

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED MULT-FAMILY RESIDENTIAL
DEVELOPMENT**

Riverside Drive, Southwest of Eisenhower
Drive
Lake Elsinore, California
for
Classic Pacific

Southern California Geotechnical
INC.

RECEIVED

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CITY OF LAKE ELSINORE
PLANNING DIVISION

Southern California Geotechnical

Classic Pacific
3197 Airport Loop Drive, Suite B
Costa Mesa, California 92626

January 3, 2006
Project No. 05E116-1

Attention: Mr. Doug Steiner

Subject: **Phase I Environmental Site Assessment**
Proposed Multi-Family Residential Development
Riverside Drive, southwest of Eisenhower Drive
Lake Elsinore, California

Gentlemen:

In accordance with your request, we have conducted a Phase I Environmental Site Assessment of the subject site. We are pleased to present this report summarizing the conclusions and recommendations developed from our assessment. We urge you to read the entire report and to contact the undersigned with any questions or concerns you may have about it.

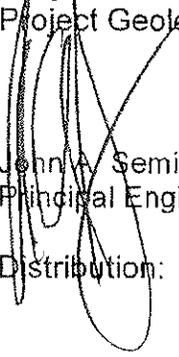
We sincerely appreciate the opportunity to be of service on this project. We look forward to providing additional consulting services during the course of the project. If we may be of further assistance in any manner, please contact our office.

Respectfully Submitted,

Southern California Geotechnical, Inc.


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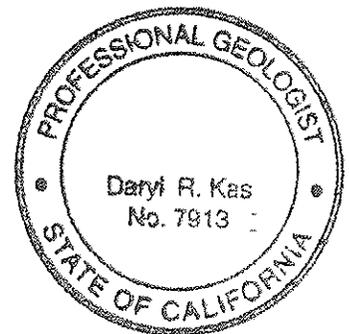


TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	2
3.0 SCOPE OF SERVICES AND LIMITATIONS	3
3.1 Scope of Service	3
3.2 Limitations and Exceptions	4
4.0 DESCRIPTION OF SUBJECT PROPERTY	5
4.1 Site Location	5
4.2 Site and Vicinity Setting	5
4.3 Current Site Usage and Description	5
4.4 Past Property Uses	6
4.5 Current and Past Uses of Adjacent Properties	6
4.6 Summary of Subject Site Reconnaissance	6
4.7 Conclusions	7
5.0 HISTORICAL RECORDS REVIEW	8
5.1 City of Lake Elsinore Building Department Records	8
5.2 Riverside County Assessors Office	8
5.3 City Directories	9
5.4 Aerial Photographs	11
5.5 Conclusions	13
6.0 PHYSICAL SETTING RECORDS REVIEW	14
6.1 USGS Quadrangle Maps	14
6.2 Geologic Conditions	14
6.3 Radon	15
6.4 Conclusions	15
7.0 REGULATORY AGENCY RECORD REVIEW	16
7.1 County of Riverside	16
7.2 Combined County, State And Federal Database Report	16
7.3 Summary of Listed Sites	18
7.4 Conclusions	19
8.0 FINDINGS AND CONCLUSIONS	20

9.0 RECOMMENDATIONS

21

10.0 GENERAL COMMENTS

22

APPENDICES

- A Plate 1: Site Location Map
Plate 2: Surrounding Property Usage
- B Site Photographs
- C Historic Aerial Photographs
- D TRACK INFO SERVICES Environmental First Search Report

1.0 EXECUTIVE SUMMARY

A summary of the findings and conclusions for this report are briefly outlined below. It should be noted that this executive summary does not fully represent the findings and opinions. The findings and opinions are related through the full report only.

- The subject site is currently vacant and undeveloped. Based on a review of aerial photographs, as well as city and county records, the subject property has historically been used for agricultural purposes or was vacant.
- No evidence of hazardous substances, environmental mismanagement, underground storage tanks or other adverse environmental conditions were observed during our reconnaissance of the subject site and the immediately adjacent properties.
- The combined environmental database report identified one (1) leaking underground storage tank (LUST) site, and one (1) State Site, located within ½ mile of the subject site. Based on their current regulatory status, and/or their distance from the subject site, neither of these facilities are considered to have a significant potential to have impacted the soils or groundwater of the subject site.
- Based on the preceding findings and conclusions, no further investigation with regard to environmental considerations is considered warranted, subject to the limitations contained within this report.

2.0 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) has been completed for the proposed multi-family residential development located on Riverside Drive, southwest of Eisenhower Drive, Lake Elsinore, California. This assessment was performed at the request of Classic Pacific. The scope of services included research, a review of specified listings, and a site reconnaissance. The Phase I ESA has been conducted in general conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) E1527-00. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report.

A Phase I ESA is conducted to permit formulation of an opinion as to the potential for hazardous materials to exist at a site at levels likely to warrant mitigation pursuant to the regulations of the California Regional Water Quality Control Board (RWQCB) and defined by the State of California Code of Regulations, Title 22, and/or the United States Environmental Protection Agency (USEPA). Opinions relative to the hazardous material potential given in this report are based upon information derived from the most recent site reconnaissance and from other activities described herein. The most recent site reconnaissance was performed by Joaquin J. Baca of Southern California Geotechnical, Inc., on December 9, 2005. The clients are hereby advised that the conditions observed at the time of the most recent site reconnaissance are subject to change. Certain indicators of the presence of hazardous materials may have been latent at the time of the most recent site reconnaissance and may subsequently become observable. In a similar manner, the research effort conducted for a Phase I ESA is limited. Accordingly, it is possible that Southern California Geotechnical, Inc.'s research, while fully appropriate for a Phase I ESA, failed to indicate the existence of important information sources. Assuming that such sources exist, their information could not have been considered in the formulation of our findings and opinions.

3.0 SCOPE OF SERVICES AND LIMITATIONS

3.1 Scope of Service

The scope of services conducted for this assessment was mutually developed and outlined in our Proposal No. 05P438-2, dated December 7, 2005. The services provided as part of this assessment are outlined below:

- A reconnaissance of the subject property to identify indicators of the existence of hazardous materials regulated by the USEPA or the CRWQCB, and/or indications of environmental mismanagement activities.
- A cursory reconnaissance of adjacent properties, conducted from public thoroughfares and/or the subject site, in an attempt to see if any included facilities or structures are operated by entities that are likely to use, store, generate or dispose of hazardous materials.
- A review of appropriate federal, state, and local regulatory agency records and documents for the subject property and general vicinity, as defined by ASTM E-1527.
- A review of aerial photographs obtained from Track Info Services to obtain information concerning the history of the site.
- A review of available historic City Directories to obtain information concerning previous occupants of the subject site or adjacent properties.
- A review of the US Geological Survey (USGS) 7.5 minute Alberhill, California topographic quadrangle map to obtain information about the topography and previous development of the subject site and the surrounding area.
- Personal and/or telephone interviews with staff members of state, county, and local units and agencies of government, as well as private citizens.
- An evaluation of the collected information and the preparation of this report including the resulting conclusions and recommendations.
- A review of the *Soil Survey of Western Riverside Area*, published by the United States Department of Agriculture, Soil Conservation Service, issued September 1971, to determine the characteristics of the near-surface soils at the subject site.

- A review of a chain-of-title report, a wetland survey, a radon survey, lead paint survey, an asbestos survey and an archeological survey were not included in the scope of services for this project.

3.2 Limitations and Exceptions

This ESA did not include any inquiry with respect to radon, methane, asbestos, lead paint, or wetlands.

The findings and opinions conveyed within this report are based on information obtained from a variety of sources, as enumerated herein, and which we believe are reliable. Nonetheless, we cannot and do not guarantee the authenticity or reliability of the information that we have relied upon.

This report is not a comprehensive site characterization and should not be construed as such. The opinions presented in this report are based on findings derived from a site reconnaissance, a review of specified regulatory records and historical sources, and comments made by interviewees. **We have found no indicators that suggest that hazardous materials exist at the site at levels that are likely to warrant mitigation. However, not finding such indicators does not mean that hazardous materials do not exist at the site.**

Phase I ESAs by their very nature, are limited. Southern California Geotechnical, Inc has endeavored to meet what we believe to be the applicable standard of care, and in so doing is obliged to advise the named clients of Phase I ESA limitations. We believe that providing information about the limitations of a Phase I ESA is essential to help our named clients identify and thereby manage their risks. These risks can be mitigated, but they cannot be eliminated, through additional research. We will upon request, advise our clients of the additional research opportunities available, their impact on risk, and their cost.

4.0 DESCRIPTION OF SUBJECT PROPERTY

4.1 Site Location

The subject site is located at Riverside Drive, southwest Eisenhower Drive in Lake Elsinore, California. The subject property is currently referenced by the following associated Assessor's Parcel Numbers (APN):

- 379-090-012
- 379-090-013
- 379-090-014
- 379-090-015
- 379-090-020

Plate 1 included in Appendix A illustrates the approximate location of the subject property.

4.2 Site and Vicinity Setting

The subject site is located in an area which is primarily developed with residential properties. A single family residential tract is located northwest of the subject site. A single family residential tract and the Seers Plaza strip mall are located northeast of the subject site. Lake Elsinore Marina and RV Resort is located southeast of the subject site, across Riverside Drive. Lakeside High School is located southwest of the subject site.

The subject property and general land uses in the vicinity of the subject property are illustrated on Plate 2, Surrounding Property Usage, included in Appendix A. Photographs of the subject property and the general vicinity, dated December 9, 2005 are enclosed in Appendix B.

4.3 Current Site Usage and Description

The subject site consists of an L-shaped property approximately 537,900± ft² in size. The site is comprised of five (5) rectangular shaped parcels. An ascending 3:1 slope, approximately 3± feet high, is located along the northwestern property line. The site is currently vacant and undeveloped. An unimproved dirt road traverses northwest-southeast through the subject site from Riverside Drive to the adjacent residential neighborhood to the northwest. A small walnut grove was observed in the northern area of the site. Ground surface-cover consists of exposed soil with moderate to sparse

grass and weed growth in the southern portion of the site and heavy weed and grass growth on the northern elevated portion of the site. Throughout all five parcels, site topography consists of gently sloping terrain dipping downward to the southeast. With the exception of the aforementioned slope, there was estimated to be less than 5 to 10± feet of elevation differential across the site.

No evidence of the potential presence of environmental concerns, such as depressions, discolored or odorous soil, or stressed vegetation was observed at the subject site.

4.4 Past Property Uses

Based on observations made during the most recent site reconnaissance, the subject site does not appear to have been developed with any structures. Based on the presence of the walnut grove in the northern area of the site, the entire site may have been previously used for agricultural purposes.

4.5 Current and Past Uses of Adjacent Properties

The site is bounded to the northwest by a single family residential tract, to the northeast by a single family residential tract and the Seers Plaza strip mall, to the southwest by Lakeside High School, and to the southeast by the Lake Elsinore Marina and Vehicle Resort, across Riverside Drive.

No previous uses of the adjacent properties were readily apparent during the site reconnaissance.

4.6 Summary of Subject Site Reconnaissance

- Hazardous Substances on site that may pose potential Environmental concerns None Observed
- Observations that may indicate potential environmental concerns
 - Staining and Corrosion None Observed
 - Drains and Sumps None Observed
 - Stained Soil and/or Pavement None Observed
 - Stressed Vegetation..... None Observed
 - Drums/Other Containers None Observed
 - Pits, Ponds & Lagoons..... None Observed
 - Odors None Observed
 - Wetlands..... None Observed
- PCB sources that may pose potential environmental concerns

- Transformers..... None Observed
- Capacitors..... None Observed
- Light Ballasts..... None Observed
- Compressors..... None Observed
- Hydraulic Lifts..... None Observed
- Solid waste production and storage
 - Hazardous..... None Observed
 - Non-hazardous..... Observed
Household garbage was observed in the northern area of the site. Two (2) abandoned concrete pipes were observed on the ground surface in the southeastern area of the site. The pipes were approximately 12 feet and 5 feet in length, respectively.
- Spills
 - Petroleum..... None Observed
 - Other None Observed
- Storage Tanks
 - Aboveground Storage Tanks (ASTs) None Observed
 - Underground Storage Tanks (USTs)..... None Observed
- Wastewater Discharges
 - Sanitary..... None Observed
 - Industrial..... None Observed
 - Septic Systems None Observed
- Water Supplies
 - Surrounding areas are on municipal water supplies.
- Monitoring Wells
 - No groundwater monitoring wells were observed on the subject property.

4.7 Conclusions

Information obtained by Southern California Geotechnical, Inc., during the site reconnaissance, observation of adjacent properties, and during the interviews (if any) discussed above, does not suggest the presence of any recognized environmental conditions at the subject site.

5.0 HISTORICAL RECORDS REVIEW

5.1 City of Lake Elsinore Building Department Records

Research was conducted at the City of Lake Elsinore Building Department for building permits that may have been historically issued for the subject property. According to Building Department personnel, the subject site has been historically vacant and therefore no building permits were available. Furthermore, the City of Lake Elsinore did not have a street address assigned to the subject site.

5.2 Riverside County Assessors Office

Research was conducted at the Riverside County Assessors office to determine the ownership history of the subject site. Information regarding ownership history since 1976 was available for review.

The subject site is currently assigned the following assessors parcel numbers (APNs):

- 379-090-012
- 379-090-013
- 379-090-014
- 379-090-015
- 379-090-020

The following table details the ownership history of the individual APNs:

Assessors Parcel Numbers	Year	Owner
379-090-012	1987 to Present	Peco Enterprises
	1986 – 1987	James W. Wilbur
	1981 – 1986	John J. Sturges Diana Sturges
379-090-013	1989 to Present	Lieng Bun Chhour
	1986 – 1989	SP Group
379-090-014	1992 to Present	Henry Sim Chen
	1989 – 1992	Bailey Chen Elaine Chen
	1976 – 1989	David B. MacFarlane Suzanne MacFarlane
379-090-015	1992 to Present	Henry Sim Chen
	1991 – 1992	Sam S. Chen
	1989 – 1991	Chhay S. Ly
	1976 – 1989	Chhay S. Ly Hok Sim Ly
	1973 – 1976	Joseph Storti
379-090-020	1980 - Present	William A. Seers Margaret L. Seers

5.3 City Directories

Historical telephone street directories were reviewed at the Riverside Central Library in Riverside, California, to characterize past development of the subject property and vicinity. Directories from the following years were reviewed: 2005, 1995, 1990, 1985, 1981, 1977 and 1971. The 1971 and 2005 directories were the oldest and most recent directories available, respectively.

CITY DIRECTORIES REVIEW		
Year	Address	Listing
1995	Riverside Drive 32040 32209 32281 32290	California State Park & Recreation Lake View Apartments Lakeside Health Resort XXXX

CITY DIRECTORIES REVIEW		
Year	Address	Listing
1995	Riverside Drive 32391 32500 32700 32789 32790 32880 32900	Seers Lumber Road Runner RV Park Apartments Lake Elsinore Marina Nurseries Apartments XXXX Butterfield Village
1990	Riverside Drive 32040 32209 32281 32290 32391 32500 32700 32789 32790 32880 32900	California State Park & Recreation Lake View Apartments Lakeside Health Resort XXXX Seers Lumber Road Runner RV Park Apartments Lake Elsinore Marina Flynn Rainbow Nurseries Apartments XXXX Butterfield Village
1985	Riverside Drive 32040 32209 32211 32290 32310 32390 32391 32500 32700 32789 32790 32880 32900	California State Park & Recreation Apartments Apartments XXXX Jordan Kay Campground XXXX Seers Lumber Road Runner RV Park Beatty, Jerome Briegel, Arlo Fred Grosey, Frank AMFAC Nurseries Apartments XXXX Butterfield Village
1981	Riverside Drive 32040 32209 32281 32290 32310 32341 32390 32500 32789 32790	Lake Elsinore State Park Myer Envico L. E. Spa XXXX Kay's Barn Seers, Richard Brown, Raymond XXXX Anchor Glass & Mirror Road Runner RV Park Select Nurseries Lake Elsinore Marina

CITY DIRECTORIES REVIEW		
Year	Address	Listing
1981	Riverside Drive 32880 32900	Riverside Drive XXXX Butterfield Village
1977	Riverside Drive 32040 32281 32290 32341 32390 32500 32790 32880 32900	Lake Elsinore Park & Campground Cionni T. L. Dry Cleaning XXXX Kara, Soulas XXXX Road Runner RV Park E. W. Marina XXXX Butterfield Village
1971	Riverside Drive	No Listings

The subject site has not been assigned a street address. However, based on the location of the subject site, the site would be expected to have an odd numbered address in the range of 32393 to 32697 Riverside Drive. Our review of the available city directory does not indicate the presence of any residential, commercial, or retail developments in this range of addresses since at least 1971, the earliest directory available.

5.4 Aerial Photographs

Historical aerial photographs provided by Track Info Services were reviewed to characterize past usage of the subject property and surrounding vicinity. Aerial photographs from the following years were available for review: 1938, 1954, 1967, 1976, 1980, 1994 and 2002. Copies of the 1938, 1954, 1980 and 1994 aerial photographs are provided in Appendix C of this report. A brief summary of the aerial photographs reviewed is presented below.

1938: Scale 1 inch = 400± feet

The subject site was being used for agricultural purposes, apparently consisting of walnut orchards in the northwestern area of the subject site and row crops in the central and southern areas of the subject site. The areas surrounding the subject site to the north, east, and west were also being used for agricultural purposes. Riverside Drive was visible at the time this photograph was taken and appeared to be a paved road. The area southeast of the subject site, across Riverside Drive, appears to be vacant and undeveloped. There appears to be one (1) single family residence approximately 1000± feet to the northeast of the subject site. Lake Elsinore is visible in this photograph.

1954: Scale 1 inch = 400± feet

The subject site and the immediately surrounding areas, west of Riverside Drive, were still being used for agricultural purposes at the time this photograph was taken. Walnut orchards were visible over the entire subject site. The water level of Lake Elsinore appeared to have receded since the 1938 photograph was taken.

1967: Scale 1 inch = 450± feet

The subject site and the surrounding area are generally unchanged from the previous photograph. A rectangular-shaped structure approximately 650± feet northeast of subject site is visible at the time this photograph was taken.

1976: Scale 1 inch = 450± feet

The subject site and surrounding area are generally unchanged from the previous photograph. The mobile home park located southeast of the subject site, across Riverside Drive, is visible for the first time in this photograph.

1980: Scale 1 inch = 450± feet

The walnut orchards were removed in the central and southern areas of the subject site and this area was vacant at the time of this photograph. The Seers Plaza strip mall, located northeast of the subject site, is visible for the first time in this photograph. The Butterfield Village Mobile Home Park, located southwest of the subject site, is also visible for the first time.

1994: Scale 1 inch = 450± feet

The subject site and immediately surrounding area appear to be in a configuration similar to the present configuration. The subject site was vacant and undeveloped except for the small walnut orchard located in the north corner of the subject site. The single family residential tracts located northeast and northwest of the subject site were visible for the first time in this photograph.

2002: Scale 1 inch = 450± feet

The subject site and surrounding area are generally unchanged from the previous photograph.

1961: Scale 1 inch = 1,300 feet

We also reviewed a historic aerial photograph taken from the United States Department of Agriculture, *Soil Survey of Western Riverside Area, California*. Our review of the soil

survey is discussed in Section 6.2 of this report. The soil survey uses a 1961 aerial photograph as the base map on which soil conditions are identified. The 1961 aerial photograph depicts site conditions that are very similar to those documented in the 1967 photograph from Track Info Services.

5.5 Conclusions

Information obtained by Southern California Geotechnical, Inc., during the historical records review does not suggest the presence of any recognized environmental conditions at the subject site. Based on the information obtained during the historical records research, the air photo review, and building department records, the subject site has historically been used for agricultural purposes or vacant and undeveloped.

6.0 PHYSICAL SETTING RECORDS REVIEW

6.1 USGS Quadrangle Maps

The USGS Alberhill, California, 7.5-minute topographic quadrangle map illustrates the location of the subject property. The Alberhill Quadrangle was published in 1951 and was subsequently photorevised in 1997. According to this map, the subject property is situated at an elevation of approximately 1280 feet above mean sea level. Regional topography consists of mountainous terrain to the south and west of the subject site. The area immediately surrounding the subject site consists of generally flat terrain, sloping slightly downward towards the southeast.

The USGS topographic map indicates that the subject site was vacant and undeveloped. In 1951 a small structure is visible at the time of photorevision (1997). This structure is assumed to represent the Seers Plaza strip mall located at 32391 Riverside Drive and is located in the northeastern area adjacent to the subject site.

6.2 Geologic Conditions

Soil Type and Permeability

According to the *Soil Survey of Western Riverside Area, California*, the subject property is underlain by the Garretson Series alluvium. The Garretson series consists of well-drained soils on alluvial fans. These soils developed in alluvium composed of meta-sedimentary materials. In a typical profile, the surface layer is brown and yellowish-brown, gravelly very fine sandy loam and gravelly loam about 29 inches thick.

GaA – The profile of this soil is similar to that described for the Garretson series, but is grayish brown and is essentially free of gravel throughout. The available water holding capacity of this soil is 7.5 to 10 inches of water. This soil is used for irrigated truck crops, alfalfa, grain, and home sites.

GaC - profile of this soil is similar to that described for the Garretson series, but it is essentially free of gravel throughout. The available water holding capacity of this soil is 7.5 to 10 inches of water. This soil is used for irrigated citrus, alfalfa, truck crops, grain and home sites.

Groundwater

Based on data obtained from exploratory borings performed during a concurrent geotechnical investigation, groundwater is expected to exist at a depth of approximately 42± feet below grade surface.

6.3 Radon

The potential for naturally occurring radon to exist on the site has been evaluated by consulting the *Geologic Radon Potential of EPA Region 9*, published by the U. S. Department of the Interior, U. S. Geological Survey in cooperation with the U. S. Environmental Protection Agency (OFR 93-292-I, published in 1993). The purpose and intended use of this report is to help identify areas where states can target their radon program resources and to provide guidance in selecting the most appropriate building code options for areas, and to provide general information on radon and geology for federal, state and municipal officials dealing with radon issues. This report is not intended to be used as a substitute for indoor radon testing, and cannot and should not be used to estimate or predict the indoor radon concentrations of individual homes, building sites or housing tracts. This report includes indoor radon data accumulated in two prior nation-wide studies.

Indoor radon levels are divided into three categories: Low (<2.0 pCi/L), Moderate (2.0-4.0 pCi/L) and High (>4.0 pCi/L). The radon screening data for Riverside County includes 24 measurements. The maximum level recorded was 1.7 pCi/L, and the mean level was 0.3 pCi/L.

6.4 Conclusions

Information obtained by Southern California Geotechnical, Inc., during the physical setting records review does not suggest the presence of any recognized environmental conditions at the subject site. The USGS topographic quadrangle map does not indicate any large structures on the subject site. Groundwater is considered to exist at a depth in excess of 42± feet.

7.0 REGULATORY AGENCY RECORD REVIEW

7.1 County of Riverside

Fire Department

Southern California Geotechnical conducted research at the Riverside County Fire Department. We requested any records related to hazardous materials storage, violations and permits, including those for underground storage tanks. However, all fire department records are organized by street address. Since the subject site has never been assigned a street address, no fire department records were available.

7.2 Combined County, State and Federal Database Report

County, state, and federal environmental listings and databases were compiled and searched by a nationwide regulatory agency database company, Track Info Services, LLC of San Diego, California. The listings and databases were compiled by Track Info Services for sites located within the minimum search distance indicated by the standards promulgated by the American Society for Testing and Materials (ASTM) for Phase I Environmental Site Assessments (ASTM E1527-00). The actual distances to which each database or listing was searched are indicated within the Track Info Services *Environmental First Search Report*, included as Appendix D of this report. A description of each of the listings is presented below, including the ASTM-specified search radius, and the types of facilities which are included on the listing. Additional explanations of the federal and state listings are provided in the portion of the Track Info Services report entitled "Federal Databases and Sources". Section 7.3 of this report provides a summary of any sites identified within the Track Info Services report which are within the appropriate search radii.

Federal NPL Site List

The United States Environmental Protection Agency (USEPA) *National Priorities List* (NPL) or Superfund Listing, was searched by Track Info Services for all sites located within 1 mile of the subject property. This listing was last updated October 7, 2005.

Federal CERCLIS Site List

The United States Environmental Protection Agency (USEPA) *Comprehensive Environmental Response, Compensation and Liability Information Source* (CERCLIS),

was searched by Track Info Services for all sites located within 0.5 miles of the subject property. This database, along with the NPL list includes all sites receiving or potentially eligible to receive Superfund investigation and/or remediation assistance in California. This listing was last updated October 7, 2005.

Federal RCRA Facility List

The USEPA *Resource Conservation and Recovery Information System* (RCRIS) listing, dated September 22, 2005, was compiled by Track Info Services. This listing includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). This listing was reviewed for treatment, storage or disposal facilities (TSDs) within 0.5 miles of the subject property and for TSD facilities with RCRA violations within 1.0 mile of the subject property.

Track Info Services conducted a review of the *USEPA RCRA Corrective Action Sites* (CORRACTS) list dated September 22, 2005. CORRACTS facilities are those that are undergoing corrective action as a result of a release of hazardous materials into the environment from a RCRA facility. This list was reviewed for sites located within 1.0 mile of the subject property.

The RCRIS listings (September 22, 2005) were also reviewed by Track Info Services for small quantity generators (SmGen) and large quantity generators (LgGen) on the subject property and adjacent properties.

Federal Emergency Response Records

The *USEPA Emergency Response Notification System* (ERNS) list, dated December 31, 2004, which lists spill records and information on reported releases of oil and hazardous substances reviewed by Track Info Services to check for the inclusion of the subject property and facilities located adjacent to the subject property.

State of California Hazardous Waste Sites List

The *California Hazardous Waste Sites* (CAL-SITES) list dated May 4, 2005, which combines the former Abandoned Sites Program Information System (ASPIS) and the state Superfund list was reviewed by Track Info Services to check for the inclusion of the subject property and facilities located within a 1 mile radius of the subject property. Track Info Services conducted a database search to a radius of 1 mile for SPL sites (Annual Workplan, or State Superfund sites, and high priority sites) and SCL sites (medium/low priority and no further action sites).

State of California Landfill List

The *Solid Waste Information System* (SWIS) database, maintained by the California Integrated Waste Management Board, dated September 7, 2005, was reviewed by Track Info Services for landfills within a 0.5 mile radius of the subject property.

State of California Leaking UST List

The Track Info Services report includes research of the leaking underground storage tank (LUST) database for sites located within 0.5 mile of the subject property. The *LUST Information System* (LUSTIS) published by the State Water Resources Control Board was most recently updated on October 25, 2005.

State of California UST/AST Lists

The *California Underground Storage Tank (UST) Registrations* listing, and the *Aboveground Storage Tank (AST) Database*, which list all registered USTs and ASTs in the State of California, were reviewed by Track Info Services for sites located within 0.25 mile of the subject property. This list was most recently updated on October 10, 2005. The information compiled by Track Info Services was reviewed to check for the inclusion of the subject property and adjacent facilities.

Certified Unified Program Agency (CUPA)

A *Certified Unified Program Agency (CUPA)* is a local agency that has been certified by the California Environmental Protection Agency (EPA) to implement six (6) state environmental programs. Track Info Services collects and maintains information regarding underground storage tanks from several of the CUPA's in the State of California. Information obtained from the following CUPA's was reviewed by Track Info Services for sites located in the vicinity of the subject site.

- Riverside County Department of Environmental Health

7.3 Summary of Listed Sites

Presented below is a summary of the sites identified during the compilation of the databases discussed above. Each of the identified sites is followed by a listing of the databases on which it appears. We have also included a summary of relevant information provided by the applicable regulatory agency in the Track Info Services report. **It should be noted that the Track Info Services report may include sites which are actually beyond the ASTM-specified search radii. These sites are not included below; information regarding these sites can be found in the text of the Track Info Services report.**

Jim Foley Trucking, 15030 Larson Road

- LUST Site (Closed)
- This site is located 0.46± miles northwest of the subject site. A diesel fuel release from an underground storage tank was identified at this site on February 3, 1989. The impact was limited to soil, and groundwater was not affected. A closure letter for this site was issued by the local agency on November 9, 1990.

Elsinore High School #4 (Lakeview High School) , Grand Avenue and Riverside Drive

- State Site
- This site is located to the southwest, adjacent to the subject site. On November 22, 2000, the Department of Toxic Substance Control (DTSC) approved the Preliminary Endangerment Assessment (PEA) for the proposed high school site. The current regulatory status is "Voluntary Cleanup Program" as defined by the DTSC.

7.4 Conclusions

Information obtained by Southern California Geotechnical, Inc., during the regulatory agency records review, does not suggest the presence of any recognized environmental conditions at the subject site.

- One (1) LUST site was located within ½ mile from the subject site. A closure letter has been issued for this site indicating that no further action is necessary. Because of this facilities regulatory status and distance to the subject site, it is considered highly unlikely that the soil and/or groundwater of the subject property have been impacted with hazardous substances as a result of this LUST facility.
- One (1) State site is located adjacent to subject site. This site is listed as a state site due to the PEA which is typical for a proposed new school site. There is no evidence to suggest that this facility has impacted the soil or groundwater at the subject site.

8.0 FINDINGS AND CONCLUSIONS

Southern California Geotechnical, Inc., has performed a Phase I Environmental Site Assessment (ESA) of the site located at Riverside Drive, southwest of Eisenhower Drive in Lake Elsinore, California. Southern California Geotechnical, Inc., has endeavored to perform this ESA in substantial conformance with the scope and limitations of ASTM Standard E1527-00 with exceptions to and deletions from the above referenced standard described in section 3.2 of this report.

The ESA has provided no evidence suggesting that recognized environmental conditions may affect the property. A summary of the findings and conclusions of this study is presented below:

1. The subject site is currently vacant and undeveloped. Based on a review of aerial photographs, as well as city and county records, the subject property has historically been vacant or used for agricultural purposes.
2. No evidence of hazardous substances, environmental mismanagement, underground storage tanks or other adverse environmental conditions were observed during our reconnaissance of the subject site or the immediately adjacent properties. Based on the site reconnaissance, there is no evidence to suggest that the soil and/or groundwater of the subject site property has been impacted with hazardous substances.
3. The subject site is located within an area primarily developed with residential properties. None of the immediately adjacent properties currently operate USTs. Furthermore, the uses of the adjacent properties documented during the site reconnaissance do not suggest the potential for environmental impact to the subject site.
4. One (1) leaking underground storage tank site has been identified in the Track Info Services report. At the LUST site, the release is indicated to have affected the soil only. A closure letter has been issued for the site. There is no evidence to suggest that this facility has impacted the soils or groundwater of the subject site.

9.0 RECOMMENDATIONS

Based on the preceding findings and conclusions, no further investigation with regard to environmental considerations is considered warranted, subject to the limitations contained within this report.

10.0 GENERAL COMMENTS

A Phase I ESA comprises a number of individual elements whose basic nature and extent are determined in accordance with the standard of care applicable to Phase I ESAs. The standard of care is commonly defined as the care applied by the ordinary practitioner at the time and in the area where the ESA was performed. We believe that we have complied with the applicable standard of care, and that we have complied as well with the Phase I ESA guidelines presented by ASTM. Note that our services intentionally did not include any inquiries with respect to asbestos, lead paint, radon, methane, and wetlands.

The accompanying report is an instrument of service of Southern California Geotechnical, Inc., for the exclusive use of the named clients. No parties other than the clients are permitted by us to rely upon this instrument of service. By their reliance, the named clients consent to the terms and conditions of the contract executed by Classic Pacific, referenced in Section 3.1 of this report.

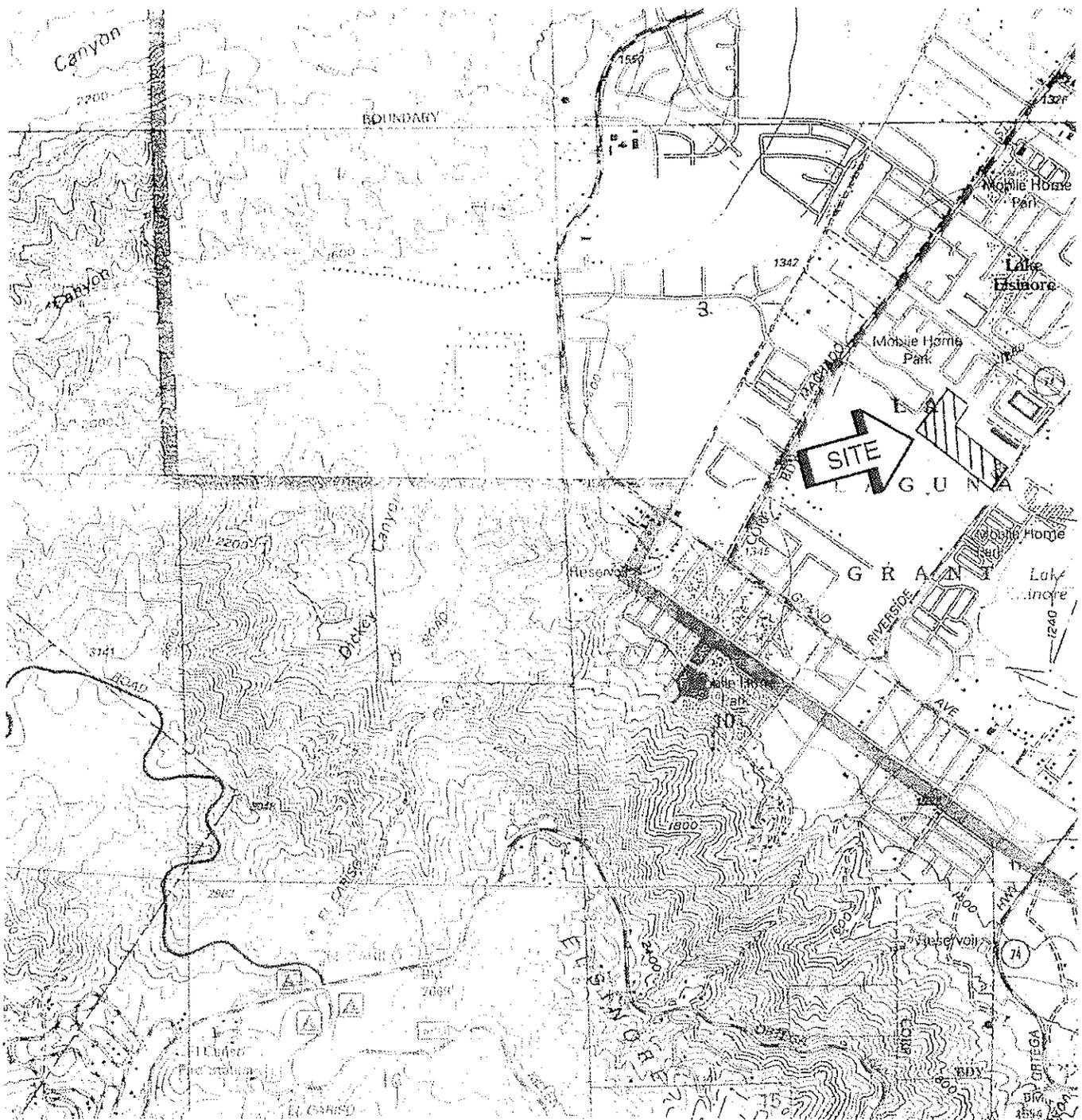
This report summarizes our findings and relates our opinions with respect to the potential for hazardous materials to exist at the site at levels likely to warrant mitigation pursuant to current regulatory guidelines established by the USEPA or the State of California. Note that our findings and opinions are based on information that we obtained on given dates through records review, site review, and related activities. It is possible that other information exists or subsequently has become known, as it is possible for the conditions we observed to have changed after our observation. The conclusions presented in this report were based on available information pertaining to various points in time and were presented by others for our use or were based on informal discussion with various agency personnel. We do not warrant the accuracy of information supplied by others. For these and associated reasons, Southern California Geotechnical, Inc., cannot under any circumstances warrant or guarantee that not finding indicators of hazardous materials means that hazardous materials do not exist on the site.

Hazardous substances include any substance that the USEPA or the State of California has designated for special considerations under the Toxic Substances Control Act, Clean Air Act, or Clean Water Act, as defined under Section 101 (14) of CERCLA, as well as any hazardous waste under RCRA, and constituents of petroleum products.

The conclusions in this report may rely on others credibility and, therefore, any alteration in documentation or verbal information obtained may result in the redirection of the conclusions presented in this report. The conclusions are also based on visual field observations performed within the property boundaries at this specific point in time and, therefore, do not include the potential for hazardous substances present within undocumented fills placed on the subject property or adjacent properties.

APPENDIX A

**SITE LOCATION MAP
SURROUNDING PROPERTY USAGE**



SOURCE: UNITED STATES GEOLOGICAL SURVEY
 TOPOGRAPHIC MAP, 7.5 MINUTE SERIES,
 ALBERHILL QUADRANGLE, 1951 (PHOTOREVISED
 1997)

SITE LOCATION MAP
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
LAKE ELSINORE, CALIFORNIA

1" = 2,000'
 DRAWN: DRK
 CHKD: GKM
 SCG PROJECT
 05E116-1
PLATE 1

Southern California Geotechnical

1260 North Hancock Street, Suite 101
 Anaheim, California 92807
 Phone: (714) 777-0333 Fax: (714) 777-0398



LAKESIDE HIGH SCHOOL
32696 RIVERSIDE DRIVE

SINGLE FAMILY
RESIDENTIAL
TRACT
LE HARVE AVENUE

HIGHLAND ROAD
LAKE VISTA

SUBJECT SITE
(VACANT LOT)

SEERS PLAZA
3291 RIVERSIDE
DRIVE

SINGLE FAMILY
RESIDENTIAL
TRACT
CLEVELAND COURT

McKINLEY STREET
GARFIELD STREET

BUTTERFIELD
VILLAGE
32900 RIVERSIDE
DRIVE

LAKE ELSINORE
MARINA AND RV
RESORT
32700 RIVERSIDE
DRIVE

RIVERSIDE DRIVE

VACANT LOT

VACANT LOT

EISENHOWER DRIVE

MONROE STREET

LAKE CREST DRIVE

CHANNEL

NOTE: MAP BASED ON FIELD MEASUREMENTS

SURROUNDING PROPERTY USAGE	
PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT	
LAKE ELSINORE, CALIFORNIA	
SCALE: 1" = 50'	
DRAWN: DSK	
CHECK: DSK	
DATE: 11/21/11	
PROJECT:	
PLATE 2	
Southern California Geotechnical 1560 North Hollywood Street, Suite 101 Van Nuys, California 91411 Phone: (818) 777-0333 Fax: (818) 777-0338	

APPENDIX B

SITE PHOTOGRAPHS

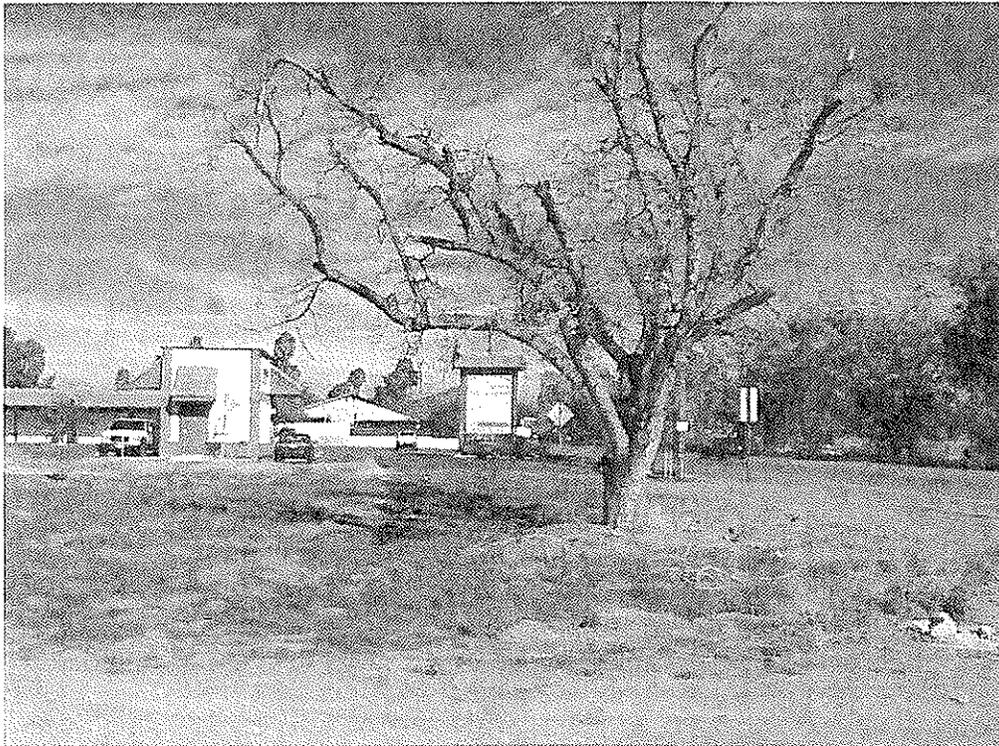


Photo 1: Overview of the subject site. Photo taken from the south corner of the site looking northeast. The Seers Plaza is visible in the background.

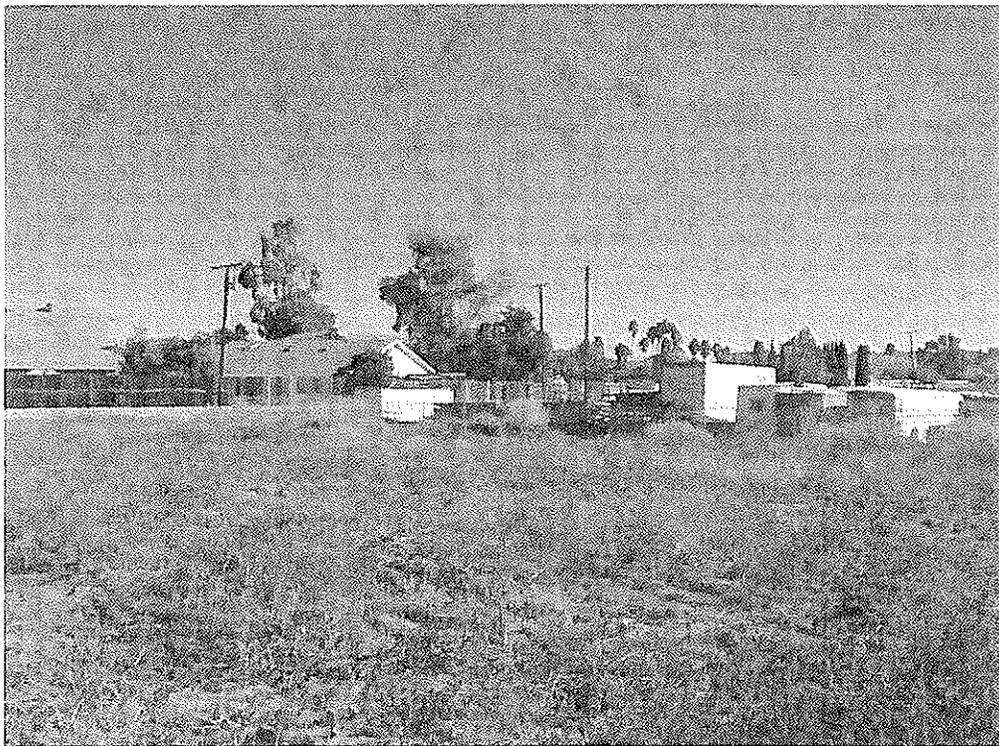


Photo 2: Overview of the subject site. Photo taken from the north-central area of the site looking north. The single family residences are visible in the background.



Photo 3: Overview of the subject site. Photo taken from west corner of the site looking southeast. Lake Elsinore is visible behind the trees in the background.

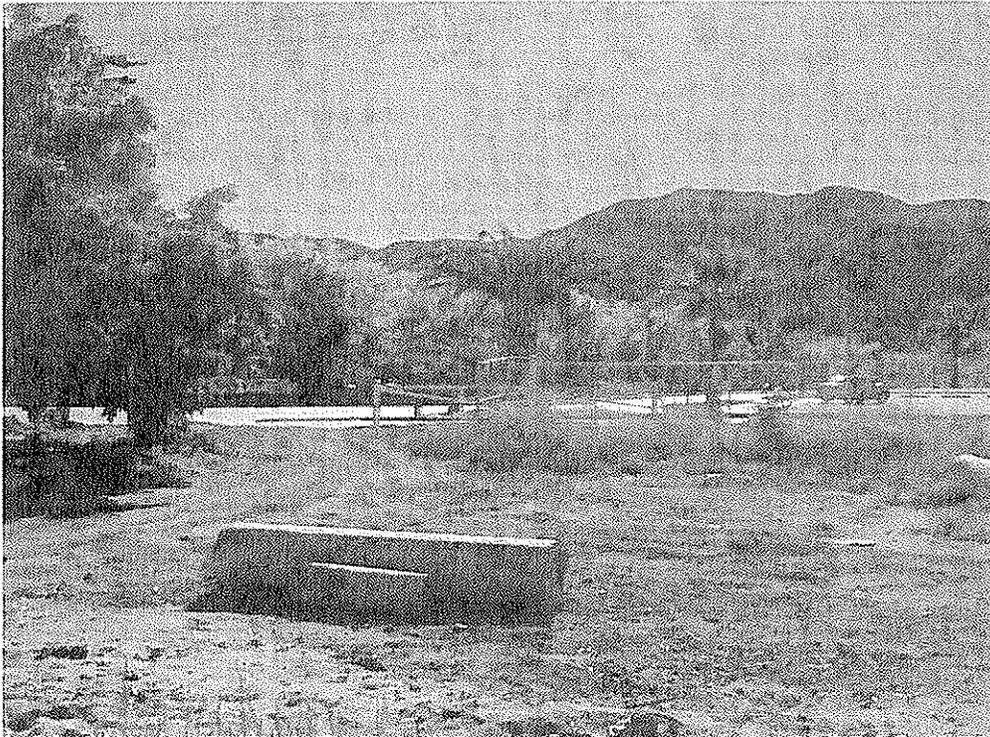


Photo 4: Picture of the two abandoned concrete pipes. Photo taken from the southern area of the site looking southwest.



Photo 5: Overview of the subject site. Picture taken from west corner of the subject site looking northeast. The walnut orchards, located in the northern area of the subject site are visible in the background.

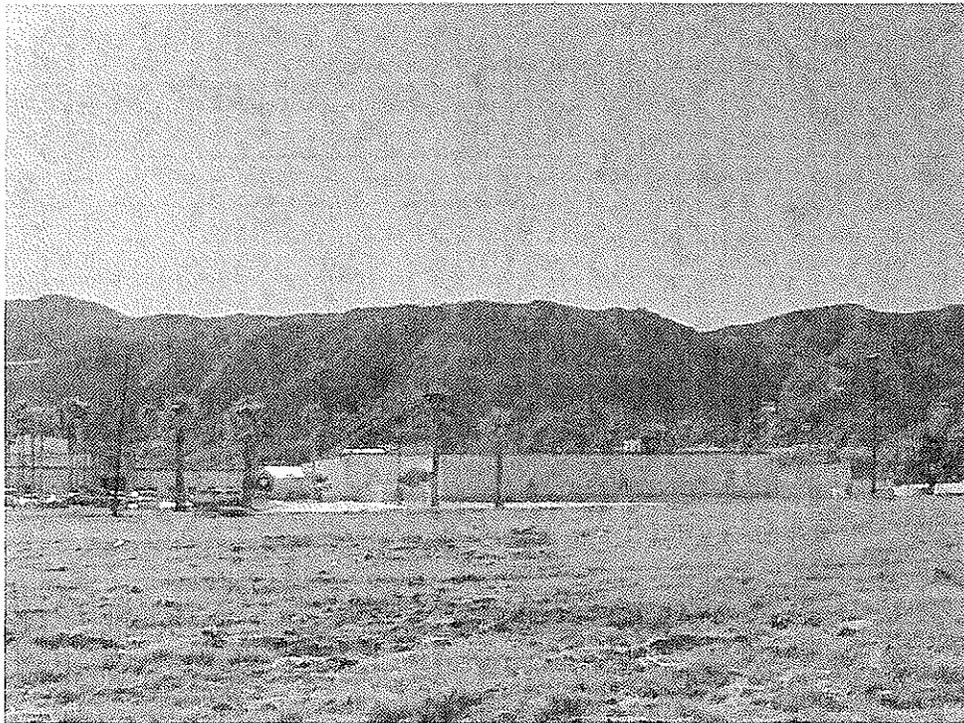
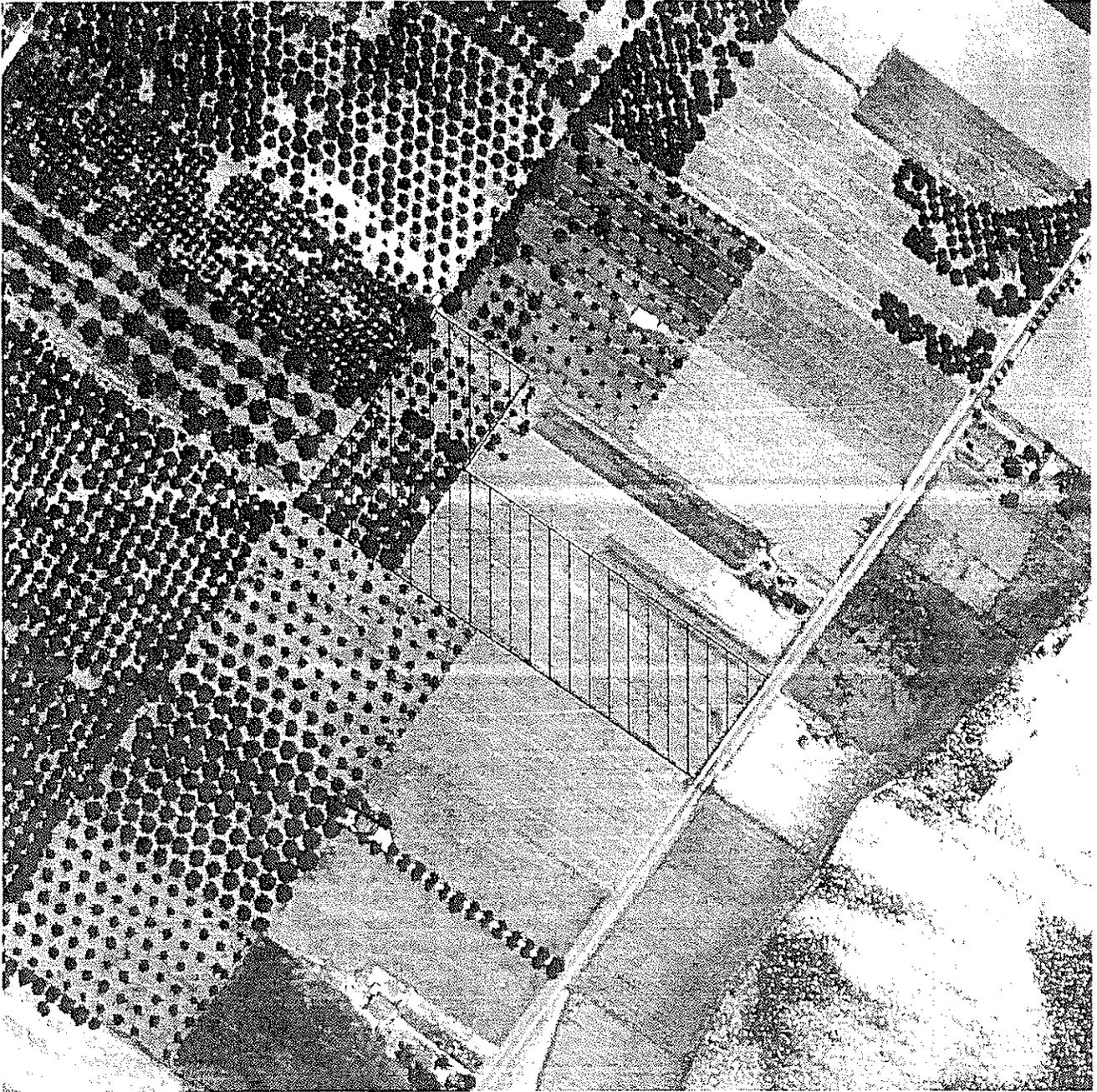


Photo 6: Overview of the subject site. Picture taken from the central area of the subject site looking southwest. Lakeside High School is visible in the background.

APPENDIX C

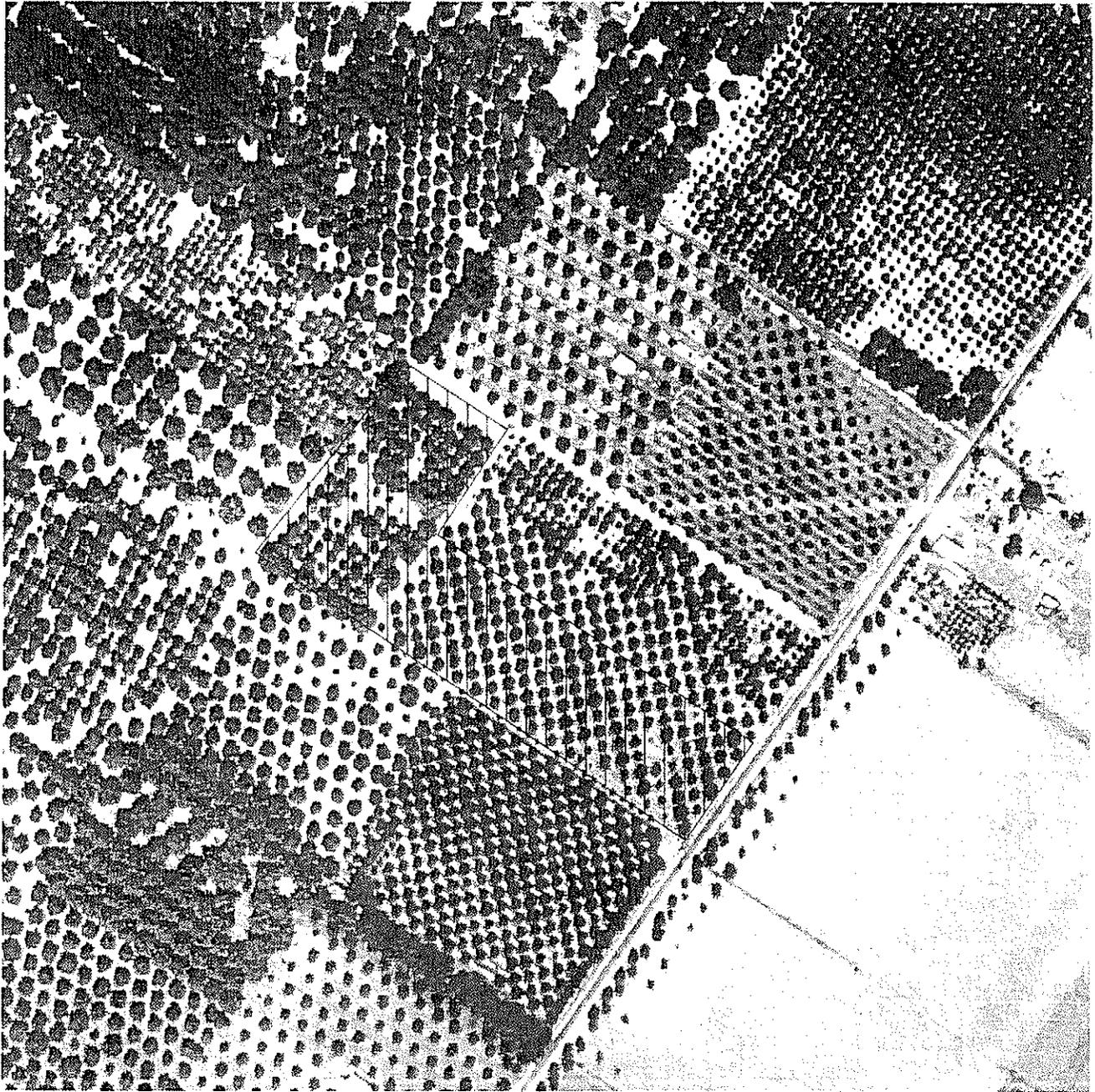
HISTORIC AERIAL PHOTOGRAPHS



LEGEND

 SUBJECT SITE

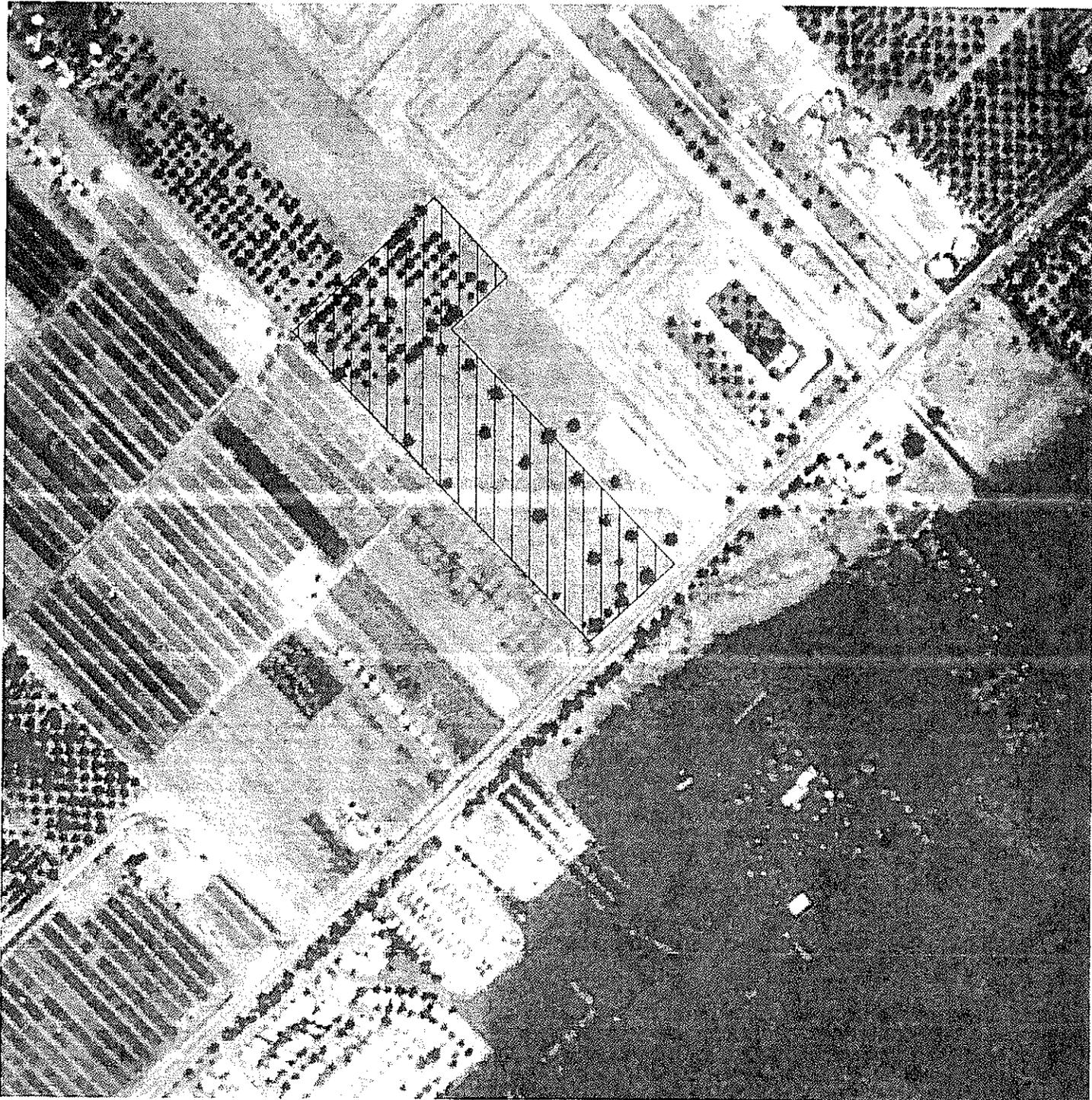
1938 AERIAL PHOTOGRAPH	
PROPOSED MULTI-FAMILY RESIDENTIAL TRACT	
LAKE ELSINORE, CALIFORNIA	
1" = 400'	Southern California Geotechnical
DRAWN: JJB CHKD: JAS	
SCG PROJECT 05E116	
PLATE C-1	
1260 North Hancock Street, Suite 101 Anaheim, California 92807 Phone: (714) 777-0333 Fax: (714) 777-0398	



LEGEND

 SUBJECT SITE

1954 AERIAL PHOTOGRAPH	
PROPOSED MULTI-FAMILY RESIDENTIAL TRACT	
LAKE ELSINORE, CALIFORNIA	
1" = 400'	 <p>Southern California Geotechnical</p> <p>1260 North Hancock Street, Suite 101 Anaheim, California 92607 Phone: (714) 777-0333 Fax: (714) 777-0398</p>
DRAWN: JJB	
CHKD: JAS	
SCG PROJECT 05E116	
PLATE C-2	

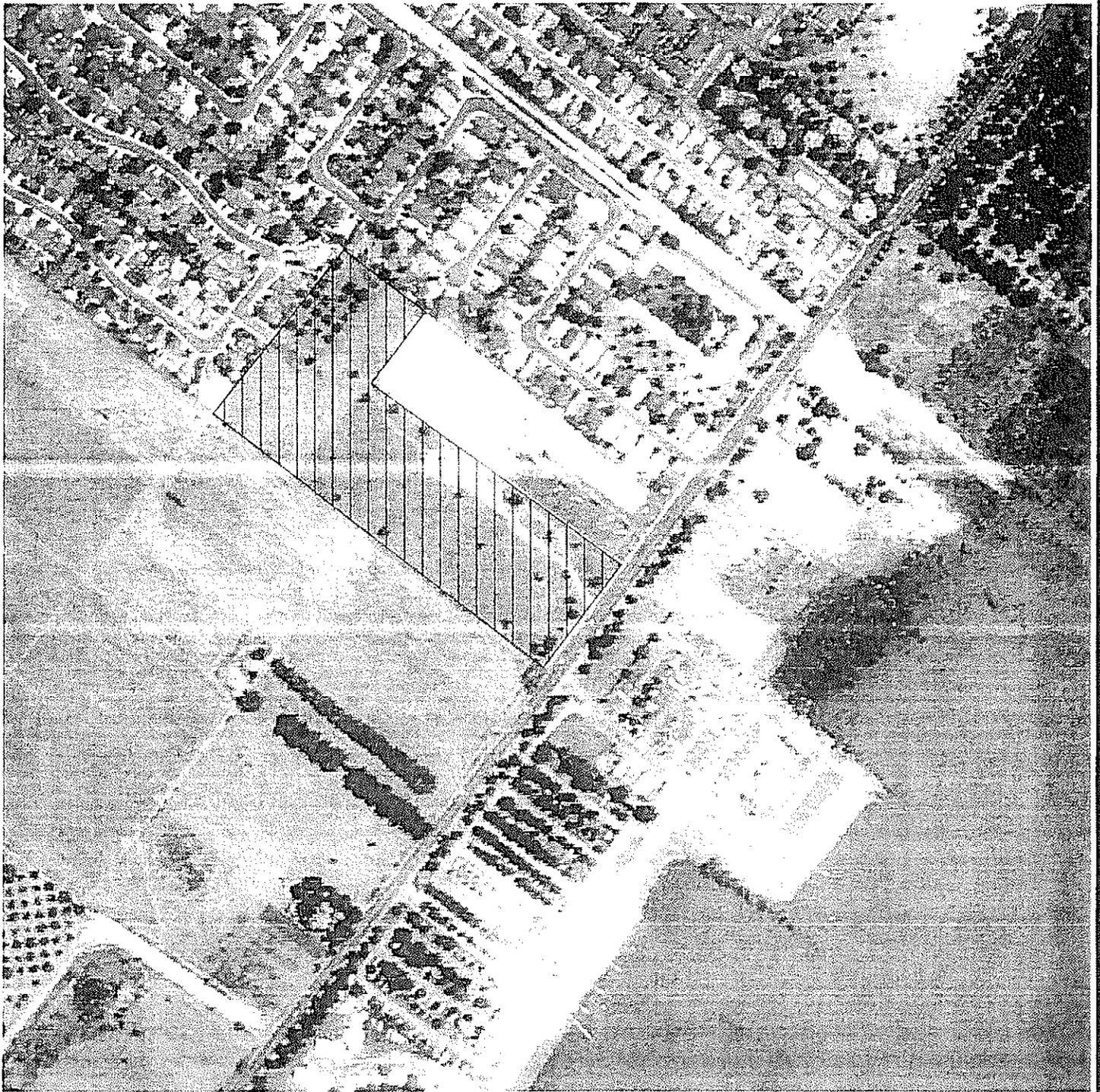


LEGEND

 SUBJECT SITE



1980 AERIAL PHOTOGRAPH	
PROPOSED MULTI-FAMILY RESIDENTIAL TRACT	
LAKE ELSINORE, CALIFORNIA	
1" = 450'	Southern California Geotechnical 
DRAWN: JJB CHKD: JAS	
SCG PROJECT 05E115	
PLATE C-3	
1260 North Hancock Street, Suite 101 Anaheim, California 92807 Phone: (714) 777-0333 Fax: (714) 777-0398	



LEGEND


SUBJECT SITE

1994 AERIAL PHOTOGRAPH PROPOSED MULTI-FAMILY RESIDENTIAL TRACT LAKE ELSINORE, CALIFORNIA	
1" = 450' DRAWN: JJB CHKD: JAS SCG PROJECT 05E116	Southern California Geotechnical  1260 North Hancock Street, Suite 101 Anaheim, California 92807 Phone: (714) 777-0333 Fax: (714) 777-0398
PLATE C-4	

APPENDIX D

TRACKINFO SERVICES ENVIRONMENTAL
FIRST SEARCH REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT

LAKE ELSINORE CA 92530

Job Number: 05E116

PREPARED FOR:

Southern California Geotechnical, Inc.

1260 North Hancock Street, Suite 101

Anaheim, CA 92807

12-08-05



Tel: (866) 664-9981

Fax: (818) 249-4227

*Environmental FirstSearch
Search Summary Report*

Target Site: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
LAKE ELSINORE CA 92530

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-07-05	1.00	0	0	0	0	0	0	0
CERCLIS	Y	10-07-05	0.50	0	0	0	0	-	0	0
NFRAP	Y	08-01-05	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	09-22-05	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-22-05	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	06-13-05	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	06-13-05	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-04	0.12	0	0	-	-	-	0	0
State Sites	Y	05-04-05	1.00	0	0	0	0	1	0	1
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	09-07-05	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.25	0	0	0	-	-	0	0
Other	Y	09-06-05	0.25	0	1	0	-	-	0	1
REG UST/AST	Y	10-10-05	0.25	0	1	0	-	-	0	1
Leaking UST	Y	10-25-05	0.50	0	0	0	1	-	0	1
- TOTALS -				0	2	0	1	1	0	4

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

*Environmental FirstSearch
Site Information Report*

Request Date:	12-08-05	Search Type:	COORD
Requestor Name:	Daryl Kas-SoCalGeo	Job Number:	05E116
Standard:	ASTM		Filtered Report

TARGET ADDRESS: MULTI-FAMILY RESIDENTIAL DEVELOPMENT
LAKE ELSINORE CA 92530

Demographics

Sites:	4	Non-Geocoded:	0	Population:	NA
Radon:	NA				

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>	
Longitude:	-117.380777	-117:22:51	Easting:	464700.356
Latitude:	33.671392	33:40:17	Northing:	3725593.197
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:
--------------------------------------	------------------

ZIP Code	City Name	ST	Dist/Dir	Sel	Requested?	Date
					Sanborns	No
					Aerial Photographs	Yes 12/08/05
					Historical Topos	Yes 12/08/05
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	Yes 12-08-05

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT **JOB:** 05E116
LAKE ELSINORE CA 92530

TOTAL: 4 **GEOCODED:** 4 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	OTHER	LAKE ELSINORE REC. AREA RICOGEN_1336	32040 RIVERSIDE DR LAKE ELSINORE CA 92530	0.09 NE	1
1	UST	LAKE ELSINORE REC. AREA RIVERSIDECO81325	32040 RIVERSIDE DR LAKE ELSINORE CA 92530	0.09 NE	1
2	LUST	JIM FOLEY TRUCKING T0606500020/CASE CLOSED	15030 LARSON RD LAKE ELSINORE CA 92330	0.46 NW	2
3	STATE	ELSINORE HIGH SCHOOL #4 CAL33010016/VOLUNTARY CLEANUP PR	GRAND AVENUE/RIVERSIDE DRIV LAKE ELSINORE CA 92530	0.52 SW	3

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT **JOB:** 05E116
LAKE ELSINORE CA 92530

STATE SITE	
SEARCH ID: 1	DIST/DIR: 0.52 SW
MAP ID: 3	
NAME: ELSINORE HIGH SCHOOL #4	REV: 07/18/05
ADDRESS: GRAND AVENUE/RIVERSIDE DRIVE LAKE ELSINORE CA 92530 RIVERSIDE	ID1: CAL33010016
CONTACT:	ID2:
	STATUS: VOLUNTARY CLEANUP PROGRAM
	PHONE:
<u>OTHER SITE NAMES (blank below = not reported by agency)</u>	
HIGH SCHOOL SITE NO. 3 (PROPOSED)	
LAKE ELSINORE UNIFIED SCHOOL DISTRICT	
HIGH SCHOOL SITE NO. 4 (PROPOSED)	
ELSINORE HIGH SCHOOL #4	
ELSINORE HIGH SCHOOL #4 (PROPOSED)	
<u>GENERAL SITE INFORMATION</u>	
File Name (if different than site name):	ELSINORE HIGH SCHOOL #4 (PROPOSED)
Status:	VOLUNTARY CLEANUP PROGRAM
AWP Site Type:	PROPOSED SCHOOL SITE PROPERTY
NPL Site:	
Fund:	
Status Date:	11292000
Lead:	DEPT OF TOXIC SUBSTANCES CONTROL
Staff:	JABRAHAM
DTSC Region & RWQCB #:	CYPRESS
Branch:	SCHOOL EVALUATION
RWQCB:	
Site Access:	
Groundwater Contamination:	
Number of Sources Contributing to Contamination at the Site:	0
<u>OTHER AGENCY ID NUMBERS (blank below = not reported by agency)</u>	
ID SOURCE NAME, & VALUE:	CALSTARS CODE 404117-11
<u>PROJECTED ACTIVITIES (blank below = not reported by agency)</u>	
Activity:	ISE, IORSE, FFA, FFSRA, VCA, EA
Activity Status:	VOLUNTARY CLEANUP PROGRAM
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	07312000
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0
Activity:	ISE, IORSE, FFA, FFSRA, VCA, EA
Activity Status:	VOLUNTARY CLEANUP PROGRAM
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	11292000
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0

- Continued on next page -

Environmental FirstSearch Database Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA COR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

STATE SITES: *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be

contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. CORTESE LIST- Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list: 1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS). 2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK) 3. The California Integrated Waste Management Board: Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750). Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SPILLS-1990: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM- The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field. Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. WMUDS- The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

PERMITS: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

OTHER: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. **LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG-** The County of Los Angeles Public Health Investigation Compliant Control Log. **ORANGE COUNTY INDUSTRIAL SITE CLEANUPS-** List maintained by the Orange County Environmental Health Agency. **RIVERSIDE COUNTY WASTE GENERATORS-** A list of facilities in Riverside County which generate hazardous waste. **SACRAMENTO COUNTY MASTER HAZMAT LIST-** Master list of facilities within Sacramento County with potentially hazardous materials. **SACRAMENTO COUNTY TOXIC SITE CLEANUPS-** A list of sites where unauthorized releases of potentially hazardous materials have occurred.

REG UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING- The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. **SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS-** Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. **INDIAN LANDS UNDERGROUND STORAGE TANKS LIST-** A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTs are administered by US EPA Region 9. **CUPA DATABASES & SOURCES-** Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

LEAKING UST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.**SAN DIEGO COUNTY LEAKING TANKS-** The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA NLR: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

STATE SITES: *CA EPA* The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

Updated quarterly/when available

SPILLS-1990: *CA EPA* The California State Water Resources Control Board

Updated when available

SWL: *CA IWMB/SWRCB/COUNTY* The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board

Phone:(916) 227-4365
Orange County Health Department

Updated quarterly/when available

PERMITS: CA COUNTY The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211
San Bernardino County Fire Department

Updated quarterly/when available

OTHER: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400
The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806
Orange County Environmental Health Agency
Phone: (714) 834-3536
Riverside County Department of Environmental Health, Hazardous Materials Management Division
Phone:(951) 358-5055
Sacramento County Environmental Management Department

Updated quarterly/when available

REG UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

- * Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA:

- * Department of Health and Social Services

EL DORADO COUNTY CUPAS:

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA:

- * Environmental Health Division

IMPERIAL COUNTY CUPA:

- * Department of Planning and Building

INYO COUNTY CUPA:

- * Environmental Health Department

KERN COUNTY CUPA:

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- * County of Los Angeles Environmental Programs Division

- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17:58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPAS:

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA:

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA:

- * County Fire Dept Protective Services Division

SANTA CLARA COUNTY CUPAS:

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA:

- * Environmental Health Department

SHASTA COUNTY CUPA:

- * Environmental Health Department

SIERRA COUNTY CUPA:

- * Health Department

SISKIYOU COUNTY CUPA:

- * Environmental Health Department

SONOMA COUNTY CUPAS:

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA:

- * Department of Environmental Resources Haz. Mat. Division

SUTTER COUNTY CUPA:

- * Department of Agriculture

TEHAMA COUNTY CUPA:

- * Department of Environmental Health

TRINITY COUNTY CUPA:

- * Department of Health

TULARE COUNTY CUPA:

- * Environmental Health Department

TUOLUMNE COUNTY CUPA:

- * Environmental Health

VENTURA COUNTY CUPAS:

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA:

- * Environmental Health Department

YUBA COUNTY CUPA:

Updated quarterly/annually/when available

LEAKING UST: *CA SWRCB/COUNTY* The California State Water Resources Control Board

Phone:(916) 227-4416

San Diego County Department of Environmental Health

Updated quarterly/when available

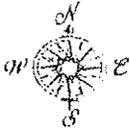
RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: MULTI-FAMILY RESIDENTIAL DEVELOPMENT **JOB:** 05E116
LAKE ELSINORE CA 92530

<u>Street Name</u>	<u>Dist/Dir</u>	<u>Street Name</u>	<u>Dist/Dir</u>
Buchanan St	0.25 NW		
Cheerbourg	0.07 NW		
Cleveland Ct	0.18 NE		
Eisenhower Dr	0.15 NE		
Garfield St	0.24 NE		
Highland Rd	0.19 NW		
Lake Vista Dr	0.17 NW		
Le Harve Ave	0.17 NW		
Le Harve St	0.11 SE		
McKinly St	0.17 NE		
Monroe St	0.15 NE		
Riverside Dr	0.11 SE		
Wilson St	0.17 NE		



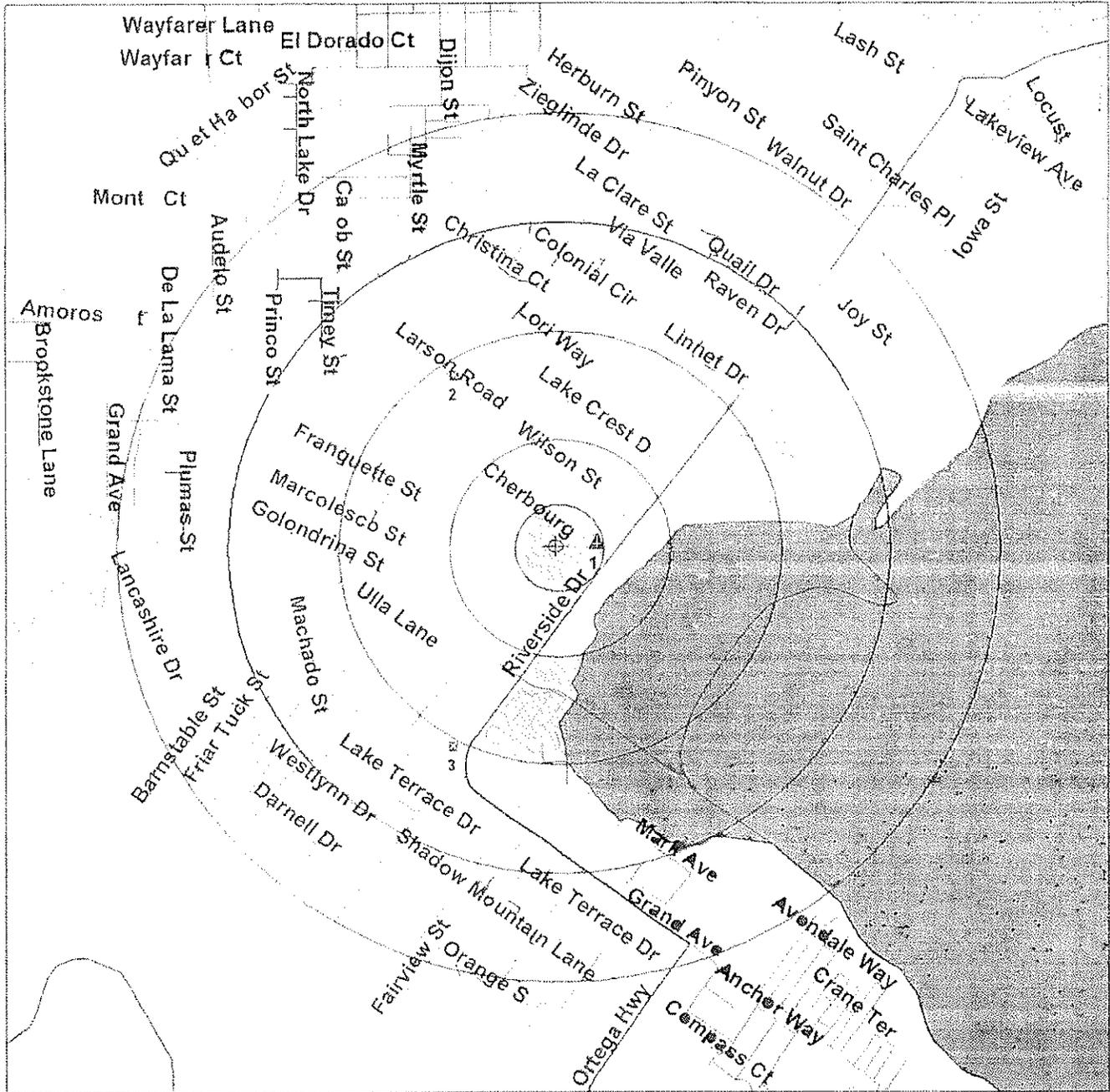
Environmental FirstSearch

1 Mile Radius

Single Map:



MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 9



Source: U.S. Census TIGER Files

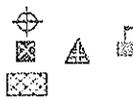
Target Site (Latitude: 33.671392 Longitude: -117.380777)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 300 ft. Radius





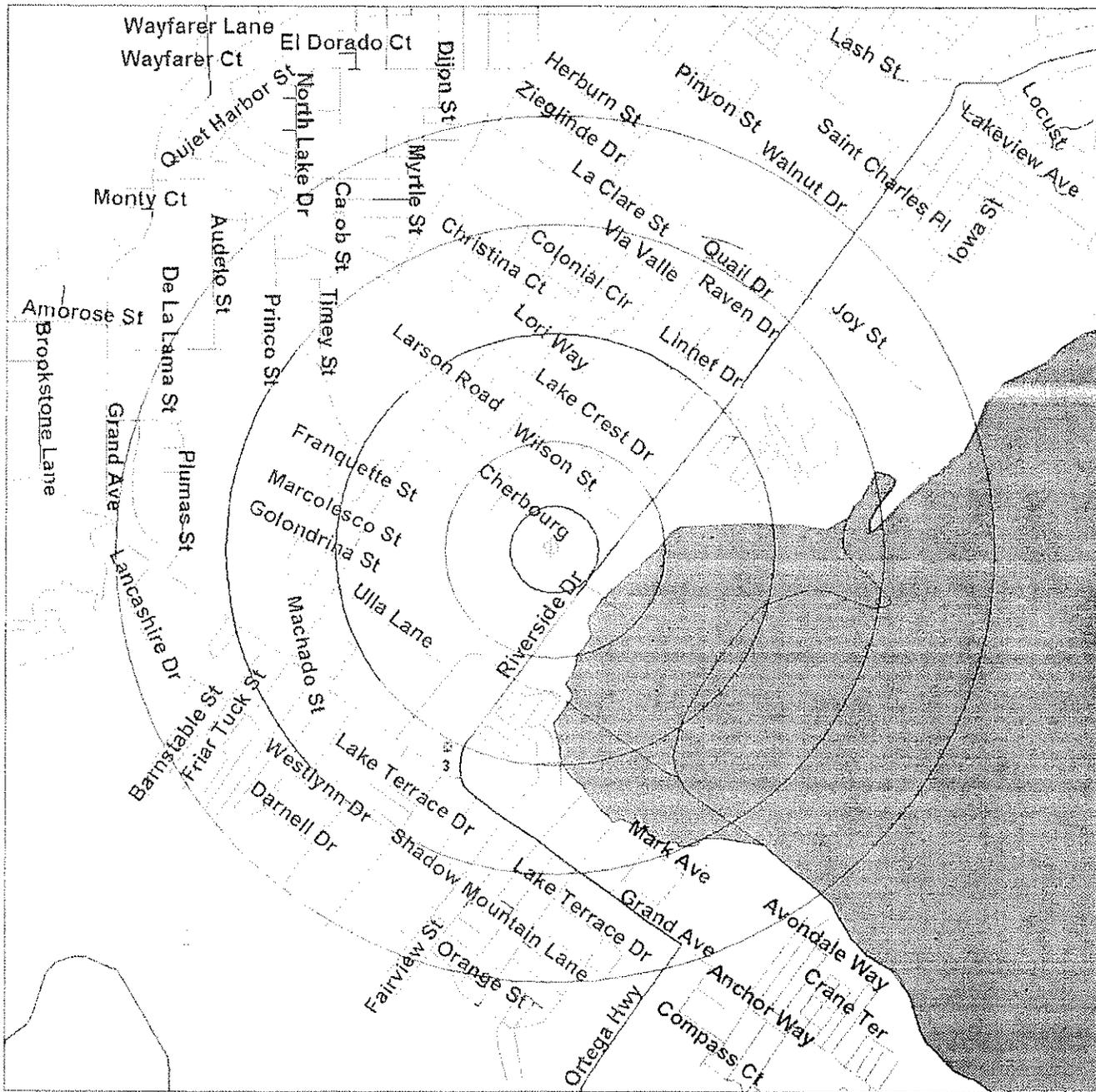
Environmental FirstSearch

1 Mile Radius

ASTM: NPL, RCRACOR, STATE



MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 9



Source: U.S. Census TIGER Files

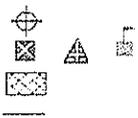
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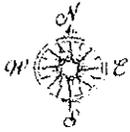
Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch
 .5 Mile Radius
 ASTM: CERCLIS, RCRATSD, LUST, SWL

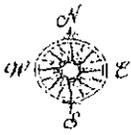


MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 9



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.671392 Longitude: -117.360777)
- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft Radius

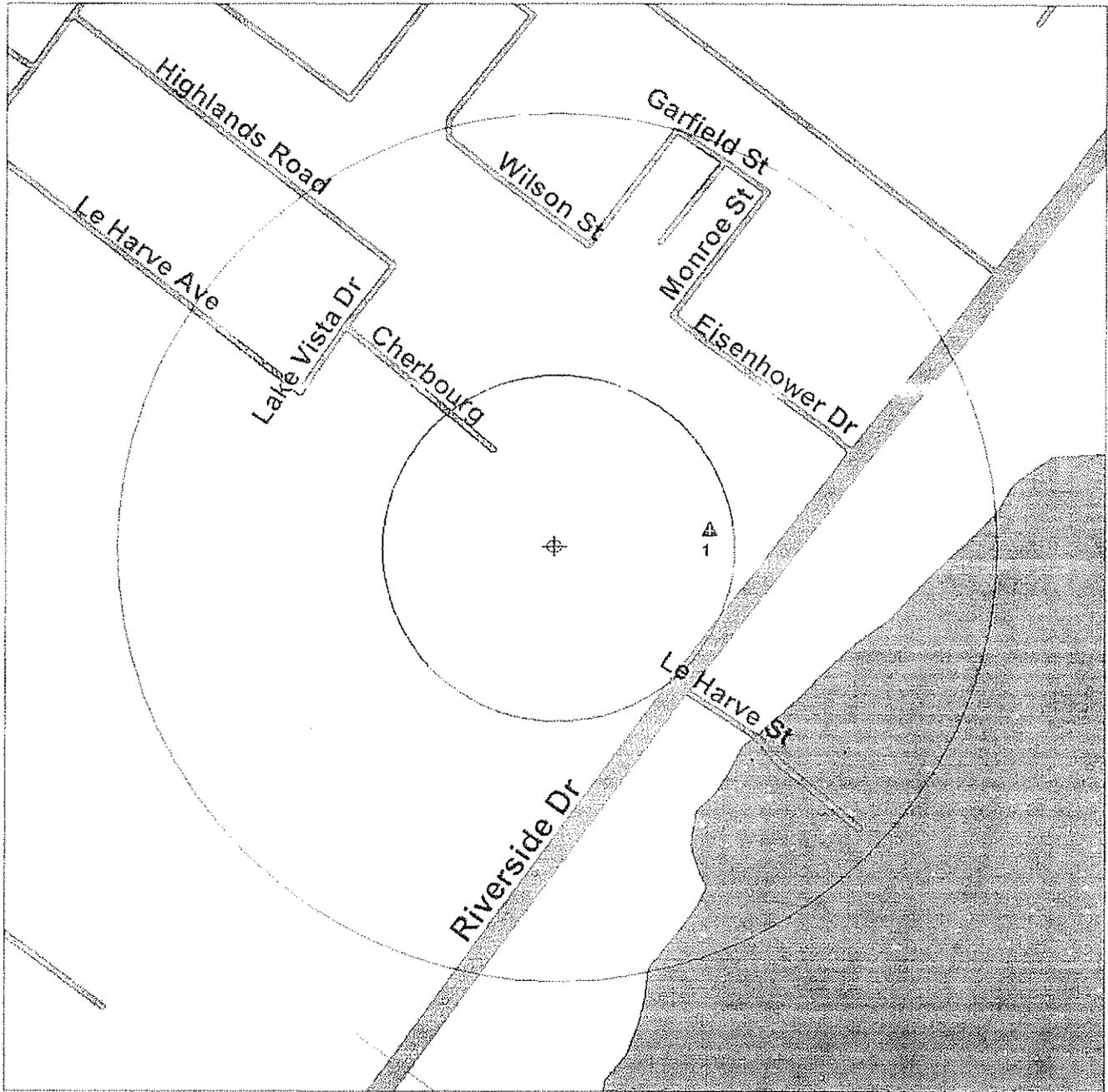


Environmental FirstSearch

.25 Mile Radius
ASTM: RCRA GEN, UST, PERMITS, OTHER



MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 9



Source: U.S. Census TIGER Files

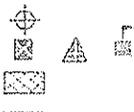
Target Site (Latitude: 33.671392 Longitude: -117.380777)

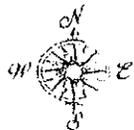
Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 Ft. Radius

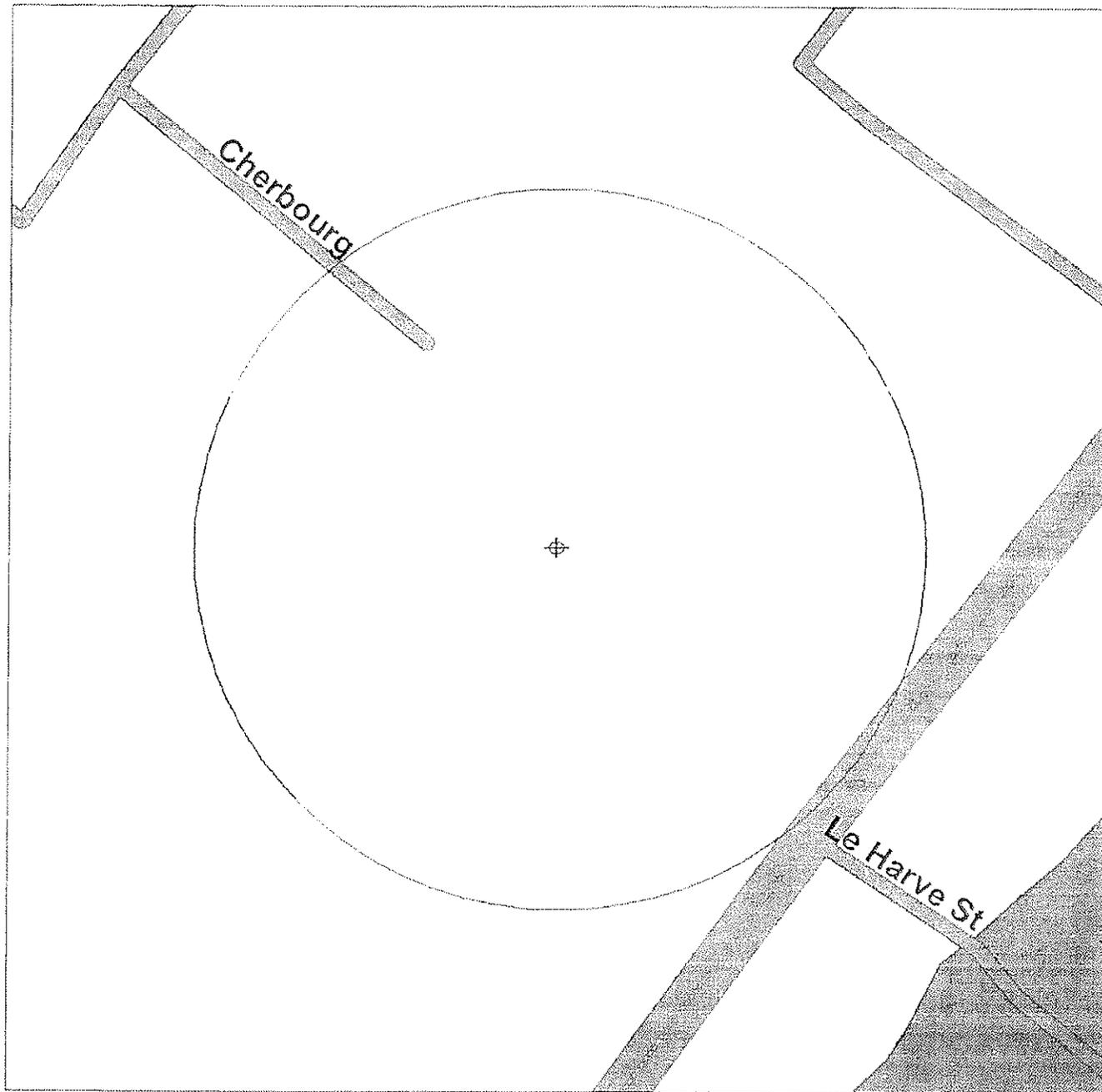




Environmental FirstSearch
 .12 Mile Radius
 ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 9



Source: U.S. Census TIGER Files

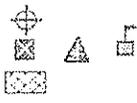
Target Site (Latitude: 33.671392 Longitude: -117.380777)

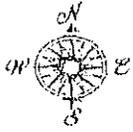
Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radius; R-1 Ring Represents 500 ft Radius





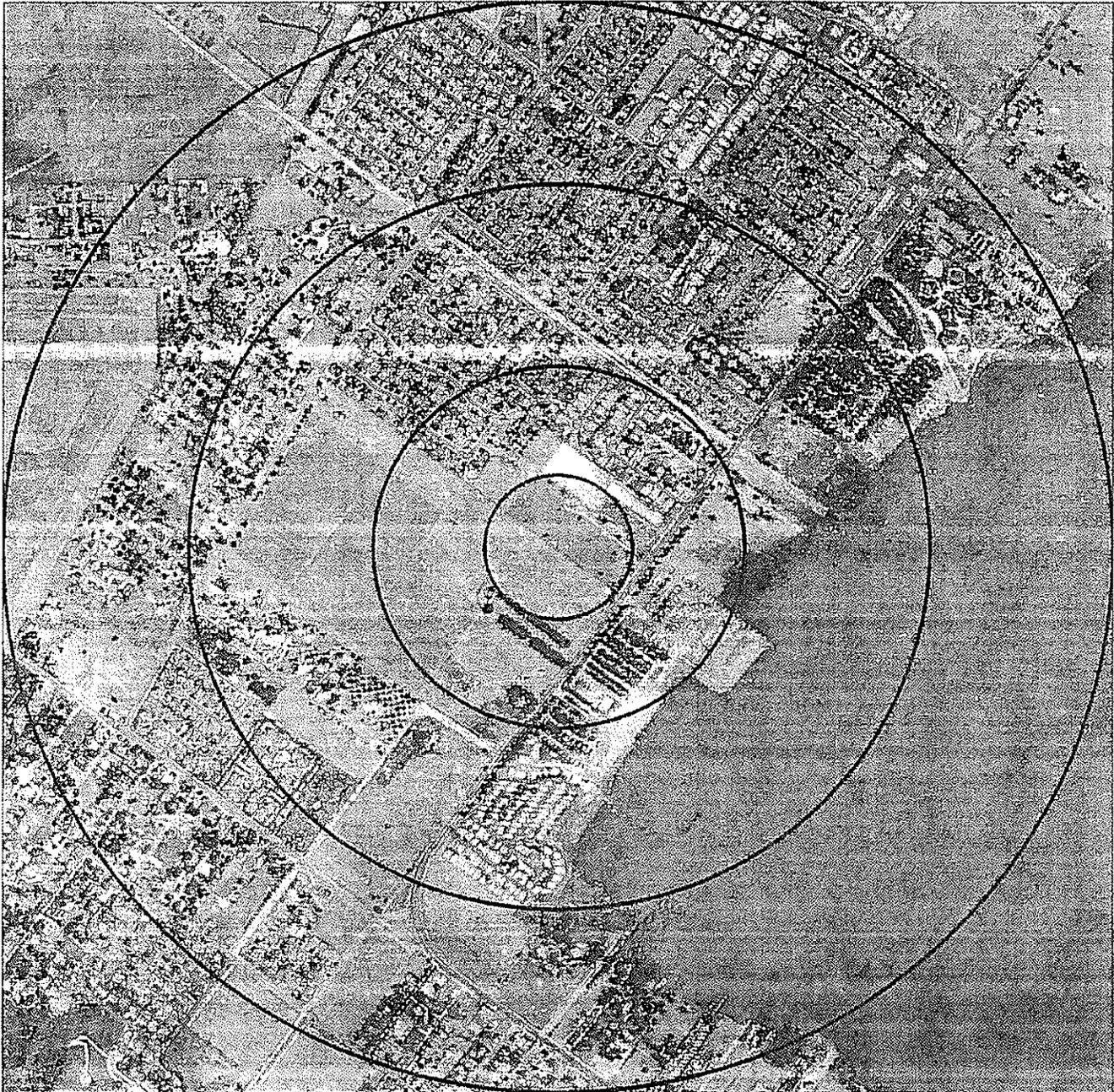
Environmental FirstSearch

Aerial : 0.75 Mile Radius

Site Locus Map



MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 92530



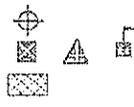
Source:

Target Site (Latitude: 33.671392 Longitude: -117.380777)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

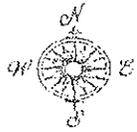
Railroads



Map Name: LAKE ELSINORE SW Date Created: 1994-06-01 Date Revised: 1994-06-01

Map Reference Code: 33117-F3-04-PHT

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius



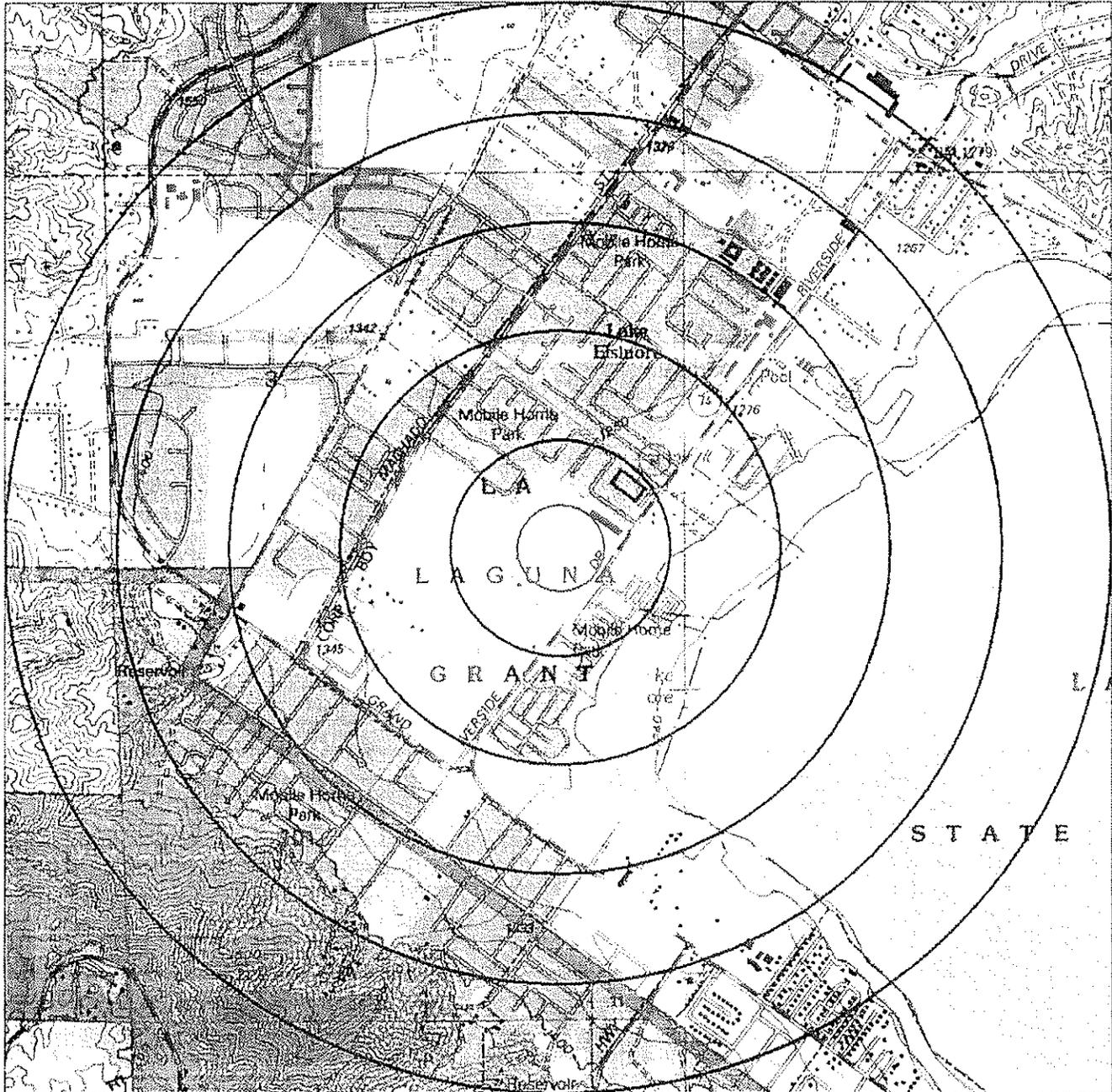
Environmental FirstSearch

Topo : 1.25 Mile Radius

Site Locus Map



MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LAKE ELSINORE CA 92530



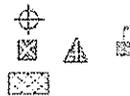
Source:

Target Site (Latitude: 33.671392 Longitude: -117.380777)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads



Map Name: LAKE ELSINORE Date Created: 1997-- Date Revised: None--

Map Reference Code: 33117-F3-TF-024

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft Radius

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED MULT-FAMILY RESIDENTIAL
DEVELOPMENT**

Riverside Drive, Southwest of Eisenhower
Drive
Lake Elsinore, California
for
Classic Pacific