site or on the adjacent properties.

### **SECTION 5: PHYSICAL SETTING**

Cornerstone reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

#### **5.1 CURRENT USGS TOPOGRAPHIC MAP**

A 1997 USGS 7.5 minute topographic map was reviewed to evaluate the physical setting of the Site. Based on our review, the Site's elevation is approximately 1,300 feet above mean sea level; topography in the vicinity of the Site slopes gently to the southwest.

#### **5.2 HYDROLOGY**

Rainfall in Lake Elsinore reportedly averages approximately 15 inches annually ([http://www.wrh.noaa.gov/images/mtr/ca\\_south.gif](http://www.wrh.noaa.gov/images/mtr/ca_south.gif)). A seasonal creek/storm water drainage traverses the Site, generally near the northwest border of the four residential parcels. No other storm water collection features were observed on-Site.

#### **5.3 GEOLOGY / HYDROGEOLOGY**

The Site is located within the Elsinore Groundwater Basin, which underlies the Elsinore Valley in western Riverside County. The Elsinore Groundwater Basin contains alluvial fan, floodplain, and

lucustrine deposits, which are underlain by alluvium of the Pauba Formation. The basin is bounded on the southwest by the Santa Ana and Elsinore Mountains along the Willard fault, a splay of the active Elsinore fault zone. The basin adjoins the Temecula Valley Groundwater Basin on the southeast at a low surface drainage divide. The basin is bounded on the northwest by the Temescal Subbasin of the Upper Santa Ana River Valley Groundwater Basin at a constriction in Temescal Wash. The basin is bounded on the northeast by nonwater-bearing rocks of the Peninsular Ranges along the Glen Ivy fault (DWR, 2006).

Based on information contained in the state Geotracker database regarding nearby properties, ground water below the Site is expected to be at a depth between 25 and 40 feet. A southwesterly ground water flow direction has been reported in the Site vicinity.

## **SECTION 6: HISTORICAL USE INFORMATION**

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the Site. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources. The historical data sources reviewed and results of our review are summarized below.

### **6.1 HISTORICAL AERIAL PHOTOGRAPHS**

We reviewed aerial photographs dated 1938, 1953, 1967, 1980, 1989, 1994, 2002 and 2005 obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut; copies of aerial photographs reviewed are presented in Appendix G.

**Table 5: Aerial Photograph Summary**

<b>Date</b>	<b>Source</b>	<b>Comments</b>
1938 and 1953	Aerial photographs	The Site appears to be undeveloped. What appears to be a small pit or pond and area of disturbed soil are apparent on the northern portion of the Site.
1963	Aerial photograph	The Site appears similar to that shown on the prior photographs. Additionally, the northwestern half of the Site appears to be in use for hay cultivation.
1980 and 1989	Aerial photographs	On the 1980 aerial photograph, three of the four current on-Site residences appear to be present. The fourth appears to be shown on the 1989 photograph.
1994, 2002, 2005 and 2009	Aerial photographs	On the aerial photographs from the 1990s and 2000s, the Site appears generally similar to the current conditions. The 2009 aerial photograph obtained from Google Earth (see Figure 2) additionally shows several piles of fill soil on the northern portion of the Site near the area where a small pit or pond was shown on prior photographs.

## 6.2 HISTORICAL TOPOGRAPHIC MAPS

We reviewed USGS historic topographic maps dated 1901, 1953, 1973, 1982, 1988 and 1997; copies of historic topographic maps reviewed are presented in Appendix G. No specific Site details or on-Site structures were depicted on topographic maps except for a few structures along 3<sup>rd</sup> Street that appear typical of residences; these are depicted on the topographic maps from the 1980s and 1990s.

## 6.3 HISTORICAL FIRE INSURANCE MAPS

EDR reported that the Site was not within the coverage area of Sanborn fire insurance maps.

## 6.4 LOCAL STREET DIRECTORIES

EDR performed a search of available city directories dated from 1974 to 2007 to obtain information pertaining to past Site occupants. Residential use of the on-Site parcels along 3<sup>rd</sup> Street was identified on city directories dated in the 1980s, 1990s and 2000s. The city directory summary is presented in Appendix G.

## 6.5 HISTORICAL SUMMARY OF SITE VICINITY

Based on the aerial photographs and topographic maps, the immediate Site vicinity appears to historically have been mainly undeveloped land and agricultural properties with widely spaced residences. Properties to the north and northwest of the Site are shown to have been used as clay pits since at least the 1930s until at least the 1960s. Increases in both residential and commercial development of nearby properties are apparent during the 1980s, 1990s and 2000s. The former clay pits to the north and northwest appear to have been mostly filled by the early 2000s.

## SECTION 7: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 6. Photographs are presented in Section 7.3.

### 7.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff (Stason Foster, P.E.) visited the Site on June 22, 2011 and was unaccompanied.

The reconnaissance was conducted by walking portions of the Site perimeter as well as transects through representative areas of the Site. Our ability to observe the undeveloped portion of the Site was partially limited by the presence of tall grass and weeds (typical of an undeveloped field). Additionally, the interiors of the four mobile homes located on-Site along 3<sup>rd</sup> Street were not observed; however, the interiors of the associated garages and other outbuildings were observed. These limiting conditions are not expected to be significant.

## 7.2 OBSERVATIONS

At the time of our visit, the northwest portion of the Site was undeveloped and consisted of a grass and weed covered field. A berm of soil was observed on-Site along Cambern Avenue (a mostly unpaved, gravel road). The piles of fill soil shown on the 2009 aerial photograph obtained from Google Earth (see Figure 2), were not readily apparent. This mounded soil appeared to have either been removed or spread across the Site. Grass and weeds covered the area where the apparent fill piles were present. A seasonal creek/storm water drainage was observed on the southeast portion of the undeveloped area of the Site (just to the northwest of the four residential parcels). Several trees were observed near the creek.

Observations of the four on-Site residential parcels are discussed in the following sections.

### 7.2.1 29401 3<sup>rd</sup> Street

A mobile home with an adjacent swimming pool was observed on the parcel at 29401 3<sup>rd</sup> Street. A detached garage and adjacent storage shed were present to the northwest of the mobile home. Both the garage and shed were of wood frame construction with concrete floor slabs. The shed and garage were observed to contain tools, vehicle parts, lawn care equipment, sporting equipment and other typical household items. The northwestern portion of the shed contained ten 5-gallon buckets of gear lubricant, as well as several smaller retail containers (typically 1-quart to 1-gallon or smaller in size) of paints, oils, adhesives, cleaning products, antifreeze and other common automotive related products. Several empty plastic gasoline cans also were present. The observed hazardous materials were stored in an orderly manner on shelving and on the concrete floor slab. No evidence of significant hazardous materials spills was readily apparent.

A semi-truck was observed to be parked on a gravel covered area on the northwest portion of the parcel. Additionally, a boat was observed to be stored beneath an awning located adjacent to the garage. Piping that appeared to lead to a septic tank was observed on the northwest side of the mobile home.

### 7.2.2 29421 3<sup>rd</sup> Street

A mobile home was observed on the parcel at 29401 3<sup>rd</sup> Street. A detached garage with wood frame construction and a concrete floor slab was present to the north of the mobile home. The garage was observed to contain miscellaneous household items. An open 5-gallon bucket of used motor oil was observed on the southeast side of the garage. What appeared to be minor oil staining of the soil near the bucket was observed.

Two cars and a partially disassembled truck were observed to be stored on the northwest portion of the parcel. Piping that appeared to lead to a septic tank was observed on the northwest side of the mobile home.

### 7.2.3 29445 3<sup>rd</sup> Street

A mobile home was observed on the parcel at 29445 3<sup>rd</sup> Street. To the north of the mobile home, a semi-truck trailer (used for storage) was present along with an adjacent concrete pad that was partially covered by an awning. Truck and automobile repair work appeared to be in progress on the concrete slab. An approximately 4 foot deep pit with concrete block walls and an apparent concrete base was present within the vehicle repair area. A car was parked over

the pit, which restricted access; however, the pit appeared to be used for auto maintenance purposes. An open 5-gallon bucket of what appeared to be antifreeze was present at the base of the pit. The walls and base of the pit appeared to be oil stained. What appeared to be oil staining also was observed on portions of the surrounding concrete slab; areas of oil stained soil also were noted. The areas of oil stained soil appeared limited in extent, likely resulting from parked vehicles or heavy equipment. Several 5-gallon buckets of what appeared to be used motor oil, a 55-gallon drum of gear oil, and two drums of grease were observed in the general vicinity of the concrete slab (i.e., on the northern portion of the Site).

The semi-truck trailer was observed to be used for storage and was resting on the ground; the wheels of the trailer had been removed. Stored items appeared to consist mainly of tools, vehicle parts and an air compressor. Two 55-gallon drums that appeared to contain new and used oil were present in the trailer, along with smaller containers of automotive related products that were observed on shelving. An open 5-gallon bucket of used oil also was noted. Spilled oil was apparent on the metal floor of the trailer, mainly near the 55-gallon drums.

Several automobiles, semi-trucks, miscellaneous trailers, a fork lift, a skip loader, vehicle parts and other miscellaneous items were observed to be stored on the northwestern portion of the parcel. Piping that appeared to lead to a septic tank was observed on the northwest side of the mobile home.

**7.2.4 29467 3<sup>rd</sup> Street**

A mobile home was observed on the parcel at 29467 3<sup>rd</sup> Street. A detached garage with corrugated metal construction and a concrete floor slab was present to the northeast of the mobile home. The garage was observed to contain an old car and motorcycle, tools, miscellaneous household items, and a few empty gasoline cans.

A fenced horse corral, several travel trailers/camper trailers, a semi-truck trailer and other miscellaneous items were observed on the northwest portion of the parcel. The semi-truck trailer was observed to be used for storage of furniture, vehicle parts and other miscellaneous items.

Mounded piles of fill soil were observed along the northwest border of the parcel that appeared to have been placed to control storm water drainage near the seasonal creek. Another pile of soil was observed on-Site near the southwest border of the parcel.

Piping that appeared to lead to a septic tank was observed on the northwest side of the mobile home.

**Table 6: Summary of Readily Observable Site Features**

<b>General Observation</b>	<b>Comments</b>
Aboveground Storage Tanks	Not Observed
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Basements or crawl spaces	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed

General Observation	Comments
Chemical Storage Areas	Observed as discussed above
Clean Rooms	Not Observed
Drainage Ditches	Not Observed
Drinking Water Supply Wells	Not Observed
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Floor Drains	Not Observed
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Not Observed
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed
Incinerator	Not Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Ponds or Streams	Seasonal creek observed as described above.
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Fill or Stockpiles of Soil or Debris	Observed as discussed above
Sumps or Clarifiers	Not Observed
Transformers	Not Observed
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Observed as discussed above
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

### 7.3 PHOTOGRAPHS



Photograph 1. View of undeveloped portion of the Site looking southeast from Central Avenue.



Photograph 2. View of mounded fill on-Site along Cambern Avenue (looking southeast).



Photograph 3. View of on-site mobile home at 29401 3<sup>rd</sup> Street (looking northwest).



Photograph 4. View of garage and boat at 29401 3<sup>rd</sup> Street (looking south).



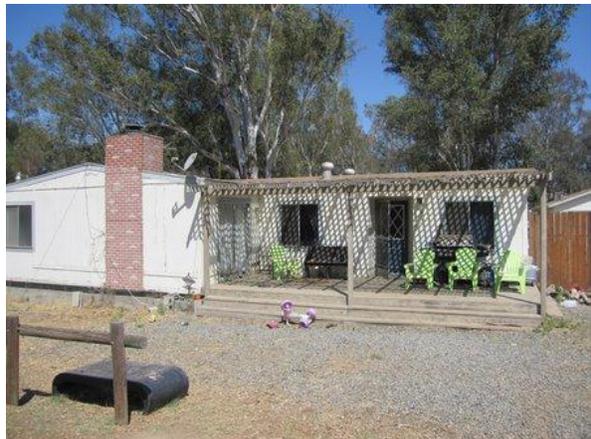
Photograph 5. View of storage shed at 29401 3<sup>rd</sup> Street (looking southeast).



Photograph 6. Stored items within shed at 29401 3<sup>rd</sup> Street



Photograph 7. 29401 3<sup>rd</sup> Street parcel looking southeast.



Photograph 8. View of on-site mobile home at 29421 3<sup>rd</sup> Street (looking northwest).



Photograph 9. View of garage at 29421 3<sup>rd</sup> Street (looking north).



Photograph 10. View of used oil bucket on side of garage at 29421 3<sup>rd</sup> Street.



Photograph 11. View of on-Site mobile home at 29445 3<sup>rd</sup> Street (looking northwest).



Photograph 12. View of awning covered vehicle maintenance area at 29445 3<sup>rd</sup> Street (looking southeast).



Photograph 13. Base of auto maintenance pit at 29445 3<sup>rd</sup> Street. Pit is located below the car shown in Photograph 12.



Photograph 14. Oil staining on soil and concrete pad at 29445 3<sup>rd</sup> Street.



Photograph 15. Semi-truck trailer used for storage at 29445 3<sup>rd</sup> Street.



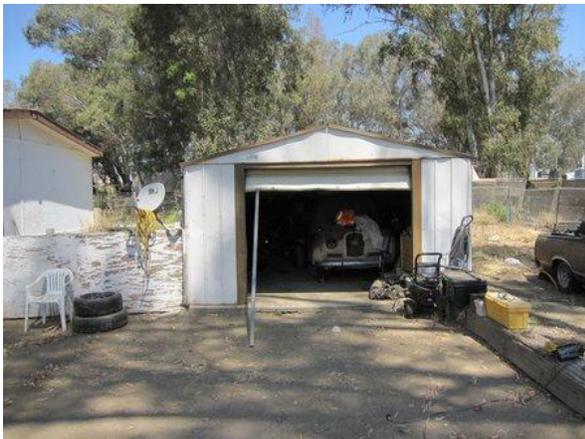
Photograph 16. Oil drums and spilled oil on floor of trailer at 29445 3<sup>rd</sup> Street.



Photograph 17. Stored vehicles and equipment on northwest portion of 29445 3<sup>rd</sup> Street.



Photograph 18. View of on-Site mobile home at 29467 3<sup>rd</sup> Street (looking north).



Photograph 19. View of garage at 29467 3<sup>rd</sup> Street (looking northwest).



Photograph 20. View of horse corral at 29467 3<sup>rd</sup> Street (looking north).



Photograph 21. View of stored items and trailers at 29467 3<sup>rd</sup> Street (looking northeast).



Photograph 22. View of semi-truck trailer and mounded fill soil along northwest border of 29467 3<sup>rd</sup> Street (looking southwest).

## **SECTION 8: INTERVIEWS**

### **8.1 INTERVIEWS WITH CURRENT OWNERS AND OCCUPANTS**

To help obtain information on current and historical Site use and use/storage of hazardous materials on-Site we provided an environmental questionnaire to GreenbergFarrow and asked that it be forwarded to the Site owners and occupants for completion. The completed questionnaires by the owners of 29401, 29421 and 29445 3<sup>rd</sup> Street were returned to us and are attached in Appendix C.

Based on the completed questionnaires, Mr. Wade Werntz has owned and occupied the 29401 3<sup>rd</sup> Street parcel since 1996 for residential purposes. The mobile home and garage reportedly were constructed in 1989. Truck parking, equipment maintenance/repair and the presence of a septic tank are noted. The information provided by Mr. Werntz appears consistent with our observations as described in Section 7.

Mr. Dennis Bixler reportedly has owned the 29421 3<sup>rd</sup> Street Parcel since 2002 and occupied the parcel for residential purposes until 2009. The parcel currently is rented to tenants for residential use. The mobile home reportedly was constructed in 1978. The presence of a septic tank is noted. The information provided by Mr. Bixler appears consistent with our observations as described in Section 7.

Fernando and Teresa Camarillo reportedly have owned and occupied the 29445 3<sup>rd</sup> Street parcel since 2000 for residential purposes. The mobile home reportedly was constructed in 1978. Use of the parcel of truck repair and the presence of fill material and a septic tank are noted. The reported fill material was not readily apparent at the time of our Site visit; however, the remaining information provided by Mr. Camarillo appears consistent with our observations as described in Section 7.

The questionnaires provided for completion by the owner and occupants of 29467 3<sup>rd</sup> street and the owner of the undeveloped Site parcels were not returned to us as of the date of this report.

## 8.2 INTERVIEWS WITH PREVIOUS OWNERS AND OCCUPANTS

Contact information for former owners and occupants of the Site was not provided to us; thus, these parties were not interviewed during the current study.

## SECTION 9: EVALUATION OF OTHER BUSINESS ENVIRONMENTAL RISKS

### 9.1 ASBESTOS, LEAD-BASED PAINT, MERCURY, PCBS, CFCS AND EXIT SIGNS

A hazardous building materials survey of the on-Site structures was performed by RGA Environmental, Inc. in general accordance with Walmart's guidance document "Supplement to Phase I Guidelines." An initial survey was performed on June 16 and 17, 2011. Due to access limitations during the initial survey, an additional Site visit was performed on October 3, 2011. The hazardous building materials survey report is presented in Appendix H.

The survey was performed on the interior, exterior and roofing materials of the on-Site structures. Thirty-seven homogenous suspected asbestos containing materials (ACMs) were identified in the three mobile homes, garages, sheds and one in-ground swimming pool. Five of the materials sampled were found to contain asbestos. The identified ACM consisted of roof penetration mastics on the roofs of the four mobile homes surveyed, and roof shingles on one of the mobile homes.

Nineteen painted surfaces and eight types of ceramic tile were sampled and analyzed for lead. Two of the paints and one ceramic tile sampled were reported above the laboratory detection limit for lead. These two paints were a white paint in the mobile home bathroom at 29421 3<sup>rd</sup> Street (94 parts per million [ppm]) and brown exterior paint on the mobile home at 29467 3<sup>rd</sup> Street (800 ppm). The ceramic tile was a tan tile in the master bathroom of 29445 3<sup>rd</sup> Street (59 ppm). Activities that disturb or remove the lead paint and tile will need to be performed by workers with appropriate training. Lead containing materials that are removed will require appropriate handling and disposal (RGA Environmental, 2011). Additional considerations for activities that disturb or remove the lead-containing paint are presented in the hazardous building materials report in Appendix H.

Approximately 42 four-foot fluorescent light tubes (mercury containing) were observed in the mobile homes and/or garages on 29401, 29421 and 29467 3<sup>rd</sup> Street. No mercury switches were observed. Approximately 22 fluorescent light ballasts were identified inside the structure that may contain polychlorinated biphenyls (PCBs). "No PCB" labels were present on all the ballasts observed. Tubes and bulbs should be removed from the fixtures without breakage and packaged for mercury reclamation as a universal waste through an appropriate vendor prior to removal of any fixtures. Prior to disposal, all fluorescent light ballasts should be observed for labels stating "No PCBs". Ballasts identified without such labeling should be assumed to be PCB containing and be removed from the fixture and appropriately disposed prior to disposal of the fixtures (RGA Environmental, 2011).

Two wall or window mounted air conditioning units were observed on the hoem on Parcel #2. Six window air conditioning unit and one pad-mounted air conditioning unit were observed on Parcel #3. The air conditioning units were determined to contain R-22, a HCFC refrigerant. Air conditions originally observed on Parcels #1 and #4 during the June 16, 2011 Site visit had been removed by the former residents by the time of the October 3, 2011 Site visit.

No exit signs were observed on-Site (RGA, 2011).

## **9.2 THREATENED, ENDANGERED, AND OTHER PROTECTED SPECIES**

A biological survey of the Site was performed by H.T. Harvey & Associates, including a Site reconnaissance on June 19, 2011.

Habitats observed on-Site consisted of exotic grasses, weedy annual plants and a grove of eucalyptus trees. Wild oats and black mustard appeared to comprise the majority (approximately 75 percent) of the vegetation, with the remainder consisting of exotic annual and perennial weeds including tocalote, Russian thistle, London rocket, little mallow/cheeseweed and vinegar weed. The grove of eucalyptus trees was observed on the southern portion of the Site and separated the on-Site residential area from the on-Site open area (H.T. Harvey & Associates, 2011).

Avian species observed on the Site included the lesser goldfinch, house finch, mourning dove, common raven, redtailed hawk, western kingbird, Nuttall's woodpecker, and European house sparrow. Mammals observed were the California ground squirrel, desert cottontail, and a variety of common small rodent species. The only reptile observed on-Site was the carcass of a coachwhip, which was found on the dirt road bordering the Site and appeared to have been discarded at the location. Red-tailed hawk and western kingbird appeared to nest in the eucalyptus trees (H.T. Harvey & Associates, 2011).

A search of the California Department of Fish and Game's California Natural Diversity Database reportedly revealed a significant number of special state plant and wildlife species in the general Site area, however, none of the database listings indicated the presence of special-status species occurrences on-Site. There is a large expanse of open desert habitat approximately 1 ½ mile south of the Site which would likely support special-status species. However, suitable habitat for these species is absent on-Site and surrounding area (H.T. Harvey & Associates, 2011).

The only biotic constraint apparent at the time of the reconnaissance is the presence of the western kingbird and red-tailed hawk nests in the eucalyptus grove. Disturbance or removal of these trees would need to be performed during the non-breeding season of these species (between August and January) or if seasonal avoidance is not possible, removal of the trees could be completed of pre-construction surveys indicate the absence of nesting birds. H.T. Harvey & Associate's report is presented in Appendix I.

## **9.3 WETLANDS, WILDLIFE SANCTUARIES, AND OTHER NATURAL PRESERVES**

Based on H.T. Harvey & Associates' assessment, no wetlands or federal/state jurisdictional habitats appear to be located on-Site or within the immediate Site vicinity. In addition, there are no wildlife sanctuaries or natural resource preserves located adjacent to or nearby the Site (H.T. Harvey & Associates, 2011). The biotic constraints analysis report is presented in Appendix I.

## **9.4 CULTURAL, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

A cultural/archeological resource evaluation was performed by Basin Research Associates to help evaluate the presence of cultural resources on-Site. The evaluation consisted of the following tasks:

- Review of pre-historic and historic records and literature search by the California Historical Resources Information System, Eastern Information Center (CRIS/EIC), University of California, Riverside.
- Review of selected reference materials.
- Review of the Sacred Lands Files by the Native American Heritage Commission.

Documents reviewed by Basin Research Associates included a June 2007 survey of approximately 14 acres of the Site owned by Caliber Elsinore, LLC. The 2007 survey included a pedestrian survey of the study area that did not identify any visible prehistoric or historic resources.

Based on their findings, Basin Research Associates concluded that the Site appears to have a low sensitivity for prehistoric and/or historic archeological resources. Basin Research Associates' report is presented in Appendix I.

## **9.5 RADON**

Studies conducted by the California Department of Health Services (CDHS) at 2,858 sites in California revealed that 3.8 percent had radon levels above 4 picocuries per liter (pCi/l) with the highest known reading at 29 pCi/l. The United States Environmental Protection Agency (EPA) has set a recommended action level of 4 pCi/l.

Radon screening tests conducted in the Site vicinity (Riverside County) did not detect radon above 4 pCi/l at any of the 12 sites tested. The Federal EPA has rated Riverside County as a Radon Zone 2, with an average indoor radon level between 2 and 4 pCi/l.

## **9.6 LEAD IN DRINKING WATER**

Lead sources in drinking water typically include plumbing corrosion and erosion of natural deposits in the water distribution system. The Elsinore Valley Municipal Water District (EVMWD) provides water to the Site area. EVMWD uses several sources of water to serve its customers, including imported water from the Colorado River and Northern California and water pumped from local ground water aquifers and Canyon Lake. Based on a 2009 Consumer Confidence Report published by the EVMWD (the most recent available), sampling conducted in 2007 for lead detected concentrations up to 5.5 ug/l; the regulatory action level for lead is a 90<sup>th</sup> percentile lead concentration of 15 ug/l. Sampling for lead is typically required every three years.

To evaluate the presence of lead in the on-Site tap water, water samples were collected on June 22, 2011 from an exterior hose faucet at 29401 3<sup>rd</sup> Street. An initial water sample (W-1) was collected from the faucet and a second sample (W-2) was collected after allowing the faucet to run for approximately 5 minutes. The two water samples were submitted to a state certified laboratory with chain of custody documentation and analyzed for lead (EPA Test Method 200.8). Laboratory analysis of the tap water samples did not detect lead in either sample. The laboratory analytical report is presented in Appendix J.

## **9.7 MOLD IN STRUCTURES**

No structures that will be occupied by Walmart are present on-Site. We understand that the existing residences will be demolished prior to construction of the planned Walmart store.

## **9.8 HIGH VOLTAGE POWERLINES**

No high voltage powerlines were observed on or near the Site at the time of our reconnaissance.

## **9.9 ENVIRONMENTAL REGULATORY COMPLIANCE**

The information reviewed during this study did not indicate significant regulatory compliance issues associated with the Site.

## **9.10 INDOOR AIR QUALITY**

No hazardous materials likely to cause significant indoor air quality issues were observed at the time of our Site reconnaissance or otherwise identified in this Phase I environmental site assessment.

## **9.11 BIOLOGICAL AGENTS**

No biological agents were observed that appeared likely to significantly impact the planned use of the Site.

## **9.12 ASTS, USTS, FLOOR DRAINS, HEATING, BASEMENTS, AND CRAWL SPACES**

No above ground storage tanks, underground storage tanks (except for septic tanks) or drains were observed on-Site. The on-Site residences appeared to be heated using natural gas or electricity. No basement or crawl spaces beneath the floors were observed.

## **9.13 POTENTIAL IMPACTS/IMPLICATIONS OF ENVIRONMENTAL ISSUES FOR SITE DEVELOPMENT AND CONSTRUCTION**

We understand that Walmart is planning to construct a new approximately 151,000 square-foot retail store and associated parking areas, driveways and landscaping. As summarized in Section 10.2, proper disposal of the remaining hazardous materials, if not performed by the current owners, could increase Site development costs. Additionally, further evaluation and cleanup of the areas where oil staining was observed could increase development costs and schedules.

Based on the biologic resource evaluation, nesting birds were observed in the on-Site grove of eucalyptus trees. Disturbance or removal of these trees would need to be performed during the non-breeding season for the species observed (spring through fall). If avoidance of the breeding season is not feasible, removal of the trees could be completed if pre-construction surveys indicate the absence of nesting birds.

## **SECTION 10: FINDINGS**

Cornerstone performed this Phase I ESA to support GreenbergFarrow and Walmart in evaluation of Recognized Environmental Conditions at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site. Our findings are summarized below.

### **10.1 HISTORICAL SITE USAGE**

Based on the information obtained during this study, the Site appears to have remained mostly as undeveloped land until residences (consisting of mobile homes) were constructed/ installed between 1978 and 1989 on the four on-Site parcels along 3<sup>rd</sup> Street. The northwestern portion of the Site appears to have been used for hay cultivation during at least the 1960s.

Aerial photographs dating back to 1939 show what appear to be a small pit or pond and an area of disturbed soil on the northern portion of the Site. The adjacent off-Site properties to the north and northwest were historically used as clay pits. The on-Site feature may have been an exploratory pit associated with the larger off-Site clay mining operations. Features similar to the apparent on-Site pit/pond are also shown to have been present on a few of the other nearby properties. Provided title documents indicate that Elsinore Clay Company and International Pipe and Ceramics Corporation (a clay pipe manufacturer) owned two of the Site parcels between 1947 and 1977; manufacturing activities do not appear to have been conducted on-Site.

### **10.2 CHEMICAL STORAGE AND USE**

Vehicle maintenance activities appear to have been performed on several of the on-Site parcels located along 3<sup>rd</sup> Street. Observed hazardous materials included mainly new and used lubricants, antifreeze and other automotive-related products.

Areas of oil stained soil were observed on the parcel at 29445 3<sup>rd</sup> Street, along with oil staining of the vehicle maintenance pit and spilled oil within the adjacent storage trailer. A small area of oil stained soil also was noted at 29421 3<sup>rd</sup> Street. The potential for the observed staining and spilled oil to have a significant impact on the planned use of the Site for commercial retail purposes appears low. However, further evaluation and cleanup of the impacted areas could increase development costs and schedules.

### **10.3 FILL**

The 2009 aerial photograph obtained from Google Earth (see Figure 2) shows several piles of fill soil on the northern portion of the Site near the area where a small pit or pond was shown on prior photographs. During our Site visit, these fill piles were not readily apparent. A berm of soil was, however, observed on-Site along Cambern Avenue. Additional fill piles were observed on the 29467 3<sup>rd</sup> Street parcel. The owners of 29445 3<sup>rd</sup> Street additionally reported on the provided questionnaire that fill was present on that parcel; however; the fill was not readily apparent at the time of our Site visit.

The source and quality of the observed and reported fill soil are unknown.

## 10.4 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

Based on the information obtained during this study, no off-Site hazardous material incidents have been reported in the Site vicinity that would be likely to significantly impact the planned use of the Site as a retail store.

## 10.5 OTHER BUSINESS ENVIRONMENTAL RISKS

### 10.5.1 Asbestos, Lead-Based Paint, Mercury, PCBs and Cfc's

A hazardous building materials survey of the on-Site structures was performed by RGA Environmental, Inc. in general accordance with Walmart's guidance document "Supplement to Phase I Guidelines." An initial survey was performed on June 16 and 17, 2011. Due to access limitations during the initial survey, an additional Site visit was performed on October 3, 2011. The hazardous building materials survey report is presented in Appendix H.

The survey was performed on the interior, exterior and roofing materials of the on-Site structures. Thirty-seven homogenous suspected asbestos containing materials (ACMs) were identified in the three mobile homes, garages, sheds and one in-ground swimming pool. Five of the materials sampled were found to contain asbestos. The identified ACM consisted of roof penetration mastics on the roofs of the four mobile homes surveyed, and roof shingles on one of the mobile homes.

Nineteen painted surfaces and eight types of ceramic tile were sampled and analyzed for lead. Two of the paints and one ceramic tile sampled were reported above the laboratory detection limit for lead. These two paints were a white paint in the mobile home bathroom at 29421 3<sup>rd</sup> Street (94 parts per million [ppm]) and brown exterior paint on the mobile home at 29467 3<sup>rd</sup> Street (800 ppm). The ceramic tile was a tan tile in the master bathroom of 29445 3<sup>rd</sup> Street (59 ppm). Activities that disturb or remove the lead paint and tile will need to be performed by workers with appropriate training. Lead containing materials that are removed will require appropriate handling and disposal (RGA Environmental, 2011). Additional considerations for activities that disturb or remove the lead-containing paint are presented in the hazardous building materials report in Appendix H.

Approximately 42 four-foot fluorescent light tubes (mercury containing) were observed in the mobile homes and/or garages on 29401, 29421 and 29467 3<sup>rd</sup> Street. No mercury switches were observed. Approximately 22 fluorescent light ballasts were identified inside the structure that may contain polychlorinated biphenyls (PCBs). "No PCB" labels were present on all the ballasts observed. Tubes and bulbs should be removed from the fixtures without breakage and packaged for mercury reclamation as a universal waste through an appropriate vendor prior to removal of any fixtures. Prior to disposal, all fluorescent light ballasts should be observed for labels stating "No PCBs". Ballasts identified without such labeling should be assumed to be PCB containing and be removed from the fixture and appropriately disposed prior to disposal of the fixtures (RGA Environmental, 2011).

Two wall or window mounted air conditioning units were observed on the home on Parcel #2. Six window air conditioning unit and one pad-mounted air conditioning unit were observed on Parcel #3. The air conditioning units were determined to contain R-22, a HCFC refrigerant. Air conditions originally observed on Parcels #1 and #4 during the June 16, 2011 Site visit had been removed by the former residents by the time of the October 3, 2011 Site visit.

No exit signs were observed on-Site (RGA, 2011).

### **10.5.2 Threatened, Endangered, and Other Protected Species**

A biological survey of the Site was performed by H.T. Harvey & Associates, including a Site reconnaissance on June 19, 2011.

Habitats observed on-Site consisted of exotic grasses, weedy annual plants and a grove of eucalyptus trees. Wild oats and black mustard appeared to comprise the majority (approximately 75 percent) of the vegetation, with the remainder consisting of exotic annual and perennial weeds including tocalote, Russian thistle, London rocket, little mallow/cheeseweed and vinegar weed. The grove of eucalyptus trees was observed on the southern portion of the Site and separated the on-Site residential area from the on-Site open area (H.T. Harvey & Associates, 2011).

Avian species observed on the Site included the lesser goldfinch, house finch, mourning dove, common raven, redtailed hawk, western kingbird, Nuttall's woodpecker, and European house sparrow. Mammals observed were the California ground squirrel, desert cottontail, and a variety of common small rodent species. The only reptile observed on-Site was the carcass of a coachwhip, which was found on the dirt road bordering the Site and appeared to have been discarded at the location. Red-tailed hawk and western kingbird appeared to nest in the eucalyptus trees (H.T. Harvey & Associates, 2011).

A search of the California Department of Fish and Game's California Natural Diversity Database reportedly revealed a significant number of special state plant and wildlife species in the general Site area, however, none of the database listings indicated the presence of special-status species occurrences on-Site. There is a large expanse of open desert habitat approximately 1 ½ mile south of the Site which would likely support special-status species. However, suitable habitat for these species is absent on-Site and surrounding area (H.T. Harvey & Associates, 2011).

The only biotic constraint apparent at the time of the reconnaissance is the presence of the western kingbird and red-tailed hawk nests in the eucalyptus grove. Disturbance or removal of these trees would need to be performed during the non-breeding season of these species (between August and January) or if seasonal avoidance is not possible, removal of the trees could be completed of pre-construction surveys indicate the absence of nesting birds. H.T. Harvey & Associate's report is presented in Appendix I.

### **10.5.3 Wetlands, Wildlife Sanctuaries, and Other Natural Preserves**

Based on H.T. Harvey & Associates' assessment, no wetlands or federal/state jurisdictional habitats appear to be located on-Site or within the immediate Site vicinity. In addition, there are no wildlife sanctuaries or natural resource preserves located adjacent to or nearby the Site (H.T. Harvey & Associates, 2011). The biotic constraints analysis report is presented in Appendix I.

### **10.5.4 Cultural, Historic, and Archeological Resources**

A cultural/archeological resource evaluation was performed by Basin Research Associates to help evaluate the presence of cultural resources on-Site. Documents reviewed by Basin Research Associates included a June 2007 survey of approximately 14 acres of the Site owned by Caliber Elsinore, LLC. The 2007 survey included a pedestrian survey of the study area that

did not identify any visible prehistoric or historic resources. Based on their findings, Basin Research Associates concluded that the Site appears to have a low sensitivity for prehistoric and/or historic archeological resources.

#### **10.5.5 Other Business Environmental Risks**

As listed in Sections 9.5 through 9.12, none of the other items categorized as “other business environmental risks” are considered to represent Recognized Environmental Conditions.

### **10.6 POTENTIAL IMPACTS/IMPLICATIONS OF ENVIRONMENTAL ISSUES FOR SITE DEVELOPMENT AND CONSTRUCTION**

We understand that Walmart is planning to construct a new approximately 151,000 square-foot retail store and associated parking areas, driveways and landscaping. As summarized in Section 10.2, proper disposal of the remaining hazardous materials, if not performed by the current owners, could increase Site development costs. Additionally, further evaluation and cleanup of the areas where oil staining was observed could increase development costs and schedules.

Based on the biologic resource evaluation, nesting birds were observed in the on-Site grove of eucalyptus trees. Disturbance or removal of these trees would need to be performed during the non-breeding season for the species observed (spring through fall). If avoidance of the breeding season is not feasible, removal of the trees could be completed if pre-construction surveys indicate the absence of nesting birds.

#### **10.7 DATA GAPS**

ASTM Standard Designation E 1527-05 requires the environmental professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified during this Phase I ESA.

- The environmental questionnaires provided for completion by the owners of the undeveloped Site parcels (Caliber Elsinore, LLC ) and the parcel at 29467 3<sup>rd</sup> Street (Raul C. Gonzales) were not returned to us as of the date of this report. Additionally, no contact information for former owners or occupants was provided to us; therefore, these parties were not interviewed. The general environmental setting of the Site appears to have been established based on the information reviewed from other data sources. However, these individuals may have knowledge of the Site that is not otherwise readily available or apparent. Thus, the absence of these questionnaires and interviews may diminish our ability to identify Recognized Environmental Conditions.
- As summarized in Section 10.3, several areas of fill were observed and/or reported to be present on the Site. The source and quality of the observed and reported fill soil are unknown.

## **SECTION 11: CONCLUSIONS**

Cornerstone has performed a Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-05 and with Walmart’s corporate guidelines. This assessment

revealed the following Recognized Environmental Conditions; however, please read the entire report for an overview of the Site.

- Areas of oil stained soil were observed on the parcel at 29445 3<sup>rd</sup> Street, along with oil staining of the vehicle maintenance pit and spilled oil within the adjacent storage trailer. A small area of oil stained soil also was noted at 29421 3<sup>rd</sup> Street.

## **SECTION 12: LIMITATIONS**

Cornerstone performed this Phase I ESA to support GreenbergFarrow and Walmart Stores, Inc. in evaluation of Recognized Environmental Conditions associated with the Site.

GreenbergFarrow and Walmart Stores, Inc. understand that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. GreenbergFarrow and Walmart Stores, Inc. understand that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Conclusions presented in this report are based on selected, readily available information and conditions readily observed at the time of the Site visit. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, additional soil, ground water and/or soil vapor samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-05, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

GreenbergFarrow may have provided Cornerstone environmental documents prepared by others. GreenbergFarrow understands that Cornerstone reviewed and relied on the information presented in these reports and cannot be responsible for their accuracy. Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

This report is certified to, can be relied upon by, and has been prepared for the exclusive use of the following entities; GreenbergFarrow; Gresham Savage Nolan & Tilden, APC; Walmart Stores, Inc., a Delaware corporation; Walmart Stores East, L.P. a Delaware limited partnership, and Walmart Real Estate Business Trust, a Delaware statutory trust. Any of the named entities above can convey this report to an affiliate, related entity, subsidiary, lender, title insurer, regulatory/city agency or current property owner(s) and their agents, but further dissemination requires prior written approval from Cornerstone. The use of the phrases “certifies to” and “can be relied upon by” constitutes an expression of professional opinion regarding the facts and findings which are

set forth in this report, which has been prepared in a manner consistent with the standard of care under California law applicable to those who provide similar services for projects of the type, scope and complexity of the instant project.

### **SECTION 13: REFERENCES**

Basin Research Associates. June 30, 2011. *Cultural Resource Due Diligence Review, Proposed 17-Acre Project, Cambern Avenue between Central Avenue and 3<sup>rd</sup> Street, City of Lake Elsinore, Riverside County.*

California Department of Water Resources (DWR). January 20, 2006. *California's Groundwater Bulletin 118.*

Environmental Data Resources Inc. June 6, 2011. *The EDR Radius Map with Geocheck, 29401 3<sup>rd</sup> Street/Encanto Drive, Lake Elsinore, CA 92532*

Environmental Data Resources Inc. June 10, 2011. *The EDR Aerial Photo Decade Package, 29401 3<sup>rd</sup> Street, Lake Elsinore, CA 92532*

Environmental Data Resources Inc. June 6, 2011. *The EDR Certified Sanborn Map Report, 29401 3<sup>rd</sup> Street, Lake Elsinore, CA 92532*

Environmental Data Resources Inc. June 6, 2011. *The EDR Historical Topographical Map, 29401 3<sup>rd</sup> Street, Lake Elsinore, CA 92532*

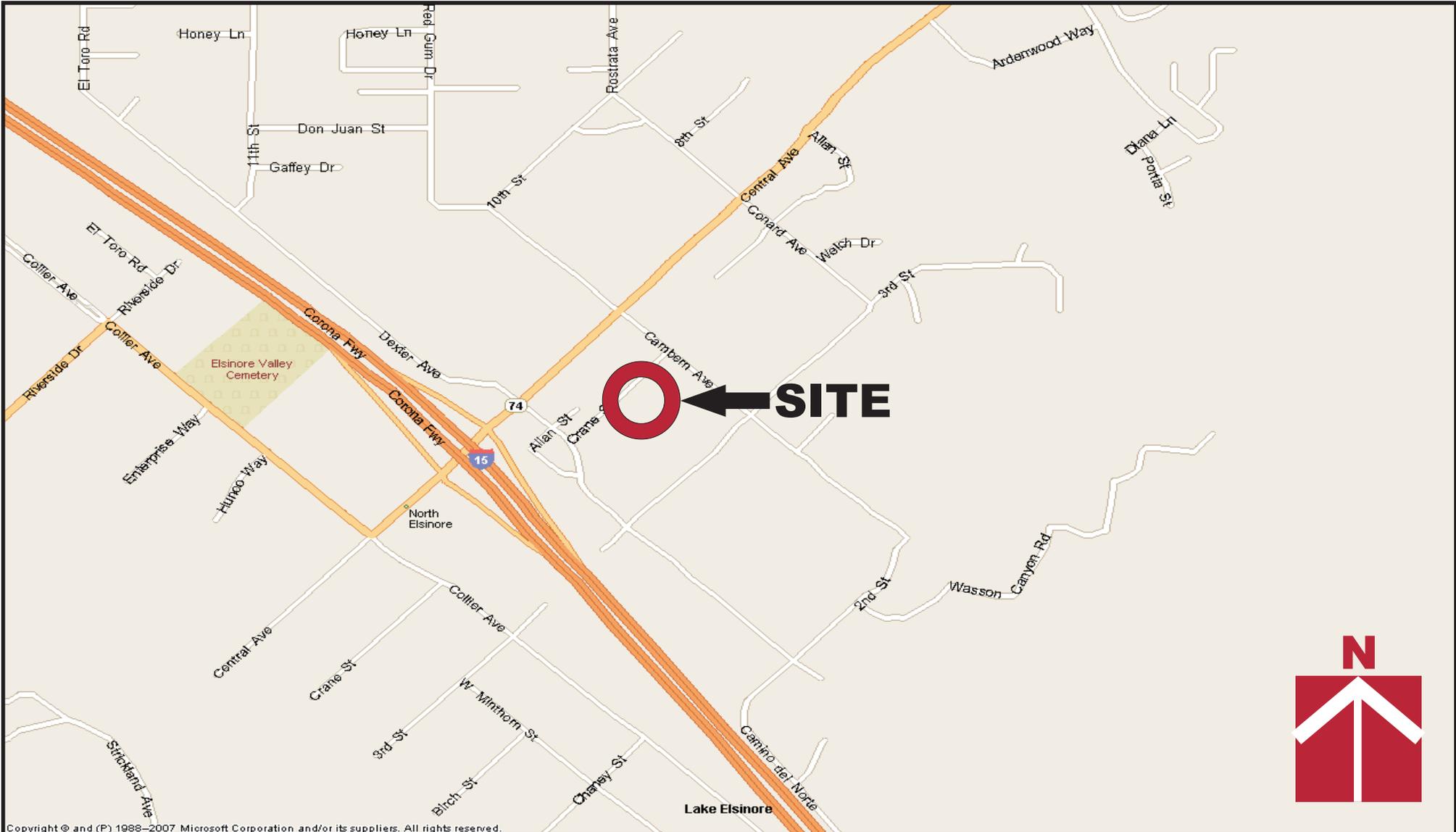
Environmental Data Resources Inc., June 9, 2011. *The City Directory Abstract, 29401 3<sup>rd</sup> Street, Lake Elsinore, CA 92532*

H.T. Harvey & Associates. July 14, 2011. *17-Acre Lake Elsinore Retail Development Biotic Constraints Analysis.*

Klienfelder. September 30, 2010. *Third Quarter 2010 Groundwater Monitoring Report, Mobile Service Station 18AAH, 29300 Central Avenue, Lake Elsinore, California.*

RGA Environmental. October 3, 2011. *Hazardous Materials Survey Report, 29401, 29421, 29455 and 29467 3<sup>rd</sup> Street, Lake Elsinore, California*

Stantec Consulting. September 18, 2009. *Atlantic Richfield Company Quarterly Groundwater Monitoring Report, 29355 Central Avenue, Lake Elsinore, California.*



Copyright © and (P) 1988–2007 Microsoft Corporation and/or its suppliers. All rights reserved.



**Vicinity Map**

**Wal-Mart Store #2077-07**  
**Lake Elsinore, CA**

Project Number  
329-15-1

Figure Number  
Figure 1

Date June 2011

Drawn By RRN



Based on Google Earth, November 16, 2009

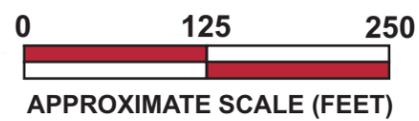
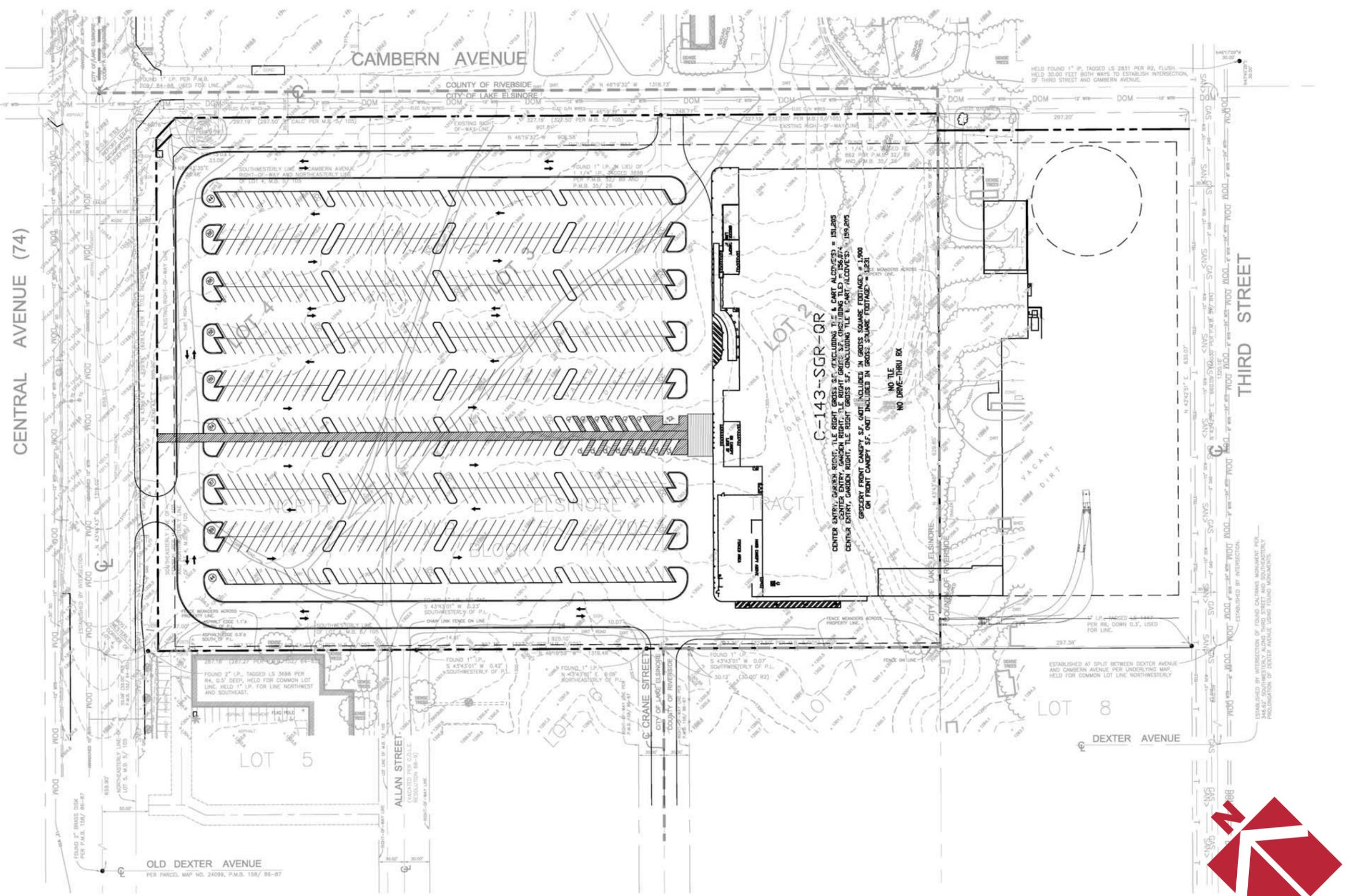
Project Number	329-15-1
Figure Number	Figure 2
Date	June 2011
Drawn By	RRN

**Site Plan**

**Wal-Mart Store #2077-07**  
**Lake Elsinore, CA**



**CORNERSTONE**  
**EARTH GROUP**



Based on conceptual site plan by GreenbergFarrow, October 20, 2010

 <b>CORNERSTONE</b> <b>EARTH GROUP</b>	<h3>Conceptual Site Plan</h3> <h2>Wal-Mart Store #2077-07</h2> <h3>Lake Elsinore, CA</h3>	Project Number <b>329-15-1</b>
Figure Number <b>Figure 3</b>		Date June 2011
		Drawn By RRN

**APPENDIX A – WALMART PHASE I SUMMARY FORM**

Walmart Phase I Summary  
Walmart Store No. 2077-07

Phase I Requirement	ASTM E 1527-05 Reference	Walmart Protocol Reference	Completed (yes/no)	Text and Appendix Reference (page number and/or appendix)	Variance from ASTM Standards or Walmart Protocol
ASTM Standard Environmental Records Review	8.2.1	II.D.1.0	Yes	Section 4	
ASTM Standard Additional Environmental Records Review	8.2.2	II.D.1.0	Yes	Section 4	
Physical Setting Records Review	8.2.3	II.D.1.0	Yes	Section 5	
Historical Records Review	8.3	II.D.1.0	Yes	Section 6	
Site Reconnaissance	9.0	II.D.2.0	Yes	Section 7	
Interviews with Past and Present Owners, Operators, and Occupants	10.0	II.D.3.0	Yes	Section 8	See Discussion in Sections 8 and 10.7
Interviews with State and Local Officials	11.0	II.D.3.0	Yes	Section 4.2.1	
Data Gaps and Data Failures	8.3.2.3 and 12.7	II.D.5.0	Yes	Section 10.7	
Business Environmental Risks	13.0	II.D.7.0	Yes	Section 9	
Summary of Findings	12.5	Na	Yes	Section 10	
Conclusions	12.8	Na	Yes	Section 11	
Statement of Compliance of Walmart Report Requirements	Na	II.E.1.0	Yes	Section 1.2	
Statement of Certification and Reliance	Na	II.E.2.0	Yes	Section 12	
Environmental Professional Statement	12.13	Na	Yes	Section 11	
Description of Phase I Scope of Services	12.4	II.E.3.0	Yes	Section 1.2	
Description of Approved Deviations of Phase I from Walmart Protocol	12.1	E.3.0	Yes	Section 1.2	
List of Additional Services	12.9	II.E.3.0	Yes	Section 1.2	
Viability Date	4.6	II.E.6.0	Yes	Section 1.5	
Site Plan Showing Current and Proposed Conditions	Na	Na	Yes	Figures 2 and 3	
Environmental Professional's Statement of Qualifications	12.14	Na	Yes	Section 1.4 and Appendix B	

Na = not applicable

Environmental professional's signature and date. Signature:



Date: July 15, 2011

**APPENDICES B THROUGH J ON ATTACHED CD**