

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED LAKESIDE DEVELOPMENT
15410 GRAND AVENUE LAKE ELSINORE,
CALIFORNIA 92624

Prepared For:

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Project No. 12894.001

March 4, 2021



Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY



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Pardee Homes
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

Attention: Mr. Nick Lasher

**Subject: Phase I Environmental Site Assessment
Proposed Lakeside Development
15410 Grand Avenue
Lake Elsinore, CA 92624**

Leighton and Associates, Inc. (Leighton) is pleased to present this Phase I Environmental Site Assessment Report for the Proposed 35-Acre Development east of Riverside Drive and Grand Avenue in the City of Lake Elsinore, California (Site). Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International E1527-13.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service to Pardee Homes.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.


Zachary Freeman, PG
Project Geologist




Robert Hansen, PG
Associate Environmental Geologist



Distribution: (1) Addressee (electronic)

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Appendix E – Environmental Radius Report

Appendix F – Regulatory Records

Appendix G – Historical Research Documentation

Appendix H – GBA Geoenvironmental Report

1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) for the proposed 35-Acre Development, located east of the intersection of Riverside Drive and Grand Avenue, in the City of Lake Elsinore, California (Site or subject site – Figure 1) in accordance with Pardee Homes' (Pardee) authorization.

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible and pursuant to the processes prescribed in ASTM International (ASTM) E1527-13, recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the Site.

- RECs are defined, according to ASTM E1527-13 as “*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs.*”
- HRECs are defined, according to ASTM E1527-13 as “*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.*”
- CRECs are defined, according to ASTM E1527-13 as “*a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.*” (ASTM E1527-13, 2013).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the purpose of this Phase I ESA is to provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35)(B). Leighton also assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Leighton performed the Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Site. There were no exceptions to, or deletions from, this practice.

This Phase I ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, and the methods utilized to collect and evaluate the data. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of the information provided by others.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include non-scope items such as testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as, soil, water, building materials, paint or other media; assessment of natural hazards such as naturally occurring asbestos, radon gas, methane gas, or mold; assessment of the potential presence of radionuclides, biological agents, or lead in drinking water; assessment of indoor air quality (such as vapor intrusion assessment); or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the Site or of businesses operating at the Site, or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of Pardee. Use of this report by any other party shall be for informational purposes only at such party's sole risk. If other persons or entities wish to rely upon this report, Leighton will require that such parties agree in writing to Leighton's contract terms.

1.8 Important Information about Geoenvironmental Reports

The Client is referred to Appendix H regarding important information provided by the Geoprofessional Business Association (GBA) on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Site is located east of the intersection of Riverside Drive and Grand Avenue, in the City of Lake Elsinore, California (Figure 1). The Riverside County Assessor's office identifies the Site as Assessor Parcel Numbers (APNs) 379-060-005, 379-060-022, and 379-060-027. Legal descriptions for the Site parcels are included in the Environmental Lien and AUL Search Report provided by NETR (Appendix D).

2.2 Property and Vicinity General Characteristics

The Site consists of three vacant parcels, the largest of which (379-060-022) was formerly agricultural. The remaining two parcels (379-060-005 and 379-060-027) appear to be vacant, and undeveloped. The Site vicinity and the surrounding area generally consist of vacant land, single-family residential and light commercial properties (Figures 1 and 2).

2.3 Current Use of the Subject Property

The Site consists of approximately 35 acres of vacant land (See Photos in Appendix B).

2.4 Descriptions of Structures, Roads and Other Improvements on the Property

There are no structures associated with the Site at this time. The following utilities may provide service to the Site once developed:

Natural Gas:	The Southern California Gas Company
Source of Potable Water:	Elsinore Valley Municipal Water District
Electric:	Southern California Edison (SCE)
Sewage Disposal:	Elsinore Valley Municipal Water District

2.5 Current Uses of Adjoining Properties

The surrounding adjoining properties are residential or vacant. The Site is bordered by Grand Avenue to the southwest and Riverside Drive to the northwest.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Pardee Homes. As a part of the ASTM E1527-13 process, Mr. Nick Lasher, Project Manager for Pardee, completed a questionnaire for the Site. A copy of the questionnaire is provided in Appendix C.

3.1 Environmental Liens or Activity and Use Limitations

Mr. Lasher indicated that he was not aware of environmental liens or activity and use limitations (AULs) filed or recorded for the Site.

In addition, review of the NETR Environmental Lien and AUL Search report revealed no environmental liens or AULs. A copy of the NETR Environmental Lien and AUL Search is provided in Appendix D.

3.2 Specialized Knowledge

Mr. Lasher indicated that he does not have specialized knowledge or experience related to the Site.

3.3 Commonly Known or Reasonably Ascertainable Information

Mr. Lasher stated that the Site consisted of vacant land with a single adobe residence that appears to have been destroyed by a fire. Mr. Lasher was not aware of specific chemicals that were once present on the Site, or any environmental cleanups that may have occurred on the Site.

3.4 Valuation Reduction for Environmental Issues

Mr. Lasher stated that the purchase price of the Site is based on fair market value.

3.5 Owner, Property Manager, and Occupant Information

CP Lake Elsinore 130, L.L.C. is listed as the current owner. A Phase I ESA Owner Questionnaire form was completed by a representative of CP Lake Elsinore 130, L.L.C. and is summarized in Section 6.0 of this report.

3.6 Reason for Performing Phase I ESA

According to the user questionnaires, the reason for requesting this Phase I ESA is for due diligence investigation prior to purchase of the property.

3.7 Other

Leighton was provided with three previous Phase I ESAs and a UST closure letter for the Site. These documents are summarized in Section 4.2.5 of this report.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the Site. A summary of this information is presented in the following subsections.

4.1.1 Topography

The Site is located in Sections 10 and 11 of Township 6 South, Range 5 West of the San Bernardino Baseline and Meridian. Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) Alberhill, California Quadrangles (2012). The elevation of the Site is approximately 1,268 feet above mean sea level and generally flat.

4.1.2 Surface Water

Surface water was not observed on the Site. The closest surface water is Lake Elsinore adjacent to the north and east of the Site. A drainage channel parallels the southeastern boundary of the Site. The channel is the extension of a concrete-lined drainage channel that drains a small canyon approximately 0.25 miles southwest of the Site.

4.1.3 Geology and Soils

The site is located within the Peninsular Ranges geomorphic province. The province is characterized by steep, elongated ranges and valleys that trend northwestward. More specifically, the Site is situated within the fault controlled Elsinore trough, a down dropped basin located between the relatively stable Perris block to the northeast and the Santa Ana mountains to the southwest (CDMG, 1959).

The Site is mapped as being underlain by Quaternary-aged alluvial valley fill deposits consisting of unconsolidated sand, silt and clay (Morton and Miller, 2006).

4.1.4 Hydrogeology

The Site is located within in the Elsinore Groundwater Basin, Elsinore Valley subbasin (CDWR, 2019). The basin underlies a northwest-southeast trending valley in western Riverside County. The adjacent Bedford-Coldwater subbasin forms the northern boundary of the Elsinore Valley subbasin. The consolidated rocks of the Gavilan Plateau and Estelle Mountain bound the basin on the east. The consolidated rocks of the Elsinore Mountains and the Santa Ana Mountains form the western boundary of the basin. (CDWR, 2016). Lake Elsinore is located in the middle of the basin (CDWR, 2016).

Groundwater was measured at a depth of approximately 34 feet below ground surface (bgs) approximately 1,670 feet northeast of the Site (Converse, 2019). Based on surface topography groundwater is assumed to flow to the southeast toward Lake Elsinore.

4.1.5 Oil and Gas Fields

Leighton reviewed the California Geological Energy Management (CalGEM), Online Mapping System. No evidence of oil wells or oil fields were identified on the Site or adjacent properties (CalGEM, 2020).

4.2 Standard Environmental Record Sources

Leighton conducted a search of selected government databases using an environmental database search report dated September 22, 2020. The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. A copy of the database search report is included in Appendix E.

4.2.1 Subject Property

The Site was listed in the environmental database search report in the State Water Resources Control Board Geotracker Cleanup Sites (CLEANUPSITES) and Leaking Underground Storage Tanks (CALUST) databases, The Riverside County Leaking Underground Storage Tanks

database (CARCLUST), and the Facility Registry System (USFRSCA) database.

The listings are related to the discovery, removal of, and cleanup of three leaking underground storage tanks (USTs) on the Site. The site remediation included the bioremediation of approximately 200 tons of soil and the installation of an activated carbon groundwater treatment system. This leaking UST (LUST) case was closed by the Santa Ana Regional Water Quality Control Board, and a closure letter was issued for the Site on August 2, 1999. A copy of the LUST case closure letter is provided in Appendix F. The approximate location of this LUST case on the Site is shown on Figure 2.

4.2.2 Offsite

The database search results for offsite properties, including those found within the “orphaned” unmapped listings, with potential to adversely impact the subject site are listed in the table below:

Table 1 Databases Searched

Database	Search Distance (radius)	Properties Identified
Federal NPL List	1.0-mile	No
Delisted NPL List	1.0-mile	No
Federal CERCLIS List	0.5-mile	No
SEMS	0.5-mile	No
CERCLIS – No Further Action	0.5-mile	No
CORRACTS	1.0-mile	No
ECHOR09	Adjacent	Yes(1)
Federal RCRA TSDF List	0.5-mile	No
FRSCA	Adjacent	Yes(2)
RCRA Generators List	0.25-mile	No
RCRA Non-Generators List	0.25-mile	Yes (4)
US ENG Controls List	0.5-miles	No
US INST Controls List	0.5-mile	No
US Brownfields	0.5-mile	No
NPDES	Adjacent	No
Historic CAL-Sites	1.0-mile	No
Historical Cortese	0.5-mile	Yes(1)
HWTS	Adjacent	No

SWRCY	0.5-mile	No
EMI	Adjacent	No
Response	1.0-mile	No
Envirostor	1.0-mile	Yes (1)
NFA	0.5-mile	Yes (1)
SWIS	0.25-mile	No
SWL Facilities	0.5-mile	No
LUST	0.5-mile	Yes (4)
CAL FID UST	0.25-mile	No
SLIC	0.5-mile	No
UST CUPA	0.25-mile	No
Historical UST	0.25-mile	No
AST	0.25-mile	No
SWEEPS UST	0.25-mile	No
PROC	0.5-mile	No
DROP	0.5-mile	Yes(1)
DEED	0.5-mile	No
VCP	0.5-mile	No
CLEANERS	0.25-mile	Yes(1)
CHMIRS	Adjacent	No
Indian RESERV	1.0-mile	No
Indian LUST	0.5-mile	No
Indian UST	0.25-mile	No
CLEANUPSITES (Geotracker)	0.25-mile	Yes(4)
RCGL	0.125-mile	No
RCDL	0.25-mile	Yes (5)
RCMW	0.25-mile	No
RCUST	0.25-mile	No
RCLUST	0.5-mile	Yes(3)

See environmental radius report (Appendix E) for list of acronyms and data sources

The above listings were reviewed, and supplemented with a review of the State Water Resources Control Board (SWRCB) Geotracker website, and California Department of Toxic Substances Control (DTSC) Envirostor website. Based on these reviews, it is our judgement the listings do not indicated a likely REC on the Site based on one or more of the following criteria:

- Nature of the database listing and not appearing on a database that reports unauthorized releases of hazardous substances;
- Reported regulatory agency status (example Case Closed);

- Reported nature of the case (soil contamination only);
- Distance of the facility to the subject site; and/or location of the facility with respect to anticipated groundwater flow direction.

4.2.3 Vapor Encroachment

Leighton completed a screening assessment for potential vapor encroachment conditions in general accordance with ASTM E2600-15. Based on information discussed in this report, a VEC exists at the Site as a result of the former LUST case which included a gasoline release. Whether this VEC is considered a REC requires further investigation. For a potential residential development, it is recommended that soil gas sampling be completed to assess and document potential vapor intrusion issues relative to residential standards. During the soil gas assessment, shallow soil matrix sampling is recommended to also assess soil conditions relative to residential development standards. Regulatory Agency Contacts

Leighton requested regulatory records for the Site's historical address, 15410 Grand Avenue, and the Site APNs, from the following agencies:

- Department of Toxic Substances Control (DTSC) – Cypress and Chatsworth Offices and the DTSC;
- Santa Ana Regional Water Quality Control Board (SARWQCB);
- Riverside County Department of Environmental Health (RCDEH)

The DTSC Cypress and Chatsworth offices both stated that no records were found for the Site.

The SARWQCB response stated that all files for the address 15410 Grand Avenue have been posted to the Geotracker online database (see Section 4.2.1).

At the time this report was issued, Leighton had not received a response from the RCDEH. If the response received from the RCDEH significantly alters the findings and conclusions of this report, the updated findings and conclusions will be forwarded in an addendum to this report.

Additionally, the online databases for the following agencies were also searched for records pertaining to the Site.

- South Coast Air Quality Management District (SCAQMD);
- Department of Toxic Substances Control online database, Envirostor;
- State Water Resources Control Boards online database, Geotracker (see Section 4.2.2);
- U.S. Pipeline and Hazardous Materials Safety Administration's Pipeline Information Management Mapping Application (PIMMA).

Records were not found within the SCAQMD, Envirostor, or PIMMA for the Site. The Site has a listing in the Geotracker database as discussed above in section 4.2.1.

Radon

Radon is not regulated within the State of California. Nonetheless, the California Department of Public Health (CDPH) and the United States Environmental Protection Agency (US EPA) both recommend a threshold of 4 pCi/L above which certain precautions be taken to mitigate radon buildup in structures (CDPH, 2016).

The CDPH maintains a database of indoor radon levels that are sorted by zip code. According to the most recent update prepared in February 2016, of the 7 tests were completed in the Site zip code of 92530 none contained radon concentrations exceeding 4 picocuries per liter (pCi/L). The maximum radon detected was reported to be 0.9 pCi/L.

4.2.4 Other Reports

Pardee provided Leighton with a copy of one previous Phase II Environmental Assessment report prepared for the Site including:

- Phase II Environmental Site Assessment Proposed Single Family Residential Tract Riverside Drive and Grand Avenue Lake Elsinore, California (SCG, 2005).

Three previous environmental investigation reports for the Site were also found on the SWRCB Geotracker website:

- Site Assessment Butterfield Center 15410 Grand Avenue in Lake Elsinore (JKB, 1989a)
- Report of Removal of Three Underground Storage Tanks at 15410 Grand Avenue Lake Elsinore, CA 92330 (JKB, 1989b).

- “Landfarming” Soil Decontamination Process 15410 Grand Avenue Lake Elsinore (JKB, 1989c)
- Status of Groundwater Quality at 15410 Grand Avenue in Lake Elsinore (JKB, 1990)

In August, 1989, JKB performed a site assessment including sampling in the vicinity of three USTs adjacent to the hangar structure (Figure 2). Petroleum hydrocarbons, toluene, ethylbenzene, and xylene were detected in a sample collected at 10 feet below ground surface near the USTs. Groundwater was identified at approximately 7 feet below ground surface (JKB, 1989a). No evidence of septic tanks was observed on the site. According to the site assessment report, the RV parking area appeared to be “very clean” (JKB, 1989a). The remains of the electrical and sewer hook ups for the RV parking spaces were visible however the RV parking area had not been used since it had been flooded in 1982 (JKB, 1989a).

In November, 1989, three underground storage tanks were removed from the Site under the oversight of the Riverside County Department of Environmental Health (JKB, 1989b). Soil samples collected from beneath the tanks were found to contain petroleum hydrocarbons, benzene, toluene, ethylbenzene, and xylene at concentrations exceeding the RCDEH screening levels (JKB, 1989b). The tanks were located near the southeastern corner and on the east side of the former hangar building. Following the removal of the tank JKB bioremediated 220 tons of petroleum impacted soil from the UST area (JKB, 1989c).

In February, 1990 JKB installed a groundwater monitoring well at the Site. The monitoring well was located approximately 15 feet east of the hangar building. Groundwater sampling was found to be impacted by benzene, toluene, and trichlorofluoromethane (JKB, 1990). The sampling report recommended the installation of a granular activated carbon pump and treat remediation system to remediate the groundwater impact at the site. A groundwater remediation system workplan was submitted to the SARWQCB on April 2, 1990. Groundwater remediation began in October 1990. On August 2, 1999, the SARWQCB issued a closure letter for the soil and groundwater remediation at the Site. According to the closure letter, concentrations of benzene, toluene, ethylbenzene and xylene were remediated to concentrations below the California MCLs.

A Phase II Environmental Site Assessment was performed for the site by Southern California Geotechnical, Inc in 2005. Stained soil was observed in the vicinity of a hangar structure, and soil samples collected at these locations contained concentrations oil range petroleum hydrocarbons (503 milligrams per kilogram [mg/kg]). Concentrations of 4,4'-DDE (a maximum of 0.012 mg/kg) were detected in the former agricultural portion of the Site consisting of the southwestern half of APN 379-060-022 and all of APN 379-060-027 (SCG, 2005). Based on the results of the SCG Phase II ESA, no further subsurface investigation was recommended.

The concentrations of oil range petroleum hydrocarbons and 4,4'-DDE detected at the Site were below the current residential US EPA Regional Screening Levels (RSLs) and DTSC Modified Screening Levels (DTSC-SLs) for oil range petroleum hydrocarbons (24,000 mg/kg) and 4,4'-DDE (2.0 mg/kg).

4.3 Historical Use Information on the Property

Leighton reviewed selected historical information on the Site. The references were reviewed for evidence of activities, which would suggest the presence of hazardous substances at the Site, and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.3.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs dated 1938, 1952, 1967, 1974, 1980, 1985, 1989, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, and 2018 were reviewed. References are provided in Appendix A; copies of the aerial photographs are included in Appendix G.

In the **1938** aerial photograph, approximately the northeastern half of the Site and some of the adjacent properties are covered by Lake Elsinore. The southwestern portion of the site and surrounding properties appear agricultural. A single residence is visible near the middle of the Site.

In the **1952, and 1967** aerial photographs, the northeastern portion of the Site appears to be vacant land. The southwestern portion of the Site

appears to be developed as an orchard. The surrounding properties appear to be vacant or developed as orchards.

In the **1974** aerial photograph, the Site and adjacent properties Do not appear to have changed significantly with the exception of the addition of a mobile home park to the northeast. Approximately seven structures and a small pond appears to have been constructed on the east side of the Site.

In the **1980** aerial photograph, the northeastern portion of the Site and some of the surrounding properties to the east have been inundated by Lake Elsinore. The remainder of the site does not appear to have changed significantly. The surrounding properties appear to be residential, agricultural and vacant.

In the **1985** aerial photograph, the northeastern corner of the Site is inundated by Lake Elsinore. A small structure appears to be visible on the northern corner of the Site. The southwestern portion of the site is vacant with the exception of the residence. The surrounding land use does not appear to have changed significantly.

In the **1989** aerial photograph, the Site is no longer covered by Lake Elsinore. No other land use changes appear to be visible. The surrounding land use does not appear to have changed. Vacant dry land is visible northeast of the Site.

In the **1994** aerial photograph, approximately the northern third of the site is covered by Lake Elsinore. The residence near the middle of the Site is no longer visible. Land use changes on the remainder of the site and surrounding properties are not visible.

In the **2002** aerial photograph, the Site appears to be vacant land. The northeastern portion of the site appears to be dry land. Dry land is also visible northeast of the Site. The pond and structures on the Site are no longer visible. The surrounding land use does not appear to have changed significantly.

In the **2005**, aerial photograph, the northeastern portion of the Site appears inundated by Lake Elsinore. The remainder of the site is vacant

with the exception of three structures that are visible near the center of the Site. Significant land use changes do not appear to have occurred on the surrounding properties.

In the **2009, 2010, 2012, 2014, 2016, and 2018** aerial photographs, the Site appears to be vacant with the exception of a single residence near the center of the Site. The residence appears partially demolished in the 2018 aerial photo. The far northeastern corner of the Site appears to be inundated by Lake Elsinore in 2009, 2010, and 2012. Surrounding land use changes were not observed.

4.3.2 Historical Topographic Maps

Historical topographic maps were reviewed to obtain information regarding past Site uses. Topographic map coverage of the Site vicinity is provided by the Elsinore 30-Minute Quadrangle (1901); the Elsinore (1953) 7.5-Minute Quadrangle; the Lake Elsinore (1973, 1978, 1982, 1988, 1997, and 2012) 7.5-Minute Quadrangles; and the Alberhill (1953, 1973, 1978, 1982, 1988, 1997, and 2012) 7.5-Minute Quadrangle. References are provided in Appendix A and a copy of the topographic map report is included in Appendix G.

Elsinore 1901: Structures, tanks, or wells are not depicted on the Site or adjacent properties. Lake Elsinore is depicted east and southeast of the Site. The town of Willard is depicted southeast of the Site.

Elsinore 1953 and Alberhill 1954: The northeastern portion of the Site is depicted as vacant. The southwestern portion of the Site is depicted as agricultural with a single small structure near the middle of the Site. The surrounding properties are vacant, agricultural, or sparsely developed with residences and other small structures. Lake Elsinore is depicted approximately 300 feet from the northeastern corner of the Site.

Lake Elsinore 1973 and Alberhill 1973: Three structures are depicted on the south-central portion of the site. Three irregularly shaped ponds are visible near the center of the Site. Two roads are depicted crossing the southwestern and northeastern portions of the Site. A small marina appears to have been constructed adjacent to the north of the Site, other land use changes are not depicted.

Lake Elsinore 1973 and Alberhill 1978: Significant changes are not depicted on the Site or adjacent properties.

Lake Elsinore 1982 and Alberhill 1982: The northeastern corner of the Site is depicted as covered by Lake Elsinore, the rest is depicted as subject to inundation. Two additional structures are depicted on the Site. The surrounding land is vacant sparsely developed or within the Lake Elsinore inundation area.

Lake Elsinore 1988 and Alberhill 1988: Significant changes are not depicted on the Site or adjacent properties.

Lake Elsinore 1997 and Alberhill 1997: Approximately one third of the Site is depicted as covered by Lake Elsinore. The surrounding land is vacant, sparsely developed, or covered by Lake Elsinore.

Lake Elsinore 2012 and Alberhill 2012: The northeastern half of the Site is depicted as subject to inundation and the northeastern corner appears to be covered by Lake Elsinore. The two roads and three structures depicted on the Site are no longer depicted. Structures are no longer depicted on the surrounding properties.

4.3.3 Fire Insurance Maps

Fire insurance maps are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Fire insurance maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

Based on the historically rural nature of the Site, it is unlikely that fire insurance maps exist for the Site.

4.3.4 Historical City Directories

Leighton reviewed historical city directories for the Site (Appendix G). Records were reviewed from 1973 to 2019 at approximate 5-year

intervals. The address associated with the Site: 15410 Grand Avenue, was not found in the city directory report. The surrounding listings appear to be residential.

4.3.5 Building Permits

A request for building permit research was forwarded to the Riverside County Department of Building and Safety for APNs 379-060-005, 379-060-022, and 379-060-027. No records were found for the Site.

4.3.6 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1901	Unknown	None Available
Approximately 1901 to approximately 1938	Vacant land	Topographic Maps
Approximately 1938 to prior to 1974	Vacant, Agricultural, and Intermittently, partially inundated by Lake Elsinore	Aerial Photographs and Topographic Maps
1974 to 1989	RV Park, Agricultural, and Intermittently, partially inundated by Lake Elsinore	Aerial Photographs and Topographic Maps, Previous Environmental Reports
1989 to 2018	Vacant and Intermittently, partially inundated by Lake Elsinore	Aerial Photographs and Topographic Maps, Previous Environmental Reports
2018 to Present	Vacant	Aerial Photographs, Topographic Maps, Site Reconnaissance

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On September 25, 2020, a representative of Leighton conducted a reconnaissance-level assessment of the Site. The property reconnaissance consisted of observing and documenting existing conditions of the Site and the nature of neighboring development adjoining the Site. The Site photographs are included in Appendix B, and their view directions are noted on Figure 2.

5.2 General Property Setting

The Site currently consists of approximately 35 acres of land is currently vacant. The site contains a single remnant adobe structure on the south-central portion of the Site and a cinderblock retaining wall approximately 100 feet long on the east central portion of the Site. The northern and northeastern portions of the Site are heavily vegetated with mature trees. A dirt road approximately 30 feet wide and a concrete lined drainage channel parallels the southeastern boundary of the site and crosses the northeastern corner of the site. (Photos 1 through 22, Appendix B). A mobile home park and a vacant lot border the Site to the northwest. Grand Avenue and Riverside Drive border the Site to the west and southwest, respectively. Adjacent to the Site across Riverside Drive and Grand Avenue the properties consist of vacant land, a church, commercial, and residential properties. An equipment storage lot and vacant land border the site to the southeast. A dirt road borders the site to the northeast. Across the dirt road is a boat ramp and Lake Elsinore.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

Hazardous substances, drums, or other chemical containers were not observed on the Site.

5.3.2 Storage Tanks

Evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) (such as vent lines, fill or overfill ports) was not observed on the Site.

5.3.3 Polychlorinated Biphenyls (PCBs)

Transformers or other electrical equipment were not observed on the Site.

PCBs were once used as industrial chemicals whose high stability contributed to both their commercial usefulness and their long-term deleterious environmental and health effects. PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic systems, and other similar equipment. In 1979, the USEPA generally prohibited the domestic manufacture of PCBs in electrical capacitors, electrical transformers, vacuum pumps, hydraulic pumps, and gas turbines.

5.3.4 Waste Disposal

Significant waste disposal was not observed.

5.3.5 Dumping

Significant quantities of dumped materials were not observed on the Site.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, septic systems, wastewater, or sumps was not observed on the Site. A concrete irrigation cistern was observed on the southwestern portion of the Site. No other features related to agricultural irrigation were observed.

5.3.7 Pesticide Use

Current pesticides or pesticide use was not observed on the Site.

5.3.8 Staining, Discolored Soils, Corrosion

Areas of stained soil were not observed at the Site.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the Site.

5.3.10 Unusual Odors

Unusual odors were not detected on the Site.

5.3.11 Onsite Wells

Onsite wells were not observed on the Site.

5.3.12 Other Observations

The northeastern portion of the site was heavily vegetated with mature trees and significant undergrowth; as a result, the northeastern approximate third of the site was inaccessible with the exception of a few small trails that had been cut through the vegetation. As a result of the heavy vegetation this portion of the site could not be thoroughly observed for indications of potential onsite RECs.

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past Site usage. Interviews were conducted either orally or in the form of a written questionnaire. Mr. Chris Encheff, Development Member for Westminster Development., escrow holder and representative of the Site owner CP Lake Elsinore, LLC, completed an owner questionnaire for the Site. A copy of the questionnaire is provided in Appendix C.

6.1 Interview with Owners

Mr. Encheff stated that he was unaware of onsite structures, items of environmental concern, or previous environmental reports or investigations at the Site.

6.2 Interview with Site/Property Manager

The Site is currently unoccupied, vacant land; therefore, Leighton did not interview a site or property manager.

6.3 Interviews with Occupants

See Section 6.1, the Site is not occupied.

6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the Site with the exception of those noted in Section 4.3.1.

6.5 Interviews with Others

Leighton did not conduct additional interviews for this Phase I ESA with the exception of the User interview discussed in Section 3.

7.0 FINDINGS

Leighton performed Phase I ESA Report for the 35-acre residential development, located in the City of Lake Elsinore, California in accordance with Pardee's authorization.

7.1 Onsite

Historically, the Site has been vacant, developed for agricultural use, and developed as a small RV park. The northern and northeastern portion of the Site has been inundated by Lake Elsinore at least five times since 1901: between 1938 and 1952, between approximately 1980 and 1985, between 1994 and prior to 2002, and between 2005 and 2012. Between 1938 and 1985, the southern portion of the Site was developed as an orchard. A residence and one outbuilding are present on the southern portion of the site beginning in 1938. Three other structures related to the former RV park are visible beginning in 1974 and appear to have been destroyed during the flooding event in 1985 that appears to have inundated the RV park. The RV park is visible on the Site from 1980 until 2002.

In 1989, three leaking gasoline USTs were removed from the Site (JKB 1989b). The release impacted the soil and groundwater in the vicinity of the tanks. Soil and groundwater remediation commenced in 1990 (JKB, 1989b, 1989c, and 1990). In 1999, the SARWQCB issued a closure letter for the Site following the completion of the soil and groundwater remediation at the Site (Appendix F). In 2005, a Phase II environmental site assessment was performed by Southern California Geotechnical, Inc. (SCG, 2005). Organochlorine pesticides, volatile organic compounds, petroleum hydrocarbons, and Title 22 metals were reported to have not been detected at concentrations exceeding US EPA RSLs or DTSC-SLs for residential land use.

Currently, the Site consists of approximately 35 acres of vacant land. The northern third to half of the Site is heavily forested while the southwestern portion of the Site is vacant and appeared to be recently disked during the Site reconnaissance (Photos 1 through 22).

Hazardous substance releases, drums, or environmental concerns were not observed on the Site during the Site reconnaissance.

A search of selected government databases was conducted by Leighton using an environmental database search report. The report meets the government

records search requirements of ASTM E1527-13. The Site was listed in the environmental database search report in the State Water Resources Control Board Geotracker Cleanup Sites (CLEANUPSITES) and Leaking Underground Storage Tanks (CALUST) databases, The Riverside County Leaking Underground Storage Tanks database (CARCLUST), and the Facility Registry System (USFRSCA) database. The listings are related to the discovery, removal of, and cleanup of three leaking underground storage tanks on the Site. The site remediation included the bioremediation of approximately 200 tons of soil and the installation of an activated carbon groundwater treatment system. The case was closed by the Santa Ana Regional Water Quality Control Board and closure letter was issued for the Site on August 2, 1999. The approximate location of this LUST case on the Site is shown on Figure 2.

Historically, the adjacent properties were vacant undeveloped land, residential, and commercial. Surrounding properties with environmental concern were not identified in the environmental database report.

7.2 Data Gaps

Leighton has not yet received a response from the Riverside County Department of Environmental Health.

Based on the information contained within the SARWQCB files, this data gap does not appear to have the potential to adversely affect the findings and conclusions of this report.

The northern portion was heavily forested and as a result was inaccessible during the site reconnaissance. Based on the history of the site this data gap does not appear to have the potential to adversely affect the findings and conclusions of this report.

8.0 CONCLUSIONS AND RECOMMENDATIONS

8.1 Onsite

A standard records database search, review of local agency records, review of prior environmental reports, review of historical site usage and site reconnaissance, revealed no evidence of likely RECs, HRECs or CRECs on the Site, except for

- A former LUST case exists on the Site, which was closed in 1999. Based on information discussed in this report, a VEC exists at the Site as a result of the former LUST case, which included a gasoline release. Whether this VEC is considered a REC requires further investigation. For a potential residential development, it is recommended that soil gas sampling be completed to assess and document potential vapor intrusion issues relative to residential standards. During the soil gas assessment, shallow soil matrix sampling is recommended to also assess soil conditions relative to residential development standards.

In 2005, a Phase II environmental site assessment was performed by Southern California Geotechnical, Inc. Organochlorine pesticides, volatile organic compounds, petroleum hydrocarbons, and Title 22 metals were reported to have not been detected at concentrations exceeding US EPA RSLs or DTSC-SLs for residential land use. A comparison of these detections to present day residential US EPA RSLs and DTSC SLs indicates that concentrations of organochlorine pesticides, volatile organic compounds, petroleum hydrocarbons, and Title 22 metals reported at the Site are suitable for residential land use.

8.2 Offsite

No offsite RECs, HRECs, or CRECs were identified that would impact the Site.

8.3 Other

In general, observations should be made during future development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, and tanks, stained soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.

9.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report. Significant data gaps were not identified that affect the ability of Leighton and Associates to identify recognized environmental conditions at the Site.

10.0 ADDITIONAL SERVICES

Leighton did not perform work outside the scope of work as defined in Section 1.3 of this report.

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our offices in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Property Assessments are a part of this practice area and have been conducted by us.

11.2 Individual

The qualifications of the Project Geologist and the other Leighton and Associates environmental professionals involved in this Phase I ESA meet the Leighton and Associates corporate requirements for performing Phase I ESAs as specified by ASTM E1527-13.

11.3 Environmental Professional Statement

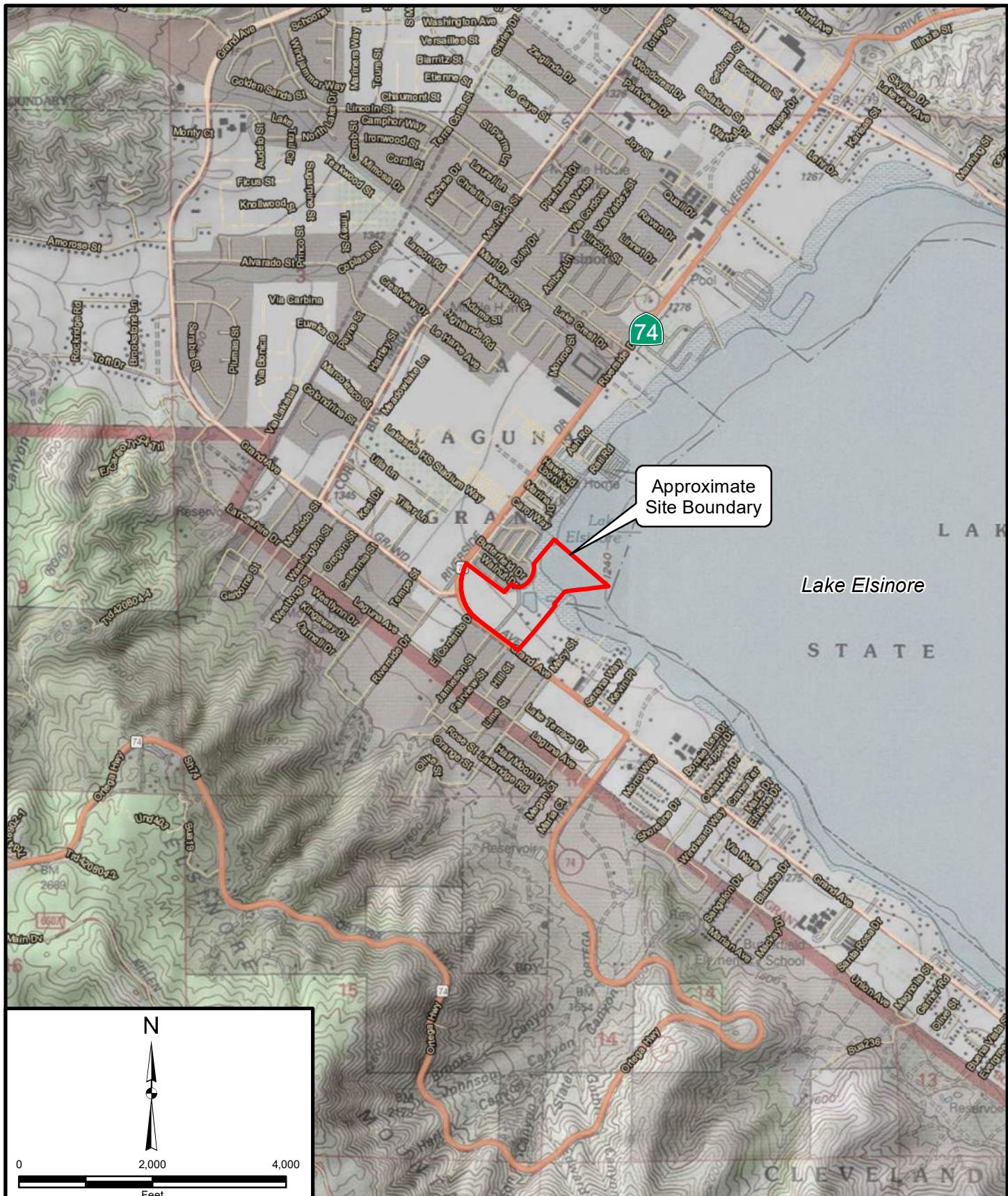
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Zachary Freeman, P.G.
Project Geologist





Project: 12894.001 Eng/Geol: ZAF

Scale: 1" = 2,000' Date: March 2021

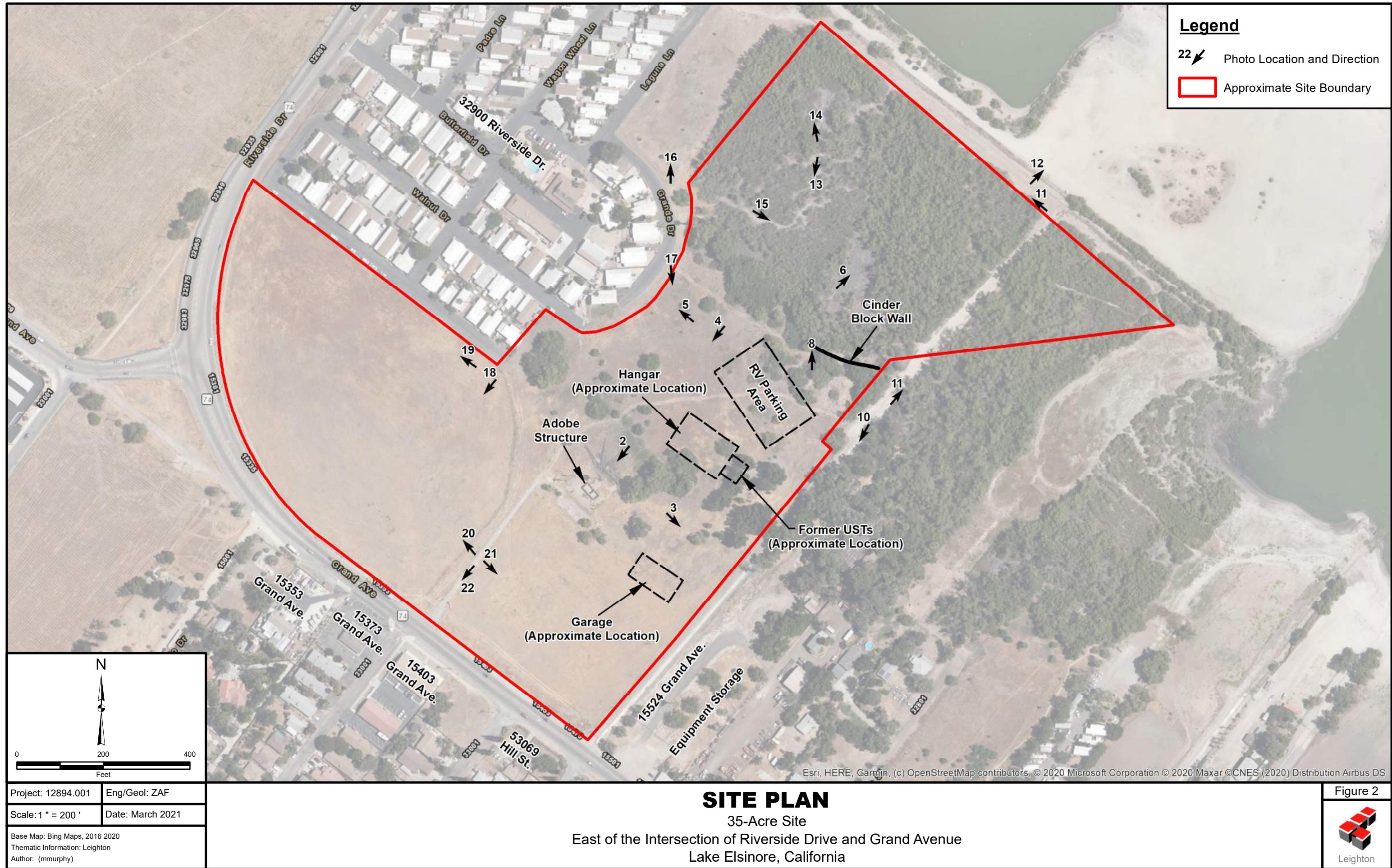
Base Map: ESRI ArcGIS Online 2020

Author: Leighton Geomatics (mmurphy)

Figure 1



Leighton



APPENDIX A

REFERENCES

APPENDIX A

References

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United States Geological Survey Topographic Map, "Alberhill" Quadrangle, (1953, 1973, 1978, 1982, 1988, 1997, and 2012).

US DOT (United States Department of Transportation), 2020, National Pipeline Mapping System, <https://www.npms.phmsa.dot.gov/>, accessed September 15, 2020.

APPENDIX B
SITE RECONNAISSANCE PHOTOS



Leighton



Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name: Pardee Homes	Site Location: SEC of McLaughlin Rd. & Sun City Blvd., Menifee, California 92585	Project No. 12694.003
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Photo No. 1 View of Direction of Photo: Northeast	
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Photo No. 2 View of Direction of Photo: Southwest	
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Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 3
View of Direction of Photo:
Southeast



Photo No. 4
View of Direction of Photo:
Southwest





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name: Pardee Homes	Site Location: SEC of McLaughlin Rd. & Sun City Blvd., Menifee, California 92585	Project No. 12694.003
-------------------------------------	---	---------------------------------

Photo No. 5 View of Direction of Photo: Northwest	
---	--

Photo No. 6 View of Direction of Photo: Northeast	
---	--



Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 7
View of Direction of Photo:
North

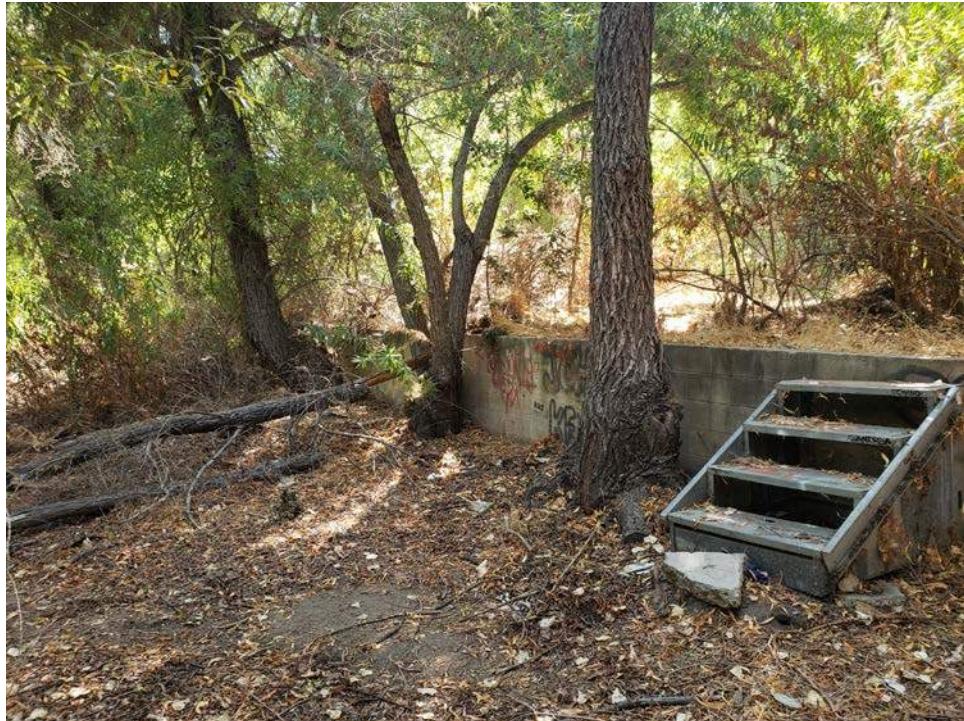


Photo No. 8
View of Direction of Photo:
Northeast





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 9
View of Direction of Photo:
Northeast



Photo No. 10
View of Direction of Photo:
Southwest





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 11

View of Direction of Photo:

West

Description:

View of the northern forested portion of the Site



Photo No. 12

View of Direction of Photo:

Northeast

Description:

View of Lake Elsinore adjacent to the northeast.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 13

View of Direction of Photo:

Southwest

Description:

View of one of the few trails present in the norther portion of the Site.



Photo No. 14

View of Direction of Photo:

North

Description:

View of one of the few trails present in the norther portion of the Site.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 15

View of Direction of Photo:

East

Description:

View of one of the few trails present in the northern portion of the Site..



Photo No. 16

View of Direction of Photo:

North

Description:

View of the vacant property adjacent to the northwest of the Site.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 17

View of Direction of Photo:

South

Description:

View across the southern portion of the Site.



Photo No. 18

View of Direction of Photo:

Southwest

Description:

View across the southwestern portion of the Site toward Grand Avenue.





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 19

View of Direction of Photo:

Northwest

Description:

View across the western portion of the site toward Riverside Drive



Photo No. 20

View of Direction of Photo:

Northwest

Description:

View across the western portion of the Site





Leighton and Associates, Inc.

PHOTOGRAPHIC RECORD

9/18/2020

Client Name:
Pardee Homes

Site Location:
SEC of McLaughlin Rd. & Sun City Blvd.,
Menifee, California 92585

Project No.
12694.003

Photo No. 21

View of Direction of Photo:

Northwest

Description:

View across the southern portion of the Site.



Photo No. 22

View of Direction of Photo:

Southwest

Description:

View of the church and convenience store across Grand Avenue from the Site.



APPENDIX C

CLIENT SUPPLIED DOCUMENTATION



Leighton

Phase I ESA Users Questionnaire

Project Name: Lakeside

Complete and Correct Address(es) of the Property and APN(s):

NE corner of Riverside Dr & Grand Ave (APNs: 379-060-022, 379-060-005, 379-060-005, 279-060-027)

User Company Name:

Tri Pointe Homes

User Name/Title:

379-060-005, 279-060-027

Nick Lasher, Project Manager

User Phone/Email: nick.lasher@tripointehomes.com

Interviewee Name and Relationship to Project:

Nick Lasher

Site Owner: CP Lake Elsinore 130, LLC

Reason Phase I is required:

Site Due Diligence Investigation

Type of property:

Vacant, Residential

Type of property transaction (e.g., Sale, purchase, exchange):

Purchase

Any scope of services beyond the ASTM Practice E 1527:

To the best of my knowledge, no.

All Parties that will rely on the Phase I report:

Tri Pointe Homes

Name and Contact Information for Site Contact:

Nick Lasher, 951-520-3191

Any special terms or conditions:

To the best of my knowledge, no.

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

To the best of my knowledge, no.

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

Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Yes | No

If Yes, Describe: To the best of my knowledge, no.

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? Yes | No

If Yes, Describe: To the best of my knowledge, no.

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

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

Yes | No

If Yes, Describe: To the best of my knowledge, no.

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes | No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes | No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

- (a.) Do you know the past uses of the property? Yes | No
- (b.) Do you know of specific chemicals that are present or once were present at the property? Yes | No
- (c.) Do you know of spills or other chemical releases that have taken place at the property? Yes | No
- (d.) Do you know of any environmental cleanups that have taken place at the property? Yes | No

If Yes, Describe:

Adobe House (currently destroyed from what appears to be a fire years ago)

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

Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes | No

If Yes, Describe:

To the best of my knowledge, no.



Signature

2/12/21

Date





Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: Chris Encheff c/o Westminster Dev^l Title: Development Member

Address: 17383 Sunset Blvd, Ste A400, Pacific Pal^{is} Phone: 858-962-6487

Relationship to Property: Escrow holder

Name of Property Owner: CP Lake Elsinore, LLC

Address of Property Owner: 5595 Kietzke Lane, Ste 102, Reno, NV 89511

Site Name: Grand Avenue 35

Property Address: 35 acres off Grand Avenue in Lake Elsinore, CA

Previous Street Names/Numbers:

General Business Type/Present Property Use:

Property Utilization during Ownership:

Assessor Parcel #: 379-060-022; 005 & ^l Grant Total Square Footage: +/- 35ac

Total # of Buildings: 1 Date Built:

Name and Address of Past Owners (include dates of ownership):

Past Property Uses (include dates):

Source of Potable Water Supply (municipal/groundwater wells):

Sewage Disposal (municipal/septic) (provide name of utility):

Means of Heating/Cooling (gas, electric, heating oil, etc.):

Fuel Source for Heating/Air Conditioning (provide name of utility):

Neighboring Property Types (commercial/industrial/residential):

Current Uses of Adjoining Properties: North:

South:

East:

West:

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

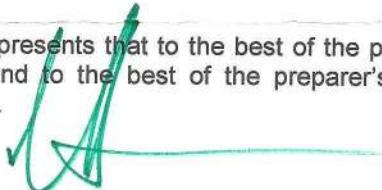
ITEM	YES	NO	UNK	ADJACENT PROPERTY
• Hazardous Materials			✓	
• Hazardous Waste			✓	
• MSDS Sheets			✓	
• Underground Storage Tanks (USTs)			✓	
• Aboveground Storage Tanks (ASTs)			✓	
• Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area			✓	
• Odors			✓	
• Drums			✓	
• Electrical or hydraulic equipment known to contain Polychlorinated Biphenyls (PCBs)			✓	
• Stained soil or surfaces			✓	
• Drains			✓	
• Sumps			✓	
• Clarifier			✓	
• Pits, ponds, or lagoons			✓	
• Stressed vegetation			✓	
• Areas for dumping solid waste (landfill)			✓	
• Wastewater			✓	
• Wells (groundwater, oil, and/or gas)			✓	
• Septic Systems			✓	
• Fill Material (if fill material is on site, please state source of fill)			✓	



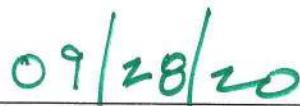
ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, metal plating, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.			✓	
Are you aware of any Phase I or Phase II environmental site assessments, soil sampling reports, geotechnical or geologic reports, environmental compliance audit reports, environmental permits, registrations for USTs or ASTs, community right-to-know plans, environmental safety plans or reports regarding hazardous waste generation for the Site?			✓	
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?			✓	
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?			✓	
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?			✓	
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.			✓	
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.			✓	

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.



Signature



Date

APPENDIX D
ENVIRONMENTAL LIEN SEARCH REPORT



Leighton



The NETR Environmental Lien and AUL Search Report

**PARDEE HOMES 35-ACRE SITE
15410 GRAND AVENUE
LAKE ELSINORE, CALIFORNIA**

**2055 East Rio Salado Parkway
Tempe, Arizona 85281**

Friday, September 25, 2020

Project Number: L20-00983

**Telephone: 480-967-6752
Fax: 480-966-9422**

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**Pardee Homes 35-Acre Site
15410 Grand Avenue
Lake Elsinore, California**

RESEARCH SOURCE

Source: Riverside County Assessor
Riverside County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: CP Grand Avenue LLC a California limited liability company

Grantee: CP Lake Elsinore 130, LLC a Nevada limited liability company

Deed Dated: 09/30/2008

Deed Recorded: 10/24/2008

Instrument: 2008-0570777

LEGAL DESCRIPTION

That part of Parcels A and B, according to Record of Survey filed thereof in Book 12, Page 4, situated and lying in the City of Lake Elsinore, Riverside County, State of California

Assessor's Parcel Number(s): 379-060-005

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Pardee Homes 35-Acre Site
15410 Grand Avenue
Lake Elsinore, California

RESEARCH SOURCE

Source: Riverside County Assessor
Riverside County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: CP Grand Avenue LLC a California limited liability company

Grantee: CP Lake Elsinore 130, LLC a Nevada limited liability company

Deed Dated: 09/30/2008

Deed Recorded: 10/24/2008

Instrument: 2008-0570777

LEGAL DESCRIPTION

That part of Block D, in the Rancho La Laguna, according to the map or plat thereof, as filed of record in Book 1, Page 36, Riverside County, State of California

Assessor's Parcel Number(s): 379-060-022

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Leaking Underground Storage Tank No Further Action Letter dated 8/2/1999 was filed with the State of California Water Resources Control Board. This is not an Environmental Activity Use Limitation (AUL). Copy is attached.

ENVIRONMENTAL LIEN AND AUL REPORT

TARGET PROPERTY INFORMATION

ADDRESS

Pardee Homes 35-Acre Site
15410 Grand Avenue
Lake Elsinore, California

RESEARCH SOURCE

Source: Riverside County Assessor
Riverside County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: CP Grand Avenue LLC a California limited liability company

Grantee: CP Lake Elsinore 130, LLC a Nevada limited liability company

Deed Dated: 09/30/2008

Deed Recorded: 10/24/2008

Instrument: 2008-0570777

LEGAL DESCRIPTION

That part of Block D, in the Rancho La Laguna, according to the map or plat thereof, as filed of record in Book 1, Page 36, Riverside County, State of California

Assessor's Parcel Number(s): 379-060-027

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AULs: Found Not Found

RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
9870081 PP

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO,
AND MAIL TAX STATEMENTS TO:

Kevin Crosby, Esq
10232 Donner Pass Rd, Suite 4
Truckee CA, 96161

APN: 379-060-027-8
TRA: 005-028

The amount of Documentary Transfer Tax
is shown on a separate writing and is
not for public record

DOC # 2008-0570777
10/24/2008 08:00A Fee:60.00
Page 1 of 8
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ [REPORTED PER SEPARATE NONDISCLOSURE STATEMENT].

computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of
sale.

FOR VALUE RECEIVED CP GRAND AVENUE LLC, a California limited liability company ("Grantor"), hereby grants to CP LAKE ELSINORE 130, L.L.C., a Nevada limited liability company ("Grantee"), that certain real property (the "Property") situated in the County of Riverside, State of California, described on Schedule 1 attached hereto and by this reference incorporated herein.

The Grant Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of Grantee under that certain Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing executed by Grantor, as trustor, to Fidelity National Title Company, as trustee for the benefit of Grantee, as beneficiary, dated February 15, 2006, and recorded on February 17, 2006 as Document Number 2006-0120822 in the Official Records of Riverside County, California..

The undersigned has executed this Grant Deed as of September 30, 2008.

GRANTOR:

CP GRAND AVENUE LLC,
a California limited liability company

By: Classic Pacific, LTD., a Delaware
corporation

Its: Member

By: 
Name: John Patterson
Title: President

State of California

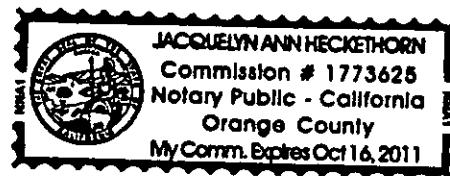
County of Orange

On October 8, 2008 before me, Jacquelyn Ann Heckethorn, personally appeared John Patterson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jacquelyn Ann Heckethorn (Seal)



SCHEDULE 1
TO
GRANT DEED

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE, AND IS DESCRIBED AS FOLLOWS:

[attached]

PARCEL 1:

Block D of a Map of a portion of the La Laguna Ranch, in the City of Lake Elsinore, as shown by Map on file in Book 1, Page 36 of Maps, Records of Riverside County, California.

Excepting therefrom that portion conveyed to the State of California by Deed recorded October 26, 1961 as Instrument No. 92163 of Official Records of Riverside County, California.

Also excepting therefrom that portion lying Northwest of the following described line:

Beginning at the most Westerly corner of the land shown as Parcel 3090-2C on file in Book 54, Page 49 of Records of Survey, Records of Riverside County, California; thence North 37° 02' 20" East, 383.77 feet on the Northwest line of said Parcel 3090-2C and the Northeasterly prolongation thereof to a 3/4" iron pipe shown as "found" on last said map; thence South 52° 57' 40" East, 773.00 feet to the true point of beginning; thence South 37° 02' 20" West, 511.06 feet to the beginning of a non-tangent curve, concave Westerly, having a radius of 193.00 feet, a radial to said beginning bears North 61° 31' 38" East; thence Southerly 220.67 feet on said curve through a central angle of 65° 30' 42" thence South 37° 02' 20" West, 50.00 feet; thence South 61° 20' 49" West, 232.48 feet; thence North 52° 57' 40" West, 80.30 feet to a point which bears South 57° 57' 40" East, 760.00 feet from the centerline of Riverside Drive, 60.00 feet wide, as shown on first said Map; thence South 37° 02' 20" West, 127.00 feet; thence South 52° 57' 40" East, 122.00 feet; thence South 37° 02' 20" West, 291.00 feet; thence North 52° 57' 40" West, 743.98 feet to the Easterly line of said land conveyed to the State of California and the end of the line to be described.

Also excepting therefrom that portion lying Northeast of the Southwest line of the land shown as Parcel 3090-2A on said Map on file in Book 54, Page 49 of Records of Survey, Records of Riverside County, California.

PARCEL 2:

The Northwest 4.00 acres of Lot 1 in Block C of a Map showing subdivisions in Elsinore, in the City of Lake Elsinore, as shown by Map on file in Book 8, Page 377 of Maps, Records of San Diego County, California.

Said land is shown as Parcel A, in Lot 1, Block C of Rancho La Laguna, on file in Book 12, Page 4 of Records of Survey, Records of Riverside County, California.

PARCEL 3:

That portion of Lot 1 in Block C of a Map showing subdivisions in Elsinore, in the City of Lake Elsinore, as shown by Map on file in Book 8, Page 377 of Maps, Records of San Diego County, California, described as follows:

Beginning at the most Southerly corner of the Northwest 4.00 acres of said Lot 1; thence southeast 60.00 feet on the Southwest line of said Lot 1; thence Northeast parallel with the Southeast line of said Northwest 4.00 acres to the Northerly line of said Lot 1; thence Westerly on said Northerly line to the most Easterly corner of said Northwest 4.00 acres; thence Southwest on the Southeast line of said Northwest 4.00 acres to the point of beginning.

Excepting therefrom that portion conveyed to the Riverside County Flood Control and Water Conservation District by Deed recorded August 7, 1970 as Instrument No. 77806 of Official Records of Riverside County, California.

PARCEL 4:

That portion of Block "D" of Rancho La Laguna as shown by Map on file in Book 8, Page 377 of Maps, San Diego County Records, all in the County of Riverside, described as follows:

Commencing at the intersection of the Southwest line of land shown as Parcel 3090-2C on Sheet 3 of the Map filed in Book 54, Page 49 of Records of Survey, in the Office of the County Recorder with the Southeast right of way of Riverside Drive; thence Southerly along the right of way the following 6 courses: South 37° 02' 20" West, 350.93 feet; thence North 52° 57' 40" West, 20.00 feet; thence South 37° 02' 20" West, 276.35 feet; thence South 30° 02' 05" West, 81.70 feet to the beginning of a curve concave Southeasterly having a radius of 665.00 feet; thence Southwesterly along said curve through a central angle of 02° 03' 19", a distance of 23.86 feet to the point of beginning, to which a radial line of said curve bears North 62° 01' 14" West; thence continuing Southwesterly along said curve, concave Southeasterly through a central angle of 23° 15' 31" a distance of 269.95 feet; thence South 52° 57' 40" East, 743.98 feet; thence North 37° 02' 20" East, 291.00 feet; thence North 52° 57' 40" West, 122.00 feet; thence south 37° 02' 20" West, 34.20 feet; thence North 53° 26' 24" West, 716.72 feet, to the point of beginning.

Pursuant to Lot Line Adjustment 89-13, recorded January 30, 1990, Instrument No. 37878 of Official Records.

DEED IN LIEU OF FORECLOSURE CERTIFICATE

CP GRAND AVENUE LLC, a California limited liability company (“Seller”) represents and warrants to CP LAKE ELSINORE 130, L.L.C., a Nevada limited liability company (“Lender” and “Buyer”), and Fidelity National Title Company and Fidelity National Title Insurance Company (collectively, “Title Company”), and their respective successors and assigns, as follows:

1. Seller, Guarantor and Lender are parties to that certain Deed in Lieu of Foreclosure Agreement of even date herewith (“Agreement”). Unless otherwise defined in this Certificate, all capitalized terms shall have the meanings ascribed to them in the Agreement.

2. Contemporaneously with its execution and delivery hereof, Seller is executing that certain deed dated as of the date hereof (the “Deed”) and other documents, conveying the Property to Buyer.

3. The Deed is being executed, acknowledged and delivered pursuant to the Agreement.

4. The Deed is intended to be and is an absolute conveyance of title to the Real Estate to Buyer in effect as well as in form; the Deed is not and is not intended to serve or operate as a mortgage, deed to secure debt, security agreement, trust conveyance, deed of trust, lien, security interest, or security of any kind; Seller, by virtue of the Deed, the Agreement, and the other Borrower Documents, waived, relinquished, and gave up any and all right, title, and interest, legal, equitable, or otherwise in the Property; the consideration for the Deed was and is for the benefit of Seller and consists of Lender's execution and delivery of the Covenant Not to Sue.

5. The Deed is being executed and delivered as the result of the Seller's request and is the free and voluntary act of Seller; Seller has no creditors whose rights would be prejudiced by the Deed; Seller's execution and delivery of the Agreement and the other Borrower Documents is not the result of duress or undue influence, intimidation, misapprehension of facts or law, bad faith, unconscionable conduct, overreaching or commercially unreasonable conduct, fraud or misrepresentation by Lender, Buyer, or any agent, attorney, or any other representative of Lender or Buyer; and Seller has been represented by legal counsel of its own choosing throughout the transactions contemplated or referenced in the Agreement.

6. No work, labor, or materials have been supplied to the Property upon which anyone could base a mechanics' or materialman's lien, equitable lien, or any other type of lien against the Property which has not been fully paid for.

7. Neither Lender nor Buyer has taken advantage of Seller by threats, duress, intimidation, overreaching or commercially unreasonable conduct, unconscionable conduct, bad faith, or otherwise, and Seller, by executing and delivering the Agreement, the Deed, and the other Borrower Documents, acted freely and voluntarily, and not under coercion or duress; Seller is proceeding with the transaction contemplated by the Agreement voluntarily pursuant to what it

perceives to be in its own best interest. Seller understands that the transactions contemplated by the Agreement may have adverse tax, financial or business consequences and has consulted with such tax, legal, financial, business and accounting advisors with respect to such consequences as it has deemed advisable.

8. After consummation of the transaction contemplated by the Agreement, the assets of Seller at fair value will equal or exceed the sum of its debts. The value of the Property does not equal or exceed the indebtedness evidenced by the Loan Documents.

9. This Certificate is made to induce Lender and Buyer to accept the Deed, is made for the protection and benefit of Lender and Buyer and their successors, grantees, and assigns, , and to induce Title Company to issue the Title Policy and the Loan Policy and for the benefit of any title insurers who may now or hereafter insure Buyer's or Lender's respective interests in the Property, and all other parties hereafter dealing with or who may acquire any interest in the Property, all of whom may rely on this Certificate.

10. The undersigned will cause its members, managers, officers, directors, employees, and agents to testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or that may hereafter be initiated, to the truth and accuracy of the particular facts set forth above.

11. All representations and warranties made in this Certificate shall be deemed remade on and as of the Closing Date.

12. Seller represents and warrants that it has all requisite power and authority to execute this Certificate and to consummate the transactions contemplated by this Certificate. The execution and delivery of this Certificate by the person signing on its behalf have been duly authorized by all necessary limited liability company action. This Certificate constitutes the legal and binding obligations of Seller, enforceable in accordance with its terms.

13. In the event of litigation between Seller, on the one hand, and Lender and Buyer, on the other hand, relating to this Certificate, the prevailing party shall be entitled to recover, in addition to any judgment or order rendered therein, all costs and expenses of suit, including reasonable attorneys' fees

IN WITNESS WHEREOF, Seller has executed this Certificate as of the 30th day of September, 2008.

CP GRAND AVENUE LLC,
a California limited liability company

By: Classic Pacific, LTD., a Delaware corporation
Its: Member

By: _____
Name: John Patterson
President



California Regional Water Quality Control Board

Santa Ana Region



Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 • FAX (909) 781-6288

Gray Davis
Governor

August 2, 1999

Mr. C. H. Mak
Bridgecreek Development Company
C/O Mr. Kelly Lam
P. O. Box 6234
Alhambra, CA 91802

SUBJECT: CLOSURE OF UNDERGROUND STORAGE TANK (UST) CASE
BRIDGECREEK DEVELOPMENT COMPANY
15410 GRAND AVENUE
LAKE ELSINORE, CALIFORNIA
CASE NO. 083301368T

Dear Mr. Mak:

This letter confirms the completion of the site investigation, remedial action and groundwater monitoring which were required to mitigate the releases associated with the underground storage tanks located at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based on the available information, including the current land use, and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release within the Bridgecreek Development site is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721 (e). If a change in land use is proposed, the owner must promptly notify this agency.

The monitoring wells located at the site are required to be properly abandoned in accordance with the California Well Standards. In addition, all necessary permits from the appropriate agencies are required to be obtained prior to decommissioning of such monitoring wells. After the monitoring wells are properly abandoned, please submit all documentation to this agency.

California Environmental Protection Agency

Recycled Paper

Mr. C. H. Mak
Bridgecreek Development Company

August 2, 1999
Page 2 of 2

Please telephone Tom Mbeke-Ekanem at (909) 320-2007 if you have any questions regarding this matter.

Sincerely,



Gerard J. Thibeault
Executive Officer

Attachment: Case Closure Summary

cc: SWRCB, Cleanup Fund - Nancy Camacho (w/ attachment)
Riverside County Dept. of Environmental Health – Sandy Bunchek
(w/ attachment)

tmc:bridgecreek/clos/C

CASE CLOSURE SUMMARY

Leaking Underground Fuel Tank Program

I. Agency Information

DATE: July 16, 1999

AGENCY NAME	California Regional Water Quality Control Board - Santa Ana Region	STAFF	Tom Mbeki-Ekanem
ADDRESS	3737 Main St. Suite 500	TITLE	Sanitary Engineering Associate
CITY/STATE/ ZIP	Riverside CA 92501-3339	PHONE	(909) 320-2007, main # 782-4130

II. Case Information

SITE NAME	BRIDGECREEK DEVELOPMENT COMPANY		
LOCATION	15410 GRAND AVENUE, LAKE ELSINORE, CALIFORNIA		
REGIONAL BOARD CASE #	083301368T	LOCAL AGENCY CASE #	N.A.
RESPONSIBLE PARTIES	ADDRESS	PHONE NUMBER	
C. H. Mak	C/O Kelly Lam P. O. Box 6234, Alhambra, CA 91802	(626) 571-8802	
TANK NO.	SIZE IN GALLONS	CONTENTS	CLOSED IN PLACE/ REMOVED
1	500	DIESEL OIL	REMOVED
2	500	AVIATION FUEL	REMOVED
3	1,000	GASOLINE	REMOVED

III. Release and Site Characterization Information

CAUSE AND TYPE OF RELEASE:	Unknown		
SITE CHARACTERIZATION COMPLETE?	yes	DATE APPROVED BY AGENCY	Dec. 7, 1989
MONITORING WELLS INSTALLED?	no	NUMBER	NA
PROPER SCREEN INTERVAL?	no	DEEPEST GW DEPTH	10 feet
SHALLOWEST GW DEPTH	8 feet	GROUNDWATER, MOST SENSITIVE CURRENT USE:	municipal
GW FLOW DIRECTION	Northeast	DRINKING WATER WELL(S) AFFECTED?	no
Lake Elsinore Basin	AQUIFER NAME	IS SURFACE WATER AFFECTED?	no
Lake Elsinore	NEAREST/AFFECTED SW NAME	OFF-SITE BENEFICIAL USE IMPACTS (ADDRESSES/LOCATIONS):	none
R.W.Q.C.B. - Santa Ana Region	WHERE IS/ARE REPORT(S) FILED?	REPORT(S) ON FILE?	yes

III. Release and Site Characterization Information (Continued)

Maximum Document Contaminant Concentration - Before and After Cleanup

CONTAMINANT	SOIL (mg/kg)		WATER (µg/L)	
	INITIAL	CURRENT	INITIAL	CURRENT
Benzene	9.30		22	15
Toluene	2.00		24	24
Ethylbenzene	6.00		15	6.1
Xylene	8.00		6.3	ND
MTBE	ND		ND	NA
TPH	530		NA	ND

COMMENTS REGARDING INVESTIGATION AND REMEDIATION

Bridgcreek Development site assessment was initially done in July 1989. The site had three underground storage tanks (USTs). Two 500-gallon steel USTs were used to store diesel and aviation fuel, respectively. The third, a 1000-gallon UST was used to store unleaded gasoline. The three USTs were removed under the supervision of Riverside County Dept. Health Services (RCDHS) in November 1990. A total of five soil borings were drilled near the UST and soil samples were taken and analyzed. Investigation conducted revealed the existence of low levels of soil contamination found within 10 feet of the former aviation fuel tank.

Follow-up sampling results confirmed the earlier soil and groundwater analyses which indicated that the contaminants concentration found in the vicinity of the former aviation fuel tank had low hydrocarbon contamination. The highest groundwater contamination found at this site were: Benzene (22 ppb), Toluene (24 ppb), Ethylbenzene (15 ppb), Xylene (6.3 ppb), (BTEX), TPH (ND), and MTBE (ND). These aromatic organic compounds (BTEX) concentrations have been found to be much lower than the California MCLs. Therefore, it is necessary to recommend this site for closure.

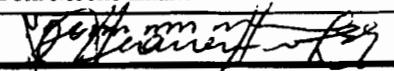
Case Closure Summary
Site Name: Bridgecreek Development

Date: July 16, 1999
Case #: 083301368T

IV. Closure

DOES COMPLETED CORRECTIVE ACTION PROTECT EXISTING BENEFICIAL USES PER REGIONAL BOARD BASIN PLAN?				yes	
DOES COMPLETED CORRECTIVE ACTION PROTECT POTENTIAL BENEFICIAL USES PER THE REGIONAL BOARD BASIN PLAN?				yes	
MONITORING WELLS DECOMMISSIONED	NA	NUMBER DECOMMISSIONED	NA	NUMBER RETAINED	None
LIST ENFORCEMENT ACTIONS TAKEN		none			
LIST ENFORCEMENT ACTIONS RESCINDED		none			

V. Regional Board Representative Data

STAFF	Tom Mcke-Ekanem	TITLE	Sanitary Engineering Associate
SIGNATURE		DATE	7-27-99
SUPERVISOR	Kenneth R. Williams	TITLE	Senior Engineering Geologist
SIGNATURE		DATE	7-27-99

VI. Additional Comments, Data etc.

Reports indicate that contaminants were generally confined to upper 10 feet of soil. Contamination was detected from only one boring out of five. Depth to groundwater range from approximately 8 to 10 feet below ground surface. BTEX concentrations have remained very low to non-detect. Based on the information received, it does not appear that the remaining compound concentrations at this site pose a continuing threat to the degradation of shallow groundwater underlying the facility. Therefore, site closure is recommended.

APPENDIX E

ENVIRONMENTAL RADIUS REPORT



Leighton



On time. On target. In touch.™

Radius Report

[GeoLens by GeoSearch](#)

Target Property:

Lake Elsinore 35-acre Property

Riverside Drive

Lake Elsinore, Riverside County, California 92530

Prepared For:

Leighton & Associates

Order #: 154273

Job #: 373802

Project #: 12894.001

PO #: 12894.001

Date: 09/22/2020



www.geo-search.com 888-396-0042

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Disclaimer

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Target Property Summary

Target Property Information

Lake Elsinore 35-acre Property

Riverside Drive

Lake Elsinore, California 92530

Coordinates

Area centroid (-117.38053, 33.6640233)

1,268 feet above sea level

USGS Quadrangle

Alberhill, CA

Geographic Coverage Information

County/Parish: Riverside (CA)

ZipCode(s):

Lake Elsinore CA: 92530

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCA	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR09	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR09	4	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		4	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR09	1	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCA	2	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP
HAZARDOUS WASTE COMPLIANCE DOCKET FACILITIES	HWCD	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR09	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SSEHRI PFAS CONTAMINATION SITES	SSEHRIPFAS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		3	0	

Database Summary

STATE (CA) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
DTSC DEED RESTRICTIONS	<u>DTSCDR</u>	0	0	TP/AP
ABOVE GROUND STORAGE TANKS	<u>ABST</u>	0	0	0.2500
ABOVEGROUND STORAGE TANKS PRIOR TO JANUARY 2008	<u>AST2007</u>	0	1	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	<u>HISTUST</u>	0	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	<u>SWEEPS</u>	0	0	0.2500
UNDERGROUND STORAGE TANKS	<u>USTCUPA</u>	0	0	0.2500
BROWNFIELD SITES	<u>BF</u>	0	0	0.5000
CALSITES DATABASE	<u>CALSITES</u>	0	0	0.5000
GEOTRACKER CLEANUP SITES	<u>CLEANUPSITES</u>	4	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	<u>LUST</u>	4	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	<u>SWIS</u>	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	<u>VCP</u>	0	0	0.5000
ENVIROSTOR CLEANUP SITES	<u>ENVIROSTOR</u>	1	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	<u>ENVIROSTORPCA</u>	0	0	1.0000
SUB-TOTAL		9	1	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	<u>CHMIRS</u>	0	0	TP/AP
CLANDESTINE DRUG LABS	<u>CDL</u>	0	0	TP/AP
EMISSIONS INVENTORY DATA	<u>EMI</u>	0	0	TP/AP
HAZARDOUS WASTE TANNER SUMMARY	<u>HWTS</u>	0	0	TP/AP
LAND DISPOSAL SITES	<u>LDS</u>	0	0	TP/AP
MILITARY CLEANUP SITES	<u>MCS</u>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	<u>NPDES</u>	0	0	TP/AP
PFAS SAMPLING LOCATION SITES	<u>PFAS</u>	0	0	TP/AP
RECORDED ENVIRONMENTAL CLEANUP LIENS	<u>LIENS</u>	0	0	TP/AP
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	<u>MWMP</u>	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	<u>DTSCHWT</u>	0	0	0.2500
DRY CLEANER FACILITIES	<u>CLEANER</u>	1	0	0.2500

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
MINES LISTING	<u>MINES</u>	0	0	0.2500
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	<u>SLIC</u>	0	0	0.2500
CORTESE LIST	<u>CORTESE</u>	0	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	<u>ERAP</u>	0	0	0.5000
HISTORICAL CORTESE LIST	<u>HISTCORTSE</u>	1	0	0.5000
LISTING OF CERTIFIED DROPOFF, COLLECTION, AND COMMUNITY SERVICE PROGRAMS	<u>DROP</u>	1	0	0.5000
LISTING OF CERTIFIED PROCESSORS	<u>PROC</u>	0	0	0.5000
NO FURTHER ACTION DETERMINATION	<u>NFA</u>	1	0	0.5000
RECYCLING CENTERS	<u>SWRCY</u>	0	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	<u>REF</u>	0	0	0.5000
SITES NEEDING FURTHER EVALUATION	<u>NFE</u>	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	<u>WMUDS</u>	0	0	0.5000
TOXIC PITS CLEANUP ACT SITES	<u>TOXPITS</u>	0	0	1.0000
SUB-TOTAL		4	0	

Database Summary

LOCAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
RIVERSIDE COUNTY UNDERGROUND STORAGE TANK SITES	<u>RCUST</u>	0	0	0.2500
RIVERSIDE COUNTY UNDERGROUND STORAGE TANKS CLEANUP SITES	<u>RCLUST</u>	3	0	0.5000
SUB-TOTAL		3	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
RIVERSIDE COUNTY CALIFORNIA ACCIDENTAL RELEASE PREVENTION PROGRAM SITES	<u>RCCALARP</u>	0	0	TP/AP
RIVERSIDE COUNTY GENERATOR LIST	<u>RCGL</u>	0	0	0.1250
RIVERSIDE COUNTY DISCLOSURE LIST	<u>RCDL</u>	5	0	0.2500
RIVERSIDE COUNTY MEDICAL WASTE FACILITIES	<u>RCMW</u>	0	0	0.2500
SUB-TOTAL		5	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<u>USTR09</u>	0	0	0.2500
ILLEGAL DUMP SITES ON THE TORRES MARTINEZ RESERVATION	<u>TORRESDUMPSITES</u>	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<u>LUSTR09</u>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<u>ODINDIAN</u>	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	<u>INDIANRES</u>	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		28	1	

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR09	0.0200	1	NS	NS	NS	NS	NS	1
ERNSCA	0.0200	0	NS	NS	NS	NS	NS	0
FRSCA	0.0200	2	NS	NS	NS	NS	NS	2
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
HWCD	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDESR09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIEENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSEHRIPFAS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR09	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR09	0.1250	1	3	NS	NS	NS	NS	4
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<i>ODI</i>	0.5000	0	0	0	0	NS	NS	0
<i>RCRAT</i>	0.5000	0	0	0	0	NS	NS	0
<i>SEMS</i>	0.5000	0	0	0	0	NS	NS	0
<i>SEMSARCH</i>	0.5000	0	0	0	0	NS	NS	0
<i>SMCRA</i>	0.5000	0	0	0	0	NS	NS	0
<i>USUMTRCA</i>	0.5000	0	0	0	0	NS	NS	0
<i>DOD</i>	1.0000	0	0	0	0	0	NS	0
<i>FUDS</i>	1.0000	0	0	0	0	0	NS	0
<i>FUSRAP</i>	1.0000	0	0	0	0	0	NS	0
<i>NLRRCRAC</i>	1.0000	0	0	0	0	0	NS	0
<i>NMS</i>	1.0000	0	0	0	0	0	NS	0
<i>NPL</i>	1.0000	0	0	0	0	0	NS	0
<i>PNPL</i>	1.0000	0	0	0	0	0	NS	0
<i>RCRAC</i>	1.0000	0	0	0	0	0	NS	0
<i>RCRASUBC</i>	1.0000	0	0	0	0	0	NS	0
<i>RODS</i>	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		4	3	0	0	0	0	7

Database Radius Summary

STATE (CA) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CDL	0.0200	0	NS	NS	NS	NS	NS	0
CHMIRS	0.0200	0	NS	NS	NS	NS	NS	0
DTSCDR	0.0200	0	NS	NS	NS	NS	NS	0
EMI	0.0200	0	NS	NS	NS	NS	NS	0
HWTS	0.0200	0	NS	NS	NS	NS	NS	0
LDS	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MCS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
PFAS	0.0200	0	NS	NS	NS	NS	NS	0
ABST	0.2500	0	0	0	NS	NS	NS	0
AST2007	0.2500	0	0	0	NS	NS	NS	0
CLEANER	0.2500	0	1	0	NS	NS	NS	1
DTSCHWT	0.2500	0	0	0	NS	NS	NS	0
HISTUST	0.2500	0	0	0	NS	NS	NS	0
MINES	0.2500	0	0	0	NS	NS	NS	0
MWMP	0.2500	0	0	0	NS	NS	NS	0
SLIC	0.2500	0	0	0	NS	NS	NS	0
SWEEPS	0.2500	0	0	0	NS	NS	NS	0
USTCUPA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
CALSITES	0.5000	0	0	0	0	NS	NS	0
CLEANUPITES	0.5000	1	0	1	2	NS	NS	4
CORTESE	0.5000	0	0	0	0	NS	NS	0
DROP	0.5000	0	1	0	0	NS	NS	1
ERAP	0.5000	0	0	0	0	NS	NS	0
HISTCORTESE	0.5000	0	0	0	1	NS	NS	1
LUST	0.5000	1	0	1	2	NS	NS	4
NFA	0.5000	0	1	0	0	NS	NS	1
NFE	0.5000	0	0	0	0	NS	NS	0
PROC	0.5000	0	0	0	0	NS	NS	0
REF	0.5000	0	0	0	0	NS	NS	0
SWIS	0.5000	0	0	0	0	NS	NS	0
SWRCY	0.5000	0	0	0	0	NS	NS	0
VCP	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
WMUDS	0.5000	0	0	0	0	NS	NS	0
ENVIROSTOR	1.0000	0	1	0	0	0	NS	1
ENVIROSTORPCA	1.0000	0	0	0	0	0	NS	0
TOXPITS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		2	4	2	5	0	0	13

Database Radius Summary

LOCAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
RCCALARP	0.0200	0	NS	NS	NS	NS	NS	0
RCGL	0.1250	0	0	NS	NS	NS	NS	0
RCDL	0.2500	0	3	2	NS	NS	NS	5
RCMW	0.2500	0	0	0	NS	NS	NS	0
RCUST	0.2500	0	0	0	NS	NS	NS	0
RCLUST	0.5000	1	0	0	2	NS	NS	3
SUB-TOTAL		1	3	2	2	0	0	8

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

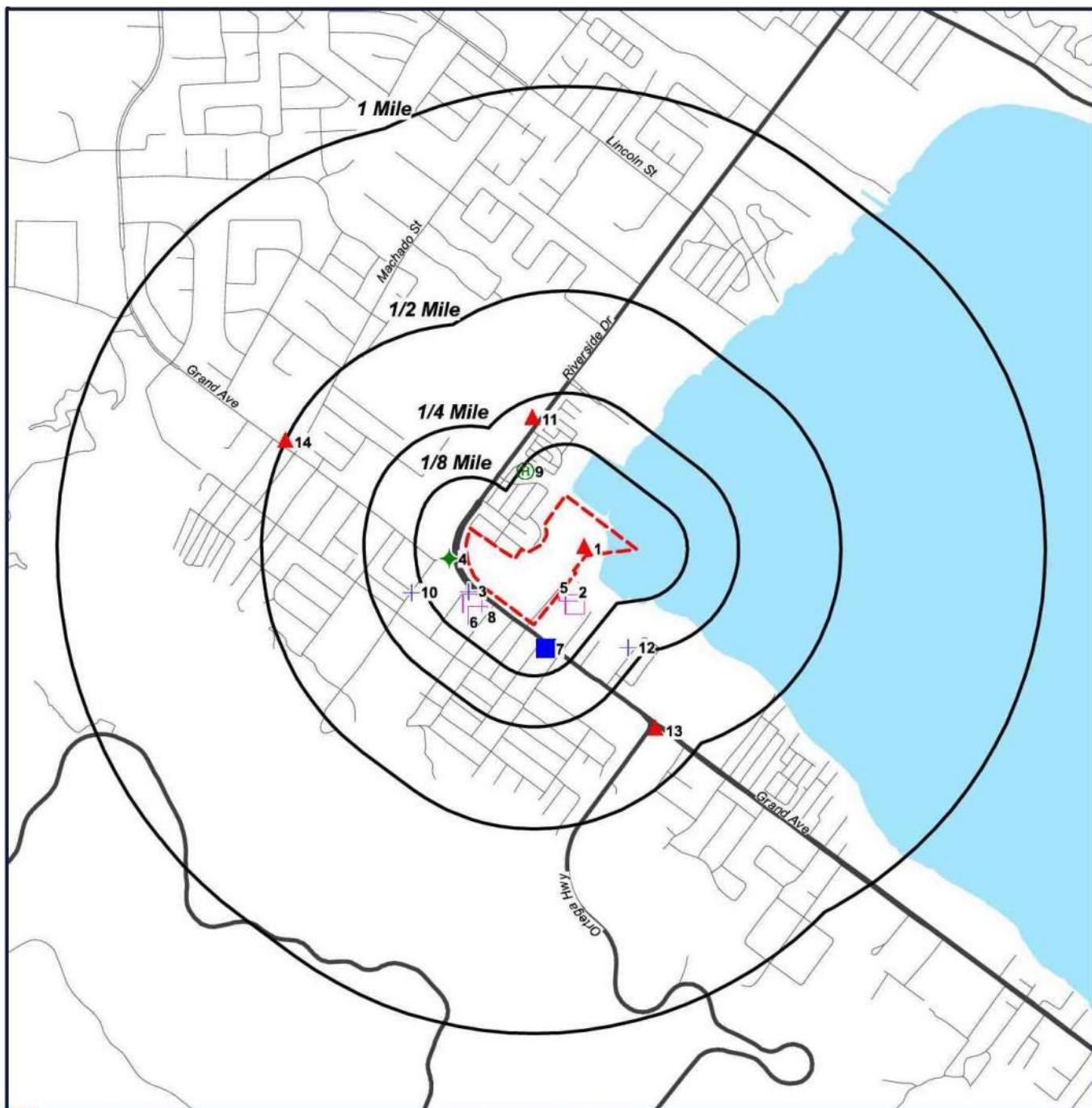
Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR09	0.2500	0	0	0	NS	NS	NS	0
LUSTR09	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
TORRESDUMPSITES	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0
TOTAL		7	10	4	7	0	0	28

NOTES:

NS = NOT SEARCHED

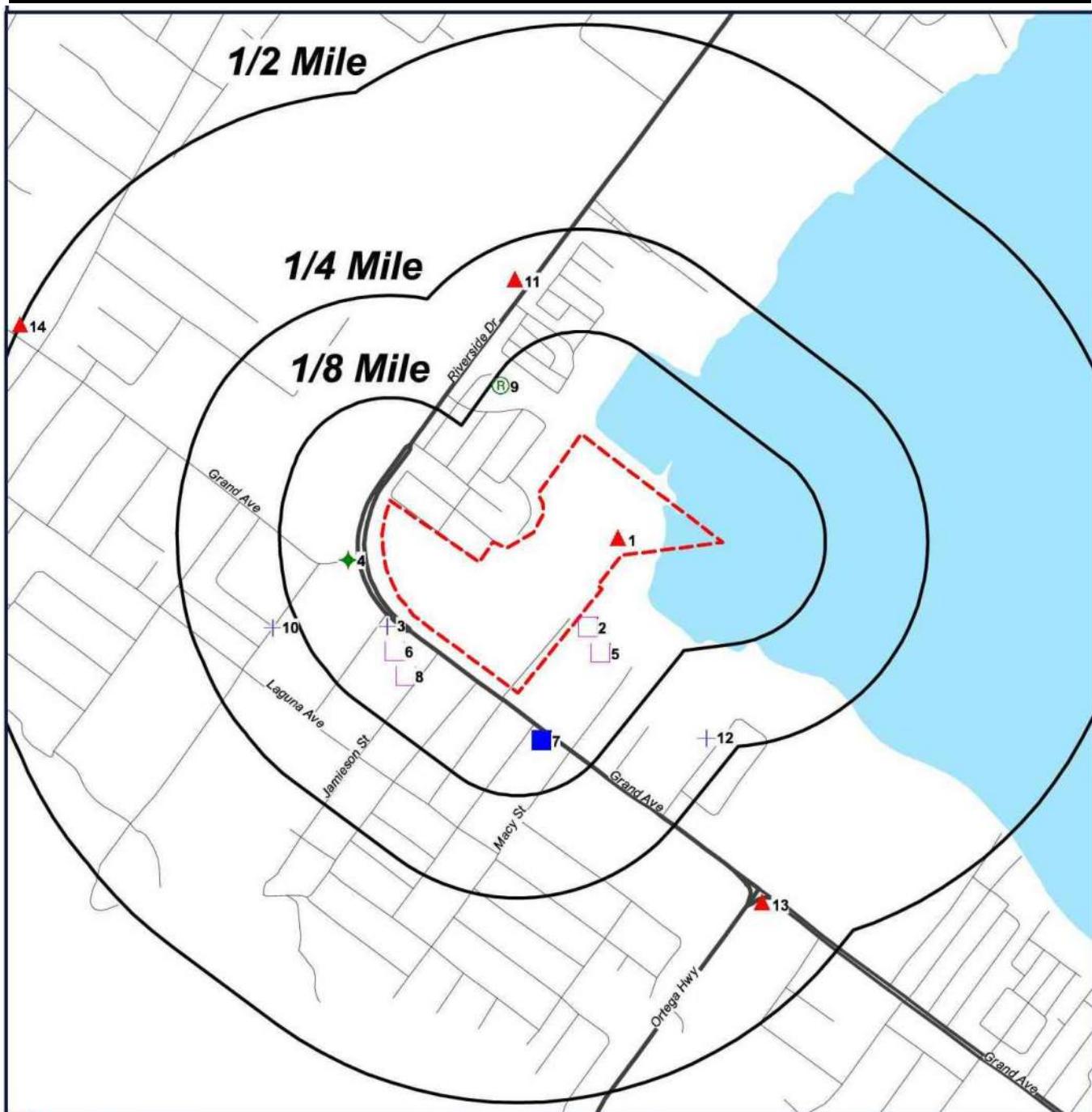
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Radius Map 2



- Target Property (TP)
- CLEANUPSITES
- RCRANGR09
- RCDL
- ENVIROSTOR
- CLEANER
- DROP

**Lake Elsinore 35-acre
Property
Riverside Drive
Lake Elsinore,
California
92530**



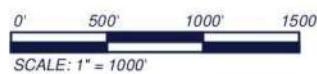
A scale bar for 1500' with a 1" mark. The bar is divided into three segments, with the first segment labeled '1"'. The total length of the bar is 1500'.

Ortho Map

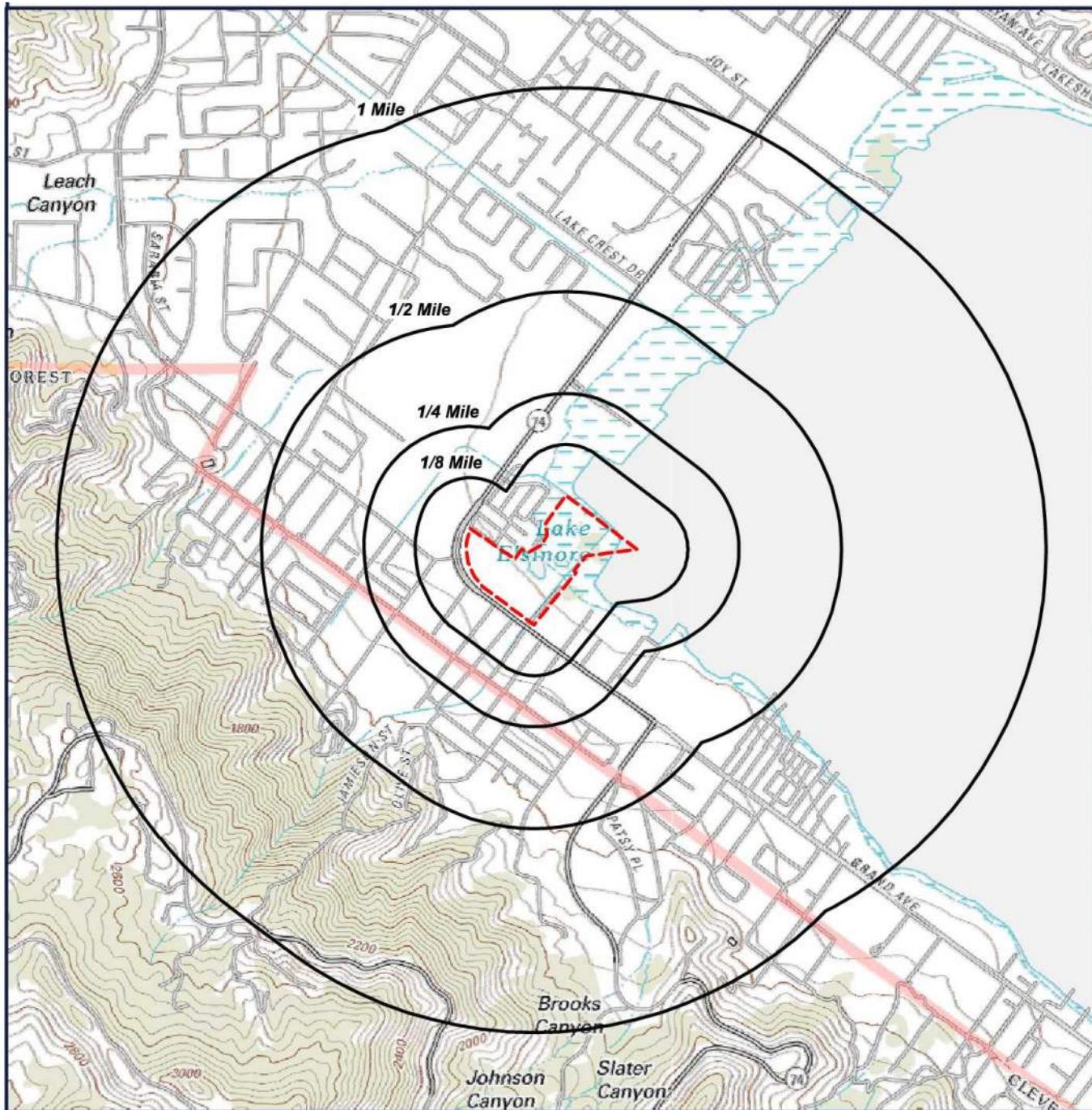


- Target Property (TP)
- CLEANUPSITES
- RCRANGR09
- RCDL
- ENVIROSTOR
- CLEANER
- DROP

*Quadrangle(s):
Alberhill
Lake Elsinore 35-acre
Property
Riverside Drive
Lake Elsinore,
California
92530*



Topographic Map



Target Property (TP)

Quadrangle(s): Alberhill
Source: USGS, 03/30/2012
Lake Elsinore 35-acre Property
Riverside Drive
Lake Elsinore, California
92530



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	CLEANUP SITE S	T0606500167	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330	24
1	FRSCA	110066257507	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330	26
1	LUST	T0606500167	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330	27
1	RCLUST	891120	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92530	28
2	ECHOR09	110070475686	Higher (1,279 ft.)	0.016 mi. SE (84 ft.)	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530	29
2	FRSCA	110070475686	Higher (1,279 ft.)	0.016 mi. SE (84 ft.)	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530	30
2	RCRANGR09	CAL000365396	Higher (1,279 ft.)	0.016 mi. SE (84 ft.)	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530	31
3	RCDL	1700797418	Higher (1,316 ft.)	0.033 mi. WSW (174 ft.)	FRONTIER CALIFORNIA, INC.; GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530	33
3	RCDL	2099621322	Higher (1,316 ft.)	0.033 mi. WSW (174 ft.)	VERIZON GLOBAL/GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530	34
3	RCDL	820843055	Higher (1,316 ft.)	0.033 mi. WSW (174 ft.)	VERIZON/GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530	35
4	ENVIROSTOR	33010016	Higher (1,303 ft.)	0.044 mi. W (232 ft.)	EL SINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	36
4	NFA	33010016	Higher (1,303 ft.)	0.044 mi. W (232 ft.)	EL SINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	37
5	RCRANGR09	CAL000429201	Higher (1,279 ft.)	0.048 mi. SE (253 ft.)	OSMENT GRADING & EXCAVATING INC	15546 GRAND AVE, LAKE ELSINORE, CA 92530	38
6	RCRANGR09	CAL000345971	Higher (1,316 ft.)	0.048 mi. SW (253 ft.)	AB AUTO REPAIR & TIRE SHOP INC	15353 GRAND AVE, LAKE ELSINORE, CA 92530	40
7	CLEANER	CAL000317538	Higher (1,300 ft.)	0.065 mi. SSE (343 ft.)	MENACE MOTORCYCLES MOTORCYCLE SERVICE & REPAIR	15573 GRAND AVE, LAKE ELSINORE, CA 92530	42
8	RCRANGR09	CAC003049810	Higher (1,316 ft.)	0.065 mi. SW (343 ft.)	ROBERTO DIAZ	33045 JAMISON STREET UNIT B, LAKE ELSINORE, CA 92530	43
9	DROP	CP174074.001	Higher (1,272 ft.)	0.114 mi. WNW (602 ft.)	BAG RECYCLING	32900 RIVERSIDE DR SP 136, LAKE ELSINORE, CA 92530	45
10	RCDL	1397493633	Higher (1,342 ft.)	0.155 mi. WSW (818 ft.)	EVMWD A-3 LIFTSTATION	15000 RIVERSIDE DR, LAKE ELSINORE, CA 92530	46
11	CLEANUP SITE S	T10000011799	Higher (1,277 ft.)	0.203 mi. NNW (1072 ft.)	PARDEE HOMES	32789 RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	47
11	LUST	T10000011799	Higher (1,277 ft.)	0.203 mi. NNW (1072 ft.)	PARDEE HOMES	32789 RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	49
12	RCDL	2745123294	Higher (1,285 ft.)	0.213 mi. SE (1125 ft.)	EVMWD SERENA LIFTSTATION	32865 SERENA WY, LAKE ELSINORE, CA 92530	50

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
13	CLEANUP SITE S	T0606500323	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530	51
13	HISTCORTESE R	083302262TCO	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	ASTON'S TEXACO	15883, LAKE ELSINORE, CA 92530	53
13	LUST	T0606500323	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530	54
13	RCLUST	93315	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530	55
14	CLEANUP SITE S	T0606500195	Higher (1,360 ft.)	0.499 mi. WNW (2635 ft.)	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92330	56
14	LUST	T0606500195	Higher (1,360 ft.)	0.499 mi. WNW (2635 ft.)	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92330	58
14	RCLUST	90567	Higher (1,360 ft.)	0.499 mi. WNW (2635 ft.)	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92530	59

Site Summary By Database

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
7	CLEANER	CAL000317538	Higher (1,300 ft.)	0.065 mi. SSE (343 ft.)	MENACE MOTORCYCLES MOTORCYCLE SERVICE & REPAIR	15573 GRAND AVE, LAKE ELSINORE, CA 92530
1	CLEANUP SITE S	T0606500167	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330
11	CLEANUP SITE S	T10000011799	Higher (1,277 ft.)	0.203 mi. NNW (1072 ft.)	PARDEE HOMES	32789 RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530
13	CLEANUP SITE S	T0606500323	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530
14	CLEANUP SITE S	T0606500195	Higher (1,360 ft.)	0.499 mi. WNW (2635 ft.)	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92330
9	DROP	CP174074.001	Higher (1,272 ft.)	0.114 mi. WNW (602 ft.)	BAG RECYCLING	32900 RIVERSIDE DR SP 136, LAKE ELSINORE, CA 92530
2	ECHOR09	110070475686	Higher (1,279 ft.)	0.016 mi. SE (84 ft.)	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530
4	ENVIROSTOR	33010016	Higher (1,303 ft.)	0.044 mi. W (232 ft.)	EL SINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530
1	FRSCA	110066257507	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330
2	FRSCA	110070475686	Higher (1,279 ft.)	0.016 mi. SE (84 ft.)	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530
13	HISTCORTESE	083302262TCOR	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	ASTON'S TEXACO	15883, LAKE ELSINORE, CA 92530
1	LUST	T0606500167	Higher (1,270 ft.)	TP	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330
11	LUST	T10000011799	Higher (1,277 ft.)	0.203 mi. NNW (1072 ft.)	PARDEE HOMES	32789 RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530
13	LUST	T0606500323	Higher (1,316 ft.)	0.393 mi. SE (2075 ft.)	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530
14	LUST	T0606500195	Higher (1,360 ft.)	0.499 mi. WNW (2635 ft.)	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92330
4	NFA	33010016	Higher (1,303 ft.)	0.044 mi. W (232 ft.)	EL SINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530
3	RCDL	1700797418	Higher (1,316 ft.)	0.033 mi. WSW (174 ft.)	FRONTIER CALIFORNIA, INC.; GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530
3	RCDL	2099621322	Higher (1,316 ft.)	0.033 mi. WSW (174 ft.)	VERIZON GLOBAL/GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530
3	RCDL	820843055	Higher (1,316 ft.)	0.033 mi. WSW (174 ft.)	VERIZON/GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530
10	RCDL	1397493633	Higher (1,342 ft.)	0.155 mi. WSW (818 ft.)	EVMWD A-3 LIFTSTATION	15000 RIVERSIDE DR, LAKE ELSINORE, CA 92530
12	RCDL	2745123294	Higher (1,285 ft.)	0.213 mi. SE (1125 ft.)	EVMWD SERENA LIFTSTATION	32865 SERENA WY, LAKE ELSINORE, CA 92530

Site Summary By Database

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address
1	RCLUST	891120	<i>Higher (1,270 ft.)</i>	<i>TP</i>	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92530
13	RCLUST	93315	<i>Higher (1,316 ft.)</i>	<i>0.393 mi. SE (2075 ft.)</i>	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530
14	RCLUST	90567	<i>Higher (1,360 ft.)</i>	<i>0.499 mi. WNW (2635 ft.)</i>	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92530
2	RCRANGR09	CAL000365396	<i>Higher (1,279 ft.)</i>	<i>0.016 mi. SE (84 ft.)</i>	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530
5	RCRANGR09	CAL000429201	<i>Higher (1,279 ft.)</i>	<i>0.048 mi. SE (253 ft.)</i>	OSMENT GRADING & EXCAVATING INC	15546 GRAND AVE, LAKE ELSINORE, CA 92530
6	RCRANGR09	CAL000345971	<i>Higher (1,316 ft.)</i>	<i>0.048 mi. SW (253 ft.)</i>	AB AUTO REPAIR & TIRE SHOP INC	15353 GRAND AVE, LAKE ELSINORE, CA 92530
8	RCRANGR09	CAC003049810	<i>Higher (1,316 ft.)</i>	<i>0.065 mi. SW (343 ft.)</i>	ROBERTO DIAZ	33045 JAMISON STREET UNIT B, LAKE ELSINORE, CA 92530

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 1268 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	CLEANUPSITES	1,270 ft.	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330	24
1	FRSCA	1,270 ft.	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330	26
1	LUST	1,270 ft.	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92330	27
1	RCLUST	1,270 ft.	BRIDGE CREEK DEVELOPMENT	15410 GRAND AVE, LAKE ELSINORE, CA 92530	28
2	ECHOR09	1,279 ft.	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530	29
2	FRSCA	1,279 ft.	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530	30
2	RCRANGR09	1,279 ft.	OSMENT GRADING & EXCAVATING INC	15522 GRAND AVE, LAKE ELSINORE, CA 92530	31
3	RCDL	1,316 ft.	FRONTIER CALIFORNIA, INC.; GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530	33
3	RCDL	1,316 ft.	VERIZON GLOBAL/GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530	34
3	RCDL	1,316 ft.	VERIZON/GRAND RSC2/CEV	15321 GRAND AVE, LAKE ELSINORE, CA 92530	35
4	ENVIROSTOR	1,303 ft.	EL SINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	36
4	NFA	1,303 ft.	EL SINORE HIGH SCHOOL NO. 4	GRAND AVENUE/RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	37
5	RCRANGR09	1,279 ft.	OSMENT GRADING & EXCAVATING INC	15546 GRAND AVE, LAKE ELSINORE, CA 92530	38
6	RCRANGR09	1,316 ft.	AB AUTO REPAIR & TIRE SHOP INC	15353 GRAND AVE, LAKE ELSINORE, CA 92530	40
7	CLEANER	1,300 ft.	MENACE MOTORCYCLES MOTORCYCLE SERVICE & REPAIR	15573 GRAND AVE, LAKE ELSINORE, CA 92530	42
8	RCRANGR09	1,316 ft.	ROBERTO DIAZ	33045 JAMISON STREET UNIT B, LAKE ELSINORE, CA 92530	43
9	DROP	1,272 ft.	BAG RECYCLING	32900 RIVERSIDE DR SP 136, LAKE ELSINORE, CA 92530	45
10	RCDL	1,342 ft.	EVMWD A-3 LIFTSTATION	15000 RIVERSIDE DR, LAKE ELSINORE, CA 92530	46
11	CLEANUPSITES	1,277 ft.	PARDEE HOMES	32789 RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	47
11	LUST	1,277 ft.	PARDEE HOMES	32789 RIVERSIDE DRIVE, LAKE ELSINORE, CA 92530	49
12	RCDL	1,285 ft.	EVMWD SERENA LIFTSTATION	32865 SERENA WY, LAKE ELSINORE, CA 92530	50
13	CLEANUPSITES	1,316 ft.	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530	51
13	HISTCORTESE	1,316 ft.	ASTON'S TEXACO	15883, LAKE ELSINORE, CA 92530	53

Elevation Summary

Map ID#	Database Name	Elevation	Site Name	Address	Page #
13	LUST	1,316 ft.	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530	54
13	RCLUST	1,316 ft.	TEXACO ASTON'S	15883 GRAND AVE, LAKE ELSINORE, CA 92530	55
14	CLEANUPSITES	1,360 ft.	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92330	56
14	LUST	1,360 ft.	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92330	58
14	RCLUST	1,360 ft.	JEAN MORRIS PROPERTY	15076 GRAND AVE, LAKE ELSINORE, CA 92530	59

LOWER ELEVATION

No Records Found

GeoTracker Cleanup Sites (CLEANUPSITES)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 1,270 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T0606500167**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **BRIDGE CREEK DEVELOPMENT**

ADDRESS: **15410 GRAND AVE**

LAKE ELSINORE, CA 92330

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **083301368T**

STATUS: **COMPLETED - CASE CLOSED 8/2/1999 0:00**

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	08/02/1999	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	12/04/1991	FILE REVIEW
OTHER	12/20/1989	LEAK REPORTED
OTHER	11/14/1989	LEAK DISCOVERY
OTHER	11/14/1989	LEAK STOPPED

STATUS HISTORY

STATUS: DATE:

COMPLETED - CASE CLOSED 08/02/1999

OPEN - REMEDIATION 08/17/1990

OPEN - SITE ASSESSMENT 06/14/1990

OPEN - SITE ASSESSMENT 12/27/1989

OPEN - CASE BEGIN DATE 11/14/1989

CONTACT DETAILS

ORGANIZATION: **RIVERSIDE COUNTY LOP**

ADDRESS: **3880 LEMON ST SUITE 200**

CITY: **RIVERSIDE**

CONTACT NAME: **RIVERSIDE COUNTY LOP**

GeoTracker Cleanup Sites (CLEANUPSITES)

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 9519558980

EMAIL: NOT REPORTED

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE

CONTACT NAME: MIGUEL OVIEDO

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 9517823238

EMAIL: MIGUEL.OVIEDO@WATERBOARDS.CA.GOV

[Back to Report Summary](#)

Facility Registry System (FRSCA)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 1,270 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: 110066257507

NAME: BRIDGE CREEK DEVELOPMENT

LOCATION ADDRESS: 15410 GRAND AVE

LAKE ELSINORE, CA 92330

COUNTY: RIVERSIDE

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

BRIDGE CREEK DEVELOPMENT

PROGRAM/S LISTED FOR THIS FACILITY

CA-ENVIROVIEW - CA-ENVIROVIEW

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 1,270 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T0606500167**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **BRIDGE CREEK DEVELOPMENT**

ADDRESS: **15410 GRAND AVE**

LAKE ELSINORE, CA 92330

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **083301368T**

STATUS: **COMPLETED - CASE CLOSED 08/02/1999 0:00**

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

AQUIFER USED FOR DRINKING WATER SUPPLY

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)

[MAP ID# 1](#)

Distance from Property: 0.000 mi. (0 ft.) X
Elevation: 1,270 ft. (Higher than TP)

SITE INFORMATION

SITE ID#: 891120

SITE NUMBER: 15410

NAME: BRIDGE CREEK DEVELOPMENT

ADDRESS: 15410 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

STATUS: OVERSIGHT OF CASE TRANSFERRED TO RWQCB

DATE CLOSED: 3/22/1990

CASE TYPE: GROUNDWATER IS IMPACTED

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Enforcement and Compliance History Information (ECHO R09)

MAP ID# 2

Distance from Property: 0.016 mi. (84 ft.) SE
Elevation: 1,279 ft. (Higher than TP)

FACILITY INFORMATION

UNIQUE ID: 110070475686

REGISTRY ID: 110070475686

NAME: OSMENT GRADING & EXCAVATING INC

ADDRESS: 15522 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

FACILITY LINK: [Facility Detail Report](#)

[Back to Report Summary](#)

Facility Registry System (FRSCA)

[MAP ID# 2](#)

Distance from Property: 0.016 mi. (84 ft.) SE
Elevation: 1,279 ft. (Higher than TP)

FACILITY INFORMATION

REGISTRY ID: 110070475686

NAME: OSMENT GRADING & EXCAVATING INC

LOCATION ADDRESS: 15522 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

NO ALTERNATIVE NAME(S) LISTED FOR THIS FACILITY

PROGRAM/S LISTED FOR THIS FACILITY

RCRAINFO - RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

532412 - CONSTRUCTION, MINING, AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING.

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Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

MAP ID# 2

Distance from Property: 0.016 mi. (84 ft.) SE
Elevation: 1,279 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: CAL000365396

NAME: OSMENT GRADING & EXCAVATING INC

ADDRESS: 15522 GRAND AVE

LAKE ELSINORE, CA 92530

OWNER TYPE: OTHER

OWNER NAME: OSMENT GRADING & EXCAVATING INC

OPERATOR TYPE: OTHER

OPERATOR NAME: OSMENT GRADING & EXCAVATING INC

CONTACT NAME: JENNIE OSMENT

CONTACT ADDRESS: 30872 VIA BONICA
LAKE ELSINORE CA 92530-6971

CONTACT PHONE: 951-678-3478

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 12/20/2019

CERTIFICATION

CERTIFICATION NAME: CERTIFICATION TITLE:

CERTIFICATION SIGNED DATE:

JENNIE OSMENT VP

12/19/2019

DTSC HQ CA-DTSC

09/06/2018

INDUSTRY CLASSIFICATION (NAICS)

532412 - CONSTRUCTION, MINING, AND FORESTRY MACHINERY AND EQUIPMENT RENTAL AND LEASING

— CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: NON-GENERATOR LAST UPDATED DATE: 01/02/2020

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: NO

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NOT REPORTED

UNIVERSAL WASTE DESTINATION FACILITY: NO

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

— COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

— HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

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Riverside County Disclosure List (RCDL)

[MAP ID# 3](#)

Distance from Property: 0.033 mi. (174 ft.) WSW
Elevation: 1,316 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID#: 1700797418

NAME: FRONTIER CALIFORNIA, INC.; GRAND RSC2/CEV

ADDRESS: 15321 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

[Back to Report Summary](#)

Riverside County Disclosure List (RCDL)

[MAP ID# 3](#)

Distance from Property: 0.033 mi. (174 ft.) WSW
Elevation: 1,316 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID#: 2099621322

NAME: VERIZON GLOBAL/GRAND RSC2/CEV

ADDRESS: 15321 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

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Riverside County Disclosure List (RCDL)

[MAP ID# 3](#)

Distance from Property: 0.033 mi. (174 ft.) WSW
Elevation: 1,316 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID#: 820843055

NAME: VERIZON/GRAND RSC2/CEV

ADDRESS: 15321 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

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EnviroStor Cleanup Sites (ENVIROSTOR)

[MAP ID# 4](#)

Distance from Property: 0.044 mi. (232 ft.) W
Elevation: 1,303 ft. (Higher than TP)

SITE INFORMATION

ID #: 33010016 ASSESSOR'S PARCEL #: NONE SPECIFIED

FACILITY LINK: [CLICK HERE](#)

NAME: ELSINORE HIGH SCHOOL NO. 4

ADDRESS: GRAND AVENUE/RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

SITE SIZE (ACRES): 74

LEAD AGENCY: DTSC

DTSC PROJECT MANAGER: NOT REPORTED

DTSC SUPERVISOR: SHAHIR HADDAD

DTSC DIVISION BRANCH: SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH

NPL LISTED: NO RESTRICTED LAND USE: NO

SITE TYPE: SCHOOL INVESTIGATION

SITE TYPE DESCRIPTION

SCHOOL: IDENTIFIES PROPOSED AND EXISTING SCHOOL SITES THAT ARE BEING EVALUATED BY DTSC FOR POSSIBLE HAZARDOUS MATERIALS CONTAMINATION. SCHOOL SITES ARE FURTHER DEFINED AS "CLEANUP" (REMEDIAL ACTIONS OCCURRED) OR "EVALUATION" (NO REMEDIAL ACTION OCCURRED) BASED ON COMPLETED ACTIVITIES. ALL PROPOSED SCHOOL SITES THAT WILL RECEIVE STATE FUNDING FOR ACQUISITION OR CONSTRUCTION ARE REQUIRED TO GO THROUGH A RIGOROUS ENVIRONMENTAL REVIEW AND CLEANUP PROCESS UNDER DTSC'S OVERSIGHT.

DTSC's CURRENT INVOLVEMENT AT SITE (as of 11/29/2000)

NO FURTHER ACTION - IDENTIFIES COMPLETED SITES WHERE DTSC DETERMINED AFTER INVESTIGATION, GENERALLY A PEA (AN INITIAL ASSESSMENT), THAT THE PROPERTY DOES NOT POSE A PROBLEM TO PUBLIC HEALTH OR THE ENVIRONMENT

PAST USE/S THAT CAUSED THE CONTAMINATION

AGRICULTURAL - ROW CROPS

CONFIRMED CONTAMINANTS OF CONCERN

30001 - ARSENIC

30013 - LEAD

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No Further Action Determination (NFA)

[MAP ID# 4](#)

Distance from Property: 0.044 mi. (232 ft.) W
Elevation: 1,303 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 33010016

ENVIROSTOR ID: 33010016

FACILITY NAME: ELSINORE HIGH SCHOOL NO. 4

ADDRESS: GRAND AVENUE/RIVERSIDE DRIVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

FACILITY DETAILS

PROGRAM TYPE: SCHOOL INVESTIGATION

STATUS: NO FURTHER ACTION

STATUS DATE: 11/29/2000

CALENVIROSCREEN SCORE: 61-65%

SITE CODE: 404117

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Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

[MAP ID# 5](#)

Distance from Property: 0.048 mi. (253 ft.) SE
Elevation: 1,279 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: CAL000429201

NAME: OSMENT GRADING & EXCAVATING INC

ADDRESS: 15546 GRAND AVE

LAKE ELSINORE, CA 92530

OWNER TYPE: OTHER

OWNER NAME: JENNIE OSMENT

OPERATOR TYPE: OTHER

OPERATOR NAME: JENNIE OSMENT VP

CONTACT NAME: JENNIE OSMENT VP

CONTACT ADDRESS: 30872 VIA BONICA

LAKE ELSINORE CA 92530

CONTACT PHONE: 951-678-3478

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 07/17/2017

CERTIFICATION

CERTIFICATION NAME: CERTIFICATION TITLE:

DTSC HQ

CA-DTSC

CERTIFICATION SIGNED DATE:

09/07/2018

INDUSTRY CLASSIFICATION (NAICS)

56299 - ALL OTHER WASTE MANAGEMENT SERVICES

— CURRENT ACTIVITY INFORMATION —

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **09/07/2018**

SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**

NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**

CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**

UNDERGROUND INJECTION: **NO**

MIXED WASTE GENERATOR: **NO**

UNIVERSAL WASTE DESTINATION FACILITY: **YES**

RECYCLER: **NO**

TRANSFER FACILITY: **NO**

TRANSPORTER: **NO**

USED OIL FUEL BURNER: **NO**

ONSITE BURNER EXEMPTION: **NO**

USED OIL PROCESSOR: **NO**

FURNACE EXEMPTION: **NO**

USED OIL FUEL MARKETER TO BURNER: **NO**

USED OIL REFINER: **NO**

SPECIFICATION USED OIL MARKETER: **NO**

USED OIL TRANSFER FACILITY: **NO**

USED OIL TRANSPORTER: **NO**

— COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION —

EVALUATIONS - **NO EVALUATIONS REPORTED** -

VIOLATIONS - **NO VIOLATIONS REPORTED** -

ENFORCEMENTS - **NO ENFORCEMENTS REPORTED** -

— HAZARDOUS WASTE —

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE - **NO UNIVERSAL WASTE REPORTED** -

CORRECTIVE ACTION AREA - **NO CORRECTIVE ACTION AREA INFORMATION REPORTED** -

CORRECTIVE ACTION EVENT

Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

NO CORRECTIVE ACTION EVENT(S) REPORTED

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Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

MAP ID# 6

Distance from Property: 0.048 mi. (253 ft.) SW
Elevation: 1,316 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: CAL000345971

NAME: AB AUTO REPAIR & TIRE SHOP INC

ADDRESS: 15353 GRAND AVE

LAKE ELSINORE, CA 92530-5528

CONTACT NAME: ESVIN LEONEL AMBROCIO

CONTACT ADDRESS: 270 E HILL ST
LAKE ELSINORE CA 92530-0000

CONTACT PHONE: 951-678-1505

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 08/20/2009

CERTIFICATION

CERTIFICATION NAME: DTSC HQ CERTIFICATION TITLE: CA-DTSC

OWNER TYPE: OTHER

OWNER NAME: ESVIN LEONEL AMBROCIO

OPERATOR TYPE: OTHER

OPERATOR NAME: ESVIN LEONEL AMBROCIO

INDUSTRY CLASSIFICATION (NAICS)

811111 - GENERAL AUTOMOTIVE REPAIR

— CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: NON-GENERATOR LAST UPDATED DATE: 09/05/2018

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: NO

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NO

UNIVERSAL WASTE DESTINATION FACILITY: YES

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

— COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

— HAZARDOUS WASTE

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

CORRECTIVE ACTION EVENT

Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

NO CORRECTIVE ACTION EVENT(S) REPORTED

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Dry Cleaner Facilities (CLEANER)

[MAP ID# 7](#)

Distance from Property: 0.065 mi. (343 ft.) SSE
Elevation: 1,300 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: CAL000317538

PERMIT ID: CAL000317538

FACILITY NAME: MENACE MOTORCYCLES MOTORCYCLE SERVICE & REPAIR

ADDRESS: 15573 GRAND AVE

LAKE ELSINORE, CA 92530-5523

COUNTY: RIVERSIDE

STATUS: INACTIVE

FACILITY LINK: [CLICK HERE](#)

FACILITY DETAILS

SIC CODE: 7219

SIC DESCRIPTION: LAUNDRY AND GARMENT SERVICES, NOT ELSEWHERE CLASSIFIED

NAICS CODE: NOT REPORTED

SIC DESCRIPTION: NOT REPORTED

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Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

MAP ID# 8

Distance from Property: 0.065 mi. (343 ft.) SW
Elevation: 1,316 ft. (Higher than TP)

FACILITY INFORMATION

EPA ID#: CAC003049810

NAME: ROBERTO DIAZ

ADDRESS: 33045 JAMISON STREET UNIT B

LAKE ELSINORE, CA 92530

OWNER TYPE: OTHER

OWNER NAME: ROBERTO DIAZ

OPERATOR TYPE: OTHER

OPERATOR NAME: ROBERTO DIAZ

CONTACT NAME: ROBERTO DIAZ

CONTACT ADDRESS: 3379 ZOYLE STREET
RIVERSIDE CA 92504

CONTACT PHONE: 951-550-7058

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 01/07/2020

CERTIFICATION

CERTIFICATION NAME: CERTIFICATION TITLE:

DTSC HQ

CA-DTSC

CERTIFICATION SIGNED DATE:

02/10/2020

INDUSTRY CLASSIFICATION (NAICS)

56299 - ALL OTHER WASTE MANAGEMENT SERVICES

— CURRENT ACTIVITY INFORMATION —

GENERATOR STATUS: **NON-GENERATOR** LAST UPDATED DATE: **02/10/2020**

SUBJECT TO CORRECTIVE ACTION UNIVERSE: **NO**

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: **NO**

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: **NO**

NON TSDFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: **NO**

CORRECTIVE ACTION WORKLOAD UNIVERSE: **NO**

IMPORTER: **NO**

UNDERGROUND INJECTION: **NO**

MIXED WASTE GENERATOR: **NOT REPORTED**

UNIVERSAL WASTE DESTINATION FACILITY: **NO**

RECYCLER: **NO**

TRANSFER FACILITY: **NO**

TRANSPORTER: **NO**

USED OIL FUEL BURNER: **NO**

ONSITE BURNER EXEMPTION: **NO**

USED OIL PROCESSOR: **NO**

FURNACE EXEMPTION: **NO**

USED OIL FUEL MARKETER TO BURNER: **NO**

USED OIL REFINER: **NO**

SPECIFICATION USED OIL MARKETER: **NO**

USED OIL TRANSFER FACILITY: **NO**

USED OIL TRANSPORTER: **NO**

— COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION —

EVALUATIONS - **NO EVALUATIONS REPORTED** -

VIOLATIONS - **NO VIOLATIONS REPORTED** -

ENFORCEMENTS - **NO ENFORCEMENTS REPORTED** -

— HAZARDOUS WASTE —

- NO HAZARDOUS WASTE INFORMATION REPORTED -

UNIVERSAL WASTE - **NO UNIVERSAL WASTE REPORTED** -

CORRECTIVE ACTION AREA - **NO CORRECTIVE ACTION AREA INFORMATION REPORTED** -

CORRECTIVE ACTION EVENT

Resource Conservation & Recovery Act - Non-Generator (RCRANGR09)

NO CORRECTIVE ACTION EVENT(S) REPORTED

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Listing of Certified Dropoff, Collection, and Community Service Programs (DROP)

MAP ID# 9

Distance from Property: 0.114 mi. (602 ft.) WNW
Elevation: 1,272 ft. (Higher than TP)

SITE INFORMATION

ID #: CP174074.001
NAME: BAG RECYCLING
ADDRESS: 32900 RIVERSIDE DR SP 136
CITY: LAKE ELSINORE
STATE: CA
ZIP: 92530
COUNTY: RIVERSIDE

SITE DETAILS

OPERATION BEGIN DATE: 01/24/2013
OPERATION END DATE: NOT REPORTED
PROGRAM PHONE: (951) 678-0909
ORGANIZATION NAME: BAG RECYCLING
ADDRESS: 32900 RIVERSIDE DR SP 136
LAKE ELSINORE CA 92530
GLASS: ACCEPTED
ALUMINUM: ACCEPTED
PLASTIC: ACCEPTED
BIMETAL: ACCEPTED

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Riverside County Disclosure List (RCDL)

MAP ID# 10 Distance from Property: 0.155 mi. (818 ft.) WSW

Elevation: 1,342 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID#: 1397493633

NAME: EVMWD A-3 LIFTSTATION

ADDRESS: 15000 RIVERSIDE DR

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 11 Distance from Property: 0.203 mi. (1,072 ft.) NNW

Elevation: 1,277 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: T10000011799

URL LINK: [CLICK HERE](#)

BUSINESS NAME: PARDEE HOMES

ADDRESS: 32789 RIVERSIDE DRIVE
LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: NOT REPORTED

STATUS: COMPLETED - CASE CLOSED 6/4/2019 0:00

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

YES

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
ENFORCEMENT	06/03/2019	CLOSURE/NO FURTHER ACTION LETTER
ENFORCEMENT	04/04/2019	NOTIFICATION - PUBLIC NOTICE OF CASE CLOSURE
RESPONSE	02/22/2019	REQUEST FOR CLOSURE - REGULATOR RESPONDED
ENFORCEMENT	01/30/2019	STAFF LETTER
RESPONSE	01/23/2019	SITE INVESTIGATION WORKPLAN - REGULATOR RESPONDED
RESPONSE	11/20/2018	SOIL VAPOR INTRUSION INVESTIGATION REPORT
RESPONSE	09/12/2018	CORRESPONDENCE
ENFORCEMENT	08/31/2018	STAFF LETTER
OTHER	04/20/1990	LEAK REPORTED
OTHER	03/26/1990	LEAK DISCOVERY

STATUS HISTORY

STATUS: DATE:

COMPLETED - CASE CLOSED 06/04/2019

OPEN - ELIGIBLE FOR
CLOSURE

OPEN - ACTIVE 07/12/2018

OPEN - CASE BEGIN DATE 03/26/1990

CONTACT DETAILS

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

GeoTracker Cleanup Sites (CLEANUPSITES)

CITY: **RIVERSIDE**

CONTACT NAME: **MIGUEL OVIEDO**

CONTACT TYPE: **REGIONAL BOARD CASEWORKER**

CONTACT PHONE: **9517823238**

EMAIL: **MIGUEL.OVIEDO@WATERBOARDS.CA.GOV**

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Leaking Underground Storage Tanks (LUST)

[MAP ID# 11](#) Distance from Property: 0.203 mi. (1,072 ft.) NNW

Elevation: 1,277 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T10000011799**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **PARDEE HOMES**

ADDRESS: **32789 RIVERSIDE DRIVE**
LAKE ELSINORE, CA 92530

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **NOT REPORTED**

STATUS: **COMPLETED - CASE CLOSED 06/04/2019 0:00**

POTENTIAL CONTAMINATION:

NOT REPORTED

POTENTIAL MEDIA AFFECTED:

NOT REPORTED

DISADVANTAGED COMMUNITY:

YES

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

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Riverside County Disclosure List (RCDL)

MAP ID# 12 Distance from Property: 0.213 mi. (1,125 ft.) SE

Elevation: 1,285 ft. (Higher than TP)

SITE INFORMATION

GEOSEARCH ID#: 2745123294

NAME: EVMWD SERENA LIFTSTATION

ADDRESS: 32865 SERENA WY

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

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GeoTracker Cleanup Sites (CLEANUPSITES)

[MAP ID# 13](#) Distance from Property: 0.393 mi. (2,075 ft.) SE

Elevation: 1,316 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T0606500323**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **TEXACO ASTON'S**

ADDRESS: **15883 GRAND AVE**

LAKE ELSINORE, CA 92530

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **083302262T**

STATUS: **COMPLETED - CASE CLOSED 5/27/1999 0:00**

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

SOIL

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
ENFORCEMENT	05/27/1999	CLOSURE/NO FURTHER ACTION LETTER - #RIV CO CLOSURE
ENFORCEMENT	05/26/1999	FILE REVIEW - #RCDEH UPLOAD SITE FILE 4/5/2010
OTHER	05/10/1993	LEAK REPORTED
OTHER	05/10/1993	LEAK STOPPED
OTHER	04/05/1993	LEAK DISCOVERY

STATUS HISTORY

STATUS: DATE:

COMPLETED - CASE CLOSED 05/27/1999

OPEN - REMEDIATION 12/18/1993

OPEN - SITE ASSESSMENT 12/18/1993

OPEN - SITE ASSESSMENT 08/12/1993

OPEN - CASE BEGIN DATE 04/05/1993

CONTACT DETAILS

ORGANIZATION: **RIVERSIDE COUNTY LOP**

ADDRESS: **3880 LEMON ST SUITE 200**

CITY: **RIVERSIDE**

CONTACT NAME: **RIVERSIDE COUNTY LOP**

GeoTracker Cleanup Sites (CLEANUPSITES)

CONTACT TYPE: LOCAL AGENCY CASEWORKER

CONTACT PHONE: 9519558980

EMAIL: NOT REPORTED

ORGANIZATION: SANTA ANA RWQCB (REGION 8)

ADDRESS: 3737 MAIN STREET, SUITE 500

CITY: RIVERSIDE

CONTACT NAME: MIGUEL OVIEDO

CONTACT TYPE: REGIONAL BOARD CASEWORKER

CONTACT PHONE: 9517823238

EMAIL: MIGUEL.OVIEDO@WATERBOARDS.CA.GOV

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Historical Cortese List (HISTCORTESE)

MAP ID# 13

Distance from Property: 0.393 mi. (2,075 ft.) SE
Elevation: 1,316 ft. (Higher than TP)

FACILITY INFORMATION

GEOSEARCH ID: 083302262TCOR

ID#: 083302262T

NAME: ASTON'S TEXACO

ADDRESS: 15883

LAKE ELSINORE, CA 92530

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Leaking Underground Storage Tanks (LUST)

MAP ID# 13 Distance from Property: 0.393 mi. (2,075 ft.) SE

Elevation: 1,316 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T0606500323**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **TEXACO ASTON'S**

ADDRESS: **15883 GRAND AVE**

LAKE ELSINORE, CA 92530

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **083302262T**

STATUS: **COMPLETED - CASE CLOSED 05/27/1999 0:00**

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

SOIL

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

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Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)

[MAP ID# 13](#)

Distance from Property: 0.393 mi. (2,075 ft.) SE
Elevation: 1,316 ft. (Higher than TP)

SITE INFORMATION

SITE ID#: 93315
SITE NUMBER: 15883
NAME: TEXACO ASTON'S
ADDRESS: 15883 GRAND AVE
LAKE ELSINORE, CA 92530
COUNTY: RIVERSIDE
STATUS: CLOSED CASE
DATE CLOSED: 5/27/1999
CASE TYPE: SOIL ONLY IS IMPACTED

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GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 14 Distance from Property: 0.499 mi. (2,635 ft.) WNW

Elevation: 1,360 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T0606500195**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **JEAN MORRIS PROPERTY**

ADDRESS: **15076 GRAND AVE**

LAKE ELSINORE, CA 92330

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **083301582T**

STATUS: **COMPLETED - CASE CLOSED 5/1/1991 0:00**

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

UNDER INVESTIGATION

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
OTHER	01/01/50	LEAK STOPPED
REMEDIATION	01/01/50	EXCAVATION
ENFORCEMENT	05/01/1991	CLOSURE/NO FURTHER ACTION LETTER - #RCDEH0501
ENFORCEMENT	04/30/1991	CLOSURE/NO FURTHER ACTION LETTER - #RIV CO CLOSURE
ENFORCEMENT	04/29/1991	FILE REVIEW - #RCDEH UPLOAD SITE FILE 6/3/2010
REMEDIATION	08/02/1990	EXCAVATION
OTHER	06/22/1990	LEAK REPORTED
OTHER	06/08/1990	LEAK DISCOVERY
OTHER	06/08/1990	LEAK STOPPED

STATUS HISTORY

STATUS: DATE:

COMPLETED - CASE CLOSED 05/01/1991

OPEN - REMEDIATION 08/02/1990

OPEN - SITE ASSESSMENT 06/22/1990

OPEN - CASE BEGIN DATE 06/08/1990

CONTACT DETAILS

ORGANIZATION: **RIVERSIDE COUNTY LOP**

ADDRESS: **3880 LEMON ST SUITE 200**

GeoTracker Cleanup Sites (CLEANUPSITES)

CITY: **RIVERSIDE**

CONTACT NAME: **SHARON BOLTINGHOUSE**

CONTACT TYPE: **LOCAL AGENCY CASEWORKER**

CONTACT PHONE: **9519558980**

EMAIL: **SBOLTING@RIVCO.ORG**

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Leaking Underground Storage Tanks (LUST)

MAP ID# 14 Distance from Property: 0.499 mi. (2,635 ft.) WNW

Elevation: 1,360 ft. (Higher than TP)

FACILITY INFORMATION

GLOBAL ID: **T0606500195**

URL LINK: [CLICK HERE](#)

BUSINESS NAME: **JEAN MORRIS PROPERTY**

ADDRESS: **15076 GRAND AVE**

LAKE ELSINORE, CA 92330

COUNTY: **RIVERSIDE**

FACILITY DETAILS

CASE TYPE: **LUST CLEANUP SITE**

CASE NUMBER: **083301582T**

STATUS: **COMPLETED - CASE CLOSED 05/01/1991 0:00**

POTENTIAL CONTAMINATION:

DIESEL

POTENTIAL MEDIA AFFECTED:

UNDER INVESTIGATION

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)

[MAP ID# 14](#)

Distance from Property: 0.499 mi. (2,635 ft.) WNW
Elevation: 1,360 ft. (Higher than TP)

SITE INFORMATION

SITE ID#: 90567

SITE NUMBER: 15076

NAME: JEAN MORRIS PROPERTY

ADDRESS: 15076 GRAND AVE

LAKE ELSINORE, CA 92530

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

DATE CLOSED: 4/30/1991

CASE TYPE: UNDEFINED

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Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

Database Name	Site ID#	Site Name	Address	City/State/Zip/County
AST2007	1938284285	ELSINORE (DISTRICT 8)		LAKE ELSINORE

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance. Enforcement and Compliance History Online (ECHO) Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014, the EPA retired this system for Clean Air Act stationary sources.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 06/17/20

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/26/20

Environmental Records Definitions - FEDERAL

This database includes site locations where Engineering and/or Institutional Controls have been identified as part of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. The only sites included that are not on the NPL, proposed for NPL, or removed from proposed NPL, are those with an SAA Agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR09	Enforcement and Compliance History Information
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VERSION DATE: 05/30/20

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSCA	Emergency Response Notification System
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VERSION DATE: 04/05/20

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSCA	Facility Registry System
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VERSION DATE: 04/05/20

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR09	Hazardous Materials Incident Reporting System
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VERSION DATE: 05/20/20

The HMIRS database contains unintentional hazardous materials release information reported to the U.S.

Environmental Records Definitions - FEDERAL

Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

HWCD Hazardous Waste Compliance Docket Facilities

VERSION DATE: 04/29/20

This list of the Federal Agency Hazardous Waste Compliance Docket Facilities is maintained by the United States Environmental Protection Agency (EPA). According to the EPA, Section 120(c) of CERCLA requires EPA to establish a listing, known as the Federal Facility Hazardous Waste Compliance Docket (Docket), of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste. Thus, the Docket identifies all Federal facilities that must be evaluated to determine whether they pose a risk to human health and the environment and it makes this information available to the public. In order for the Docket to remain current and accurate it requires periodic updating.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 03/28/20

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 04/26/20

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States

Environmental Records Definitions - FEDERAL

Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDES09 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the ICIS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

PADS PCB Activity Database System

VERSION DATE: 10/09/19

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR09 Permit Compliance System

VERSION DATE: 08/01/12

The historic Permit Compliance System tracked enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act. This database includes permitted facilities located in EPA Region 9 states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. This system has since been modernized by United States Environmental Protection Agency and is now integrated into the Integrated Compliance Information System (ICIS). Please refer to the ICIS database as the current source for this data.

RCRASC RCRA Sites with Controls

VERSION DATE: 08/04/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 06/22/20

Environmental Records Definitions - FEDERAL

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSEHRIPFAS SSEHRI PFAS Contamination Sites

VERSION DATE: 12/12/19

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Please access the following source link for the most current information:
<https://pfasproject.com/pfas-contamination-site-tracker/>

SSTS Section Seven Tracking System

VERSION DATE: 08/04/20

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. "Production" includes formulation, packaging, repackaging, and relabeling. For this database, the Product Information is only available for establishments up through 2014 or prior years, product

Environmental Records Definitions - FEDERAL

details are no longer released by the EPA within the current SSTS non-Confidential Business Information data.

TRI Toxics Release Inventory

VERSION DATE: 12/31/18

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/18

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency (EPA) authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site. The EPA has collected Chemical Data Reporting (CDR) data since in 1986 (as Inventory Update Reporting). Collections occur approximately every four years and reporting requirements changed from collection to collection.

RCRAGR09 Resource Conservation & Recovery Act - Generator

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRANGR09 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

Environmental Records Definitions - FEDERAL

to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ALTFUELS	Alternative Fueling Stations
VERSION DATE: 04/30/20	

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST	FEMA Owned Storage Tanks
VERSION DATE: 12/01/16	

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST	Historical Gas Stations
VERSION DATE: NR	

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS	Integrated Compliance Information System Drycleaners
VERSION DATE: 03/28/20	

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data: 812320, 812331, and/or 812332.

MRDS	Mineral Resource Data System
VERSION DATE: 03/15/16	

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of

Environmental Records Definitions - FEDERAL

critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. A few updates last occurred 2015 and early 2016 for select mine site area/s.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/07/20

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 07/08/20

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 06/22/20

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 09/14/20

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the

Environmental Records Definitions - FEDERAL

criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT	Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities
VERSION DATE:	09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS	Superfund Enterprise Management System
VERSION DATE:	06/22/20

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH	Superfund Enterprise Management System Archived Site Inventory
VERSION DATE:	07/27/20

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA	Surface Mining Control and Reclamation Act Sites
VERSION DATE:	06/24/20

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Environmental Records Definitions - FEDERAL

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 12/31/18

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. DISCLAIMER: This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 09/14/20

Environmental Records Definitions - FEDERAL

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 06/22/20

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 06/22/20

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

Environmental Records Definitions - FEDERAL

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 09/14/20

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 06/22/20

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (CA)

CDL Clandestine Drug Labs

VERSION DATE: 06/30/19

The California Department of Toxic Substance Control (DTSC) maintains this listing of illegal drug laboratories. DTSC maintains a limited cost-tracking database to manage and pay appropriate contractor invoices for removal costs. The data source is an expenditure report with the contractors' invoice information and the reported removal action locations. The reported location information may or may not include the actual location of the illegal drug lab for several reasons. First, DTSC receives the location information verbally from law enforcement or local environmental health officials in the initial request for emergency support. Second, DTSC does not verify the information received and does not perform "data cleaning" or other measures to ensure data quality. Third, the location information may not be the actual location of an illegal drug lab or any hazardous substance release to the environment. The initial report may have provided the location of the nearest identifiable address to an illegal drug lab or mobile lab or abandonment of illegal drug lab wastes, or a nearby meeting location for the contractor. Please note the DTSC does not guarantee the accuracy of the address or location information or the condition of the location listed. The listing of an address or location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the address or location either requires or does not require additional cleanup work or mitigation action.

CHMIRS California Hazardous Material Incident Report System

VERSION DATE: 05/31/20

The California Hazardous Material Incident Report System list is maintained by the California Governor's Office of Emergency Services (OES). This list contains all spills called in to the California OES Warning Center for a specific year since 1993.

DTSCDR DTSC Deed Restrictions

VERSION DATE: 06/16/20

The California Department of Toxic Substances Control (DTSC) maintains this list of sites with deed restrictions. According to the DTSC, restricted land use indicates whether the site or area within the site has an environmental restriction recorded and/or other institutional control preventing certain types of land use or activities. The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please contact the DTSC to review associated Land Use Restriction documents.

EMI Emissions Inventory Data

VERSION DATE: 12/31/18

This list of Emissions Inventory Data is maintained by the California Environmental Protection Agency California Environmental Agency Air Resources Board. This list includes criteria pollutant data and toxic data. Please note gas stations, print shops, autobody shops, and dry cleaners are not included in this list.

Environmental Records Definitions - STATE (CA)

HWTS Hazardous Waste Tanner Summary

VERSION DATE: 12/31/19

The Hazardous Waste Tanner Summary is maintained by the California Department of Toxic Substances Control (DTSC). This list includes data extracted from the copies of hazardous waste manifests received each year by the DTSC.

LDS Land Disposal Sites

VERSION DATE: 07/01/20

This list of Land Disposal sites (Landfills) is a subset of the GeoTracker Cleanup Sites database, maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Land Disposal Site.

LIENS Recorded Environmental Cleanup Liens

VERSION DATE: 05/20/20

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

MCS Military Cleanup Sites

VERSION DATE: 07/01/20

This list of Military sites is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Military Cleanup Sites. This list includes : Military UST sites; Military Privatized sites; and Military Cleanup sites (formerly known as DoD non UST).

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 08/19/20

This list of active, historical, and terminated National Pollutant Discharge Elimination System Facilities permits is maintained by the California Environmental Protection Agency State Water Resources Control Board. This data includes storm water general permit enrollees that are active or have been active within the past three years. Please note there can be multiple listings for a single permit due to multiple dischargers, multiple facilities, and/or multiple address listings. Please use the Regulatory Measure ID to identify duplicates, as this is a unique identifier for each permit.

PFAS PFAS Sampling Location Sites

VERSION DATE: 09/15/20

Environmental Records Definitions - STATE (CA)

This list of PFAS Sampling Locations is maintained by the California State Water Resources Control Board (SWRCB). This list contains site locations with Per- and Polyfluoroalkyl Substances (PFAS) analytical data. The data can represent individual sampling points (i.e. soil boring, groundwater monitoring well, drinking water well, etc.) or a site location with multiple sampling points. Sites currently under investigation are not included in this database until analytical results are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after acceptance by a Regional Water Quality Control Board. According to the SWRCB, the addresses in this data may or may not be accurate.

ABST Above Ground Storage Tanks

VERSION DATE: 08/30/20

This database, provided by the California Environmental Protection Agency's (CalEPA) Regulated Site Portal, contains aboveground petroleum storage tank facilities originating from the California Environmental Reporting System (CERS). These facilities store petroleum in aboveground storage tanks with oversight by local agencies.

As of January 1, 2008, Assembly Bill No. 1130 of the Aboveground Petroleum Storage Act (APSA) authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. CalEPA

Data Disclaimer: Information displayed in the portal is collected from separate agency databases and displayed unaltered. Information that is considered confidential, trade secret, or is otherwise protected by the agency that manages the database is not loaded into the portal. For more detail about information displayed in the portal, please visit the data source sites. Please refer to AST2007 database for aboveground storage tank information obtained from the California State Water Resources Control Board prior to 2008 APSA requirements.

AST2007 Aboveground Storage Tanks Prior to January 2008

VERSION DATE: 12/01/07

This database contains aboveground storage tank facilities registered with the California State Water Resources Control Board (SWRCB) between 2007 and 2003. Since 2006, tanks were required to contain a minimum (even as cumulative) of 1320 gallons to be in the program. As of January 1, 2008, the SWRCB no longer maintains a list of registered aboveground storage tanks, due to effective Assembly Bill No. 1130 (Laird) of the Aboveground Petroleum Storage Act (APSA). This Bill authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. Please refer to ABST database as a current source for aboveground petroleum storage tank data.

CLEANER Dry Cleaner Facilities

VERSION DATE: 05/29/20

This list of dry cleaners is maintained by the California Department of Toxic Substances Control (DTSC). Data is extracted from the DTSC Hazardous Waste Tracking System. This list includes dry cleaner facilities that have registered EPA identification numbers. These facilities are categorized by SIC codes (7211, 7212, 7213, 7215, 7216, 7217, 7218, 7219). This database may also include facilities other than dry cleaners who also register with these same NAICS Codes. Not all companies report their NAICS/SIC Codes to the DTSC, therefore this database may exclude registered dry cleaner facilities with incomplete classification information.

Environmental Records Definitions - STATE (CA)

DTSCHWT DTSC Registered Hazardous Waste Transporters

VERSION DATE: 07/21/20

The California Department of Toxic Substances Control maintains this list of Registered Hazardous Waste Transporters.

HISTUST Historical Underground Storage Tanks

VERSION DATE: 12/31/87

The Hazardous Substance Storage Container Database is a historical list of Underground Storage Tank sites, compiled from tank survey and registration information collected at one time between 1984 and 1987 by the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

MINES Mines Listing

VERSION DATE: 07/16/20

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

MWMP California Medical Waste Management Program Facility List

VERSION DATE: 07/08/20

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

SLIC Spills, Leaks, Investigation & Cleanup Recovery Listing

VERSION DATE: 08/10/20

This list of Spills, Leaks, Investigation & Cleanup Recovery sites is maintained by the California Regional Water Quality Control Board (RWQCB). This list all "non-federally owned" sites that are regulated under the State Water Resources Control Board's Site Cleanup Program and/or similar programs conducted by each of the nine

Environmental Records Definitions - STATE (CA)

Regional Water Quality Control Boards. Cleanup Program Sites are also commonly referred to as "Site Cleanup Program sites". Cleanup Program Sites are varied and include but are not limited to pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, mine sites, landfills, RCRA/CERCLA cleanups, and some brownfields. Unauthorized releases detected at Cleanup Program Sites are highly variable and include but are not limited to hydrocarbon solvents, pesticides, perchlorate, nitrate, heavy metals, and petroleum constituents, to name a few.

SWEEPS	Statewide Environmental Evaluation and Planning System
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VERSION DATE: 10/01/94

The Statewide Environmental Evaluation and Planning System (SWEEPS) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials. Refer to CUPA listing for source of current data.

USTCUPA	Underground Storage Tanks
----------------	---------------------------

VERSION DATE: 07/15/20

The California State Water Resources Control Board maintains this list of permitted underground storage tanks. Permitted Underground Storage Tank (UST) Facilities includes facilities at which the owner or operator has been issued a permit to operate one or more USTs by the local permitting agency. Permitted UST Facilities are imported weekly from the California Environmental Reporting System (CERS).

BF	Brownfield Sites
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VERSION DATE: 08/16/20

This database of Brownfield Memorandum of Agreement (MOA) sites is maintained by the California Environmental Protection Agency. The California Department of Toxic Substances Control (CTSC), the State Water Resources Control Board, and the Regional Water Quality Control Boards (RWQCBs) agreed to a Brownfield Memorandum of Agreement (MOA). The MOA limits the oversight of a brownfields site to one agency, establishes procedures and guidelines for identifying the lead agency, calls for a single uniform site assessment procedure, requires all cleanups to address the requirements of the agencies, defines roles and responsibilities, provides for ample opportunity for public involvement, commits agencies to review time frames, and commits agencies to coordinate and communicate on brownfields issues. The Brownfield MOA site list is obtained from the State Water Resources Control Board GeoTracker online database. This list contains both open and completed sites.

CALSITES	CALSITES Database
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VERSION DATE: 05/01/04

This historical database was maintained by the Department of Toxic Substance Control for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination.

Environmental Records Definitions - STATE (CA)

In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

CLEANUPsites GeoTracker Cleanup Sites

VERSION DATE: 07/01/20

This list of GeoTracker Cleanup Sites is maintained by the California State Water Resources Control Board. The database contains contaminated sites that impact groundwater or have the potential to impact ground water, including sites that require cleanup, such as Leaking Underground Storage Tank Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. GeoTracker portals retrieve records and view integrated data sets from multiple State Water Board programs and other agencies.

CORTESE Cortese List

VERSION DATE: 07/08/20

This list of hazardous waste and substances sites (Cortese List) is maintained by the California Department of Toxic Substances Control (DTSC). DTSC's Brownfields and Environmental Restoration Program (Cleanup Program) EnviroStor database provides DTSC's component of Cortese List data by identifying Annual Workplan (now referred to State Response and/or Federal Superfund), and Backlog sites listed under Health and Safety Code section 25356. In addition, DTSC's Cortese List includes Certified with Operation and Maintenance sites. The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist.

DROP Listing of Certified Dropoff, Collection, and Community Service Programs

VERSION DATE: 06/21/20

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

ERAP Expedited Removal Action Program Sites

VERSION DATE: 07/08/20

This list of Expedited Removal Action Program Sites is a subset of the EnviroStor database, maintained by the California Department of the Toxic Substance Control. Sites are queried from Envirostor by site type = State Response ERAP.

HISTCORTESE Historical Cortese List

VERSION DATE: 11/02/02

Environmental Records Definitions - STATE (CA)

This historical listing includes hazardous waste and substances sites designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substance Control. The Cortese List was utilized by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. See CACORTESE for an updated version of this database.

LUST	Leaking Underground Storage Tanks
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VERSION DATE: 07/01/20

This list of leaking underground storage tanks is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = LUST Cleanup Site.

NFA	No Further Action Determination
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VERSION DATE: 09/09/19

This list of No Further Action (NFA) sites is maintained by the California Department of Toxic Substances Control. NFA identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination. Please refer to ENVIROSTOR for current No Further Action sites.

NFE	Sites Needing Further Evaluation
------------	----------------------------------

VERSION DATE: 08/31/20

This list of Inactive - Needs Evaluation sites is maintained by the California Department of Toxic Substances Control. These are unconfirmed contaminated properties that need further assessment. This data is queried from the Department of Toxic Substances Control Envirostor online database.

PROC	Listing of Certified Processors
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VERSION DATE: 07/29/20

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

REF	Referred to Another Local or State Agency
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VERSION DATE: 09/02/20

This Referred to Another Local or State Agency list, maintained by the California Department of Toxic Substances Control (DTSC), contains properties where contamination has not been confirmed and which were determined as not requiring direct Department of Toxic Substance Control Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency. This data is extracted from the DTSC Envirostor online database and is queried by Status = "Refer state and local agencies".

Environmental Records Definitions - STATE (CA)

SWIS Solid Waste Information System Sites

VERSION DATE: 07/22/20

This list of Solid Waste Information System Sites is extracted from the Solid Waste Information System (SWIS) database, maintained by the California Department of Resources Recycling and Recovery. The SWIS database includes information on solid waste facilities, operations, and disposal sites located in 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.

SWRCY Recycling Centers

VERSION DATE: 08/03/20

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

VCP Voluntary Cleanup Program

VERSION DATE: 07/08/20

This list of Voluntary Cleanup Sites is a subset of the Envirostor database maintained by the California Department of Toxic Substance Control. Sites are queried from Envirostor by site type = Voluntary Cleanup.

WMUDS Waste Management Unit Database

VERSION DATE: 01/01/00

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

ENVIROSTOR EnviroStor Cleanup Sites

VERSION DATE: 07/08/20

This list of Envirostor Cleanup Sites is maintained by the California Department of Toxic Substances Control (DTSC). DTSC has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

Environmental Records Definitions - STATE (CA)

ENVIROSTORPCA

EnviroStor Permitted and Corrective Action Sites

VERSION DATE: 07/16/20

The California Department of Toxic Substance Control maintains this list of Hazardous Waste sites in their Envirostor online database. This list contains: 1) data pertaining to the Hazardous Waste Sites tracked in Envirostor; 2) the completed activities for Hazardous Waste Units; 3) the completed activities for Hazardous Waste Units undergoing closure; 4) completed maintenance activities; 5) the various "aliases" for a project (Some examples are: alt project name, alt address, EPA ID, etc.).

TOXPITS

Toxic Pits Cleanup Act Sites

VERSION DATE: 07/01/95

Toxic Pits are sites with possible contamination of hazardous substances where cleanup is necessary. This listing is no longer updated by the State Water Resources Control Board.

Environmental Records Definitions - LOCAL

RCCALARP

Riverside County California Accidental Release Prevention Program Sites

VERSION DATE: 07/29/20

This list of Riverside County California Accidental Release Prevention Program sites is maintained by the County of Riverside Department of Environmental Health. AB 3777 was enacted in 1986 to minimize potential emergencies involving acutely hazardous materials by requiring facilities which handle these materials to submit Risk Management Prevention Plans. The Riverside County Department of Environmental Health Hazardous Materials Branch began implementation of this Program County-wide in January 1991. All cities are included in this list.

RCGL

Riverside County Generator List

VERSION DATE: 08/13/20

The Riverside County Generator List is maintained by the County of Riverside Department of Environmental Health. This list includes permitted facilities that create hazardous waste.

RCDL

Riverside County Disclosure List

VERSION DATE: 03/06/20

The Riverside County Disclosure List is maintained by the County of Riverside Department of Environmental Health. This list includes permitted facilities that handle hazardous materials.

RCMW

Riverside County Medical Waste Facilities

VERSION DATE: 09/01/20

This list of active and inactive medical waste facilities is maintained by the County of Riverside Department of Environmental Health.

RCUST

Riverside County Underground Storage Tank Sites

VERSION DATE: 08/28/20

This list of permitted underground storage tanks is maintained by the Riverside County Department of Environmental Health.

RCLUST

Riverside County Underground Storage Tanks Cleanup Sites

VERSION DATE: 08/28/20

This list of facilities with unauthorized releases (leaking underground storage tanks) is maintained by the County of Riverside Department of Environmental Health.

Environmental Records Definitions - TRIBAL

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/20

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/20

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

TORRESDUMPSITES Illegal Dump Sites on the Torres Martinez Reservation

VERSION DATE: 12/31/18

This listing of illegal dump site locations on the Torres Martinez Reservation is maintained by the United States Environmental Protection Agency, Region IX. These dump sites contain unlawfully discarded household waste such as landscaping and wood wastes with no known soil or groundwater contamination. A majority of the sites have already been cleaned up through the collaborative efforts of the EPA, The California Integrated Waste Management Board and the Torres Martinez Tribe. This data contains the 2007 List of Illegal Dump Site Locations from the Torres Martinez Reservation and the 2017-2018 List of Illegal Dump Site Locations from the Torres Martinez Reservation.

INDIANRES Indian Reservations

VERSION DATE: 09/27/17

This database is extracted from select geographic and cartographic information from the U.S. Census Bureau. The Bureau of Indian Affairs (BIA) within the U.S. Department of the Interior (DOI) provides the list of federally recognized tribes. The American Indian/Alaska Native/Native Hawaiian (AIANNH) Areas includes the following legal entities: federally recognized American Indian reservations and off-reservation trust land areas, state-recognized American Indian reservations, and Hawaiian home lands (HHLs). The boundaries for federally recognized American Indian reservations and off-reservation trust lands are as of January 2017. The boundaries for state-recognized American Indian reservations and for state designated tribal statistical areas were

Environmental Records Definitions - TRIBAL

delineated by state governor-appointed liaisons for the 2010 Census through the State American Indian Reservation Program and Tribal Statistical Areas Program respectively.

APPENDIX F

REGULATORY RECORDS



Leighton

Zachary Freeman

From: Zachary Freeman
Sent: Thursday, September 17, 2020 11:31 AM
To: 'filereview8@waterboards.ca.gov'; chatsworthfileroom@dtsc.ca.gov; cypressfileroom@dtsc.ca.gov
Subject: File search

Hello,

Leighton Consulting, Inc. is requesting information for [the](#) property located at **15410 Grand Avenue, Lake Elsinore, CA** as well as the **APNs: 379-060-005, 379-060-022, and 379-060-027**. We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns.

Thank you for your assistance,

Zach Freeman, PG
Environmental Project Geologist
10532 Acacia Street Suite B-6
Rancho Cucamonga, CA 91786
951-743-2642 Mobile
909-527-8785 Office

Leighton
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Please consider the environment before printing this e-mail.

Zachary Freeman

From: PRR@lake-elsinore.org
Sent: Thursday, September 17, 2020 10:19 AM
To: Zachary Freeman
Subject: City of Lake Elsinore Online PRR Submitted

A new entry to a form/survey has been submitted.

Form Name: Public Records Request
Date & Time: 09/17/2020 10:19 AM
Response #: 1222
Submitter ID: 9931
IP address: 74.212.192.82
Time to complete: 1 min. , 34 sec.

Survey Details

Page 1

► **Attention Requestor:** To expedite your request, please fill out this form completely and identify specifically the type of records you are requesting. Where applicable, the title of the document or other specific identifying information is advisable.

NOTE: The City is not required by law to create a new record or provide public records that are exempt by express provisions of law from disclosure. If the City is required to compile data, write programming language or to construct a computer report to extract data, the requestor will be charged for time and material.

The City has up to ten (10) days to determine whether the documents requested are disclosable records.

The City of Lake Elsinore charges \$0.26 per page to produce copies of identifiable records and \$0.10 per page for copies of statements filed pursuant to the Political Reform Act (G.C. 81008). Public records are accessible at all times during regular office hours and can be inspected at no charge with advanced notice.

1. Requester Information

First Name	Zachary	Last Name	Freeman	Mailing Address	10532 Acacia Street, Suite B6
City	Rancho Cucamonga	State	California	Zip Code	91730-4738
Phone Number	(909) 527-8785	Fax No.	(909) 484-2170	Email	zfreeman@leightongroup.com

2. Information Requested

Date Range for Documents Requested (If Applicable)	1940 to Present	Type of Document Requested	building permits	Preferred Format if Available	PDF
--	-----------------	----------------------------	------------------	-------------------------------	-----

**Address and Description of
Documents Requested**
APN 379-060-022

3. Information Requested

Date Range of Documents Requested (If Applicable) Not answered **Type of Document Requested** Not answered **Preferred Format if Available** Not answered

Address and Description of Documents Requested
Not answered

4. Signature

By submitting this request, I understand that I am responsible for all charges applicable by law for the reproduction of said records and that the City does not have to produce records in a format in which they do not currently exist.

Name Zachary Freeman

5. INTERNAL USE ONLY

Date Received Not answered **Department Routed To:** Not answered
Request No. Not answered **Date Due** Not answered

Thank you,
City of Lake Elsinore

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org

**Environmental Protection & Oversight Division
Hazardous Materials Management Branch**

REQUEST FOR RECORDS

Requests for review of records are processed on a first come, first serve basis and the processing time is approximately 2-4 weeks. As required by California Public Records Act Section 6250 et seq., a response will be given within ten (10) business days to confirm receipt of your request.

Pursuant to California Government Code, Section 6254 (f), records of pending investigations and informant's names, addresses, and telephone numbers, will not be released.

For access to electronic records available online, visit the Public Information section at www.rivcoeh.org for more details.

REQUESTOR INFORMATION		
NAME:	DATE OF REQUEST:	
BUSINESS NAME (IF ANY):		
RETURN LEGAL MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:		

The following information is required. List each street address separately.

	SITE STREET ADDRESS (NO APNs)	CITY
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Requests must be made in writing and submitted by mail, email, or in person to the following office:

4065 County Circle Drive, Room 104, Riverside, CA 92503

Phone: (951) 358-5055

Email: DEHRecordsMgmt@rivco.org

Mailing Address: P.O. Box 7909, Riverside, CA 92513-7909

For our office locations call us at (888) 722-4234 or visit our website at www.rivcoeh.org



Jared Blumenfeld
Secretary for
Environmental Protection

Department of Toxic Substances Control



Meredith Williams, Ph.D. Director
5796 Corporate Avenue
Cypress, California 90630

Gavin Newsom
Governor

September 17, 2020

Zach Freeman
LEIGHTON
zfreeman@leightongroup.com

PR4-091720-01
15410 GRAND AVE, LAKE ELSINORE, CA 379-060-005, 022, 02

Dear Requestor:

We have received your Public Records Act Request for records from Department of Toxic Substances Control (DTSC). After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

DTSC's Hazardous Waste Tracking System (HWTS) may have records that pertain to this request. This unit tracks toxic waste generators, transporters (manifests), and disposal facilities. If you are interested in this type of information, it can be identified by accessing the HWTS database http://hwts.dtsc.ca.gov/report_search.cfm?id=5. If you are interested in retrieving detailed reports, additional charges may apply. Please contact the HWTS by email at hwtsreports@dtsc.ca.gov or by phone at 800-6186942 for further information. For copies of manifest, please send an email to mcr@dtsc.ca.gov.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DRSCs data management system. It tracks our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library- anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How To Use EnviroStor" menu on the website.

If you have any questions, would like further information regarding your request, please contact me at (714) 484-5337 or via email at CypressFileRoom@dtsc.ca.gov.

Sincerely,

Julie Johnson

Julie Johnson
Regional Records Coordinator



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
9211 Oakdale Avenue
Chatsworth, California 91311



Gavin Newsom
Governor

September 18, 2020

Zach Freeman
Leighton
zfreeman@leightongroup.com

Public Records Request Number: PR3-091720-05
Location(s): 15410 Grand Avenue, Lake Elsinore, CA; APNs: 379-060-005, -022, -027

Dear Requestor:

On [September 17, 2020](#) the Department of Toxic Substances Control (DTSC) received your email requesting records under the Public Records Act. After a thorough review of our files, no site records were found pertaining to the sites/facilities referenced above.

DTSC's Hazardous Waste Tracking System (HWTS) may have records that pertain to this request. This unit tracks toxic waste generators, transporters (manifests), and disposal facilities. If you are interested in this type of information, it can be identified by accessing the HWTS database at http://hwts.dtsc.ca.gov/report_search.cfm?id=5. If you are interested in retrieving detailed reports, additional charges may apply. Please contact the HWTS unit by email at hwtsreports@dtsc.ca.gov or by phone at (800) 618-6942 for further information. For copies of manifests, please send an email to mcr@dtsc.ca.gov.

A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs data management system. It tracks our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

If you have any questions or would like further information regarding your request, please contact me via email at ChatsworthFileRoom@dtsc.ca.gov.

Sincerely,
Glenn Castillo
Records Mgt. Asst. Coordinator

Zachary Freeman

From: WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>
Sent: Tuesday, September 22, 2020 7:38 AM
To: Zachary Freeman
Subject: RE: File search

Good morning /afternoon,

All responsive records for your request for 15410 Grand Avenue, Lake Elsinore, CA can be found on Geotracker using the following link:

https://geotracker.waterboards.ca.gov/profile_report?global_id=T0606500167

Unfortunately, we do not use APN numbers or cross streets to maintain our files. We only use facility names and/or physical address numbers to locate files. If you can provide a numerical address or facility name, we can carry out your request.

If we can be of further assistance, please do not hesitate to contact us again.

Thank you,
File Review Desk
3737 Main St. Suite 500
Riverside, CA 92501

From: Zachary Freeman <zfreeman@leightongroup.com>
Sent: Thursday, September 17, 2020 11:31 AM
To: WB-RB8-FileReview8 <FileReview8@waterboards.ca.gov>; ChatsworthFileRoom@DTSC
<ChatsworthFileRoom@dtsc.ca.gov>; CypressFileRoom@DTSC <CypressFileRoom@dtsc.ca.gov>
Subject: File search

EXTERNAL:

Hello,

Leighton Consulting, Inc. is requesting information for **the** property located at **15410 Grand Avenue, Lake Elsinore, CA** as well as the **APNs: 379-060-005, 379-060-022, and 379-060-027**. We are requesting any information concerning hazardous waste/materials, underground storage tanks, leaking underground storage tanks cleanup, inspections, violations, or any other environmental sensitive spills, responses or concerns.

Thank you for your assistance,

Zach Freeman, PG
Environmental Project Geologist
10532 Acacia Street Suite B-6
Rancho Cucamonga, CA 91786
951-743-2642 Mobile
909-527-8785 Office

Leighton

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Please consider the environment before printing this e-mail.

Zachary Freeman

From: Records <records@RIVCO.ORG>
Sent: Thursday, September 17, 2020 10:28 AM
To: Zachary Freeman
Subject: RE: Building and Safety Records Request

Hello Zachary,

After a thorough search of our records, we are unable to locate any building records for this address or APN. Our records date back to 1963. All building permit records prior to 1963 have been destroyed.

If you have any questions, please contact us @ (951) 955-2017

Also, this address is now located in the City of Lake Elsinore's jurisdiction. You may want to contact their Building Department at (951) 674-3124 to check for any permits they may have issued.

Thank you,

Dan
County of Riverside
Transportation and Land Management Agency
Records And Information Management
(951) 955-2017
records@rivco.org



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From: zfreeman@leightongroup.com [mailto:zfreeman@leightongroup.com]
Sent: Thursday, September 17, 2020 10:14 AM
To: Records <records@RIVCO.ORG>
Cc: zfreeman@leightongroup.com
Subject: Building and Safety Records Request

Requestor's Name: Zachary Freeman
Company: Leighton and Associates
Requestor's Phone No (format example 951-000-0000): 9095278785
Current Mailing Address: 10532 Acacia Street, Suite B6
City: Rancho Cucamonga
State: California
Zip: 91730-4738
E-Mail: zfreeman@leightongroup.com

ADDRESS TO BE RESEARCHED:

ASSESSOR'S PARCEL NUMBER (APN) (format example 123-456-789): 379-060-022

Year Built: Unknown

REQUESTING ALL PERMITS: Yes

If not please specify type of permit(s) below:

Additional Comments:

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[County of Riverside California](#)

APPENDIX G
HISTORICAL RESEARCH DOCUMENTATION



Leighton



On time. On target. In touch.™

Historical Aerial Photographs

NEW: GeoLens by Geosearch

Target Property:

Lake Elsinore 35-acre Property

Riverside Drive

Lake Elsinore, Riverside, California 92530

Prepared For:

Leighton & Associates

Order #: 154273

Job #: 373805

Project #: 12894.001

Date: 9/24/2020



www.geo-search.com 888-396-0042

Target Property Summary

Lake Elsinore 35-acre Property

Riverside Drive

Lake Elsinore, Riverside, California 92530

USGS Quadrangle: **Alberhill**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

(-117.383586107, 33.665145300), (-117.383661209, 33.664966710), (-117.383725582, 33.664761330),
(-117.383757769, 33.664555950), (-117.383747040, 33.664314851), (-117.383714853, 33.664145188),
(-117.383671938, 33.663921947), (-117.383596836, 33.663796932), (-117.383521734, 33.663645128),
(-117.383403717, 33.663430816), (-117.383242784, 33.663279011), (-117.383092581, 33.663109346),
(-117.380871712, 33.661734156), (-117.379090725, 33.663573691), (-117.379187284, 33.663636198),
(-117.378672300, 33.664171977), (-117.376526533, 33.664404147), (-117.379530607, 33.666315059),
(-117.380442558, 33.665252454), (-117.380345999, 33.665091723), (-117.380335270, 33.664913132),
(-117.380453287, 33.664707753), (-117.380549847, 33.664573809), (-117.381118475, 33.664296992),
(-117.381397425, 33.664413077), (-117.381687103, 33.664055892)

Aerial Research Summary

<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2018	USDA	1" = 400'	N/A
2016	USDA	1" = 400'	N/A
2014	USDA	1" = 400'	N/A
2012	USDA	1" = 400'	N/A
2010	USDA	1" = 400'	N/A
2009	USDA	1" = 400'	N/A
2005	USDA	1" = 400'	N/A
06/06/2002	USGS	1" = 400'	N/A
06/01/1994	USGS	1" = 400'	N/A
08/15/1989	USGS	1" = 400'	1836-206
09/13/1985	USGS	1" = 400'	381-50
12/24/1980	USGS	1" = 400'	4-115
11/06/1974	USGS	1" = 400'	1-49
05/15/1967	ASCS	1" = 400'	3-249
06/11/1952	USAF	1" = 400'	2-19
3-125	ASCS	1" = 400'	3-125
05/24/1938	ASCS	1" = 400'	31-76

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Lake Elsinore 35-acre Property
USDA
2018

GeoSearch



Lake Elsinore 35-acre Property
USDA
2016



Lake Elsinore 35-acre Property
USDA
2014

GeoSearch



Lake Elsinore 35-acre Property
USDA
2012

GeoSearch



Lake Elsinore 35-acre Property
USDA
2010

GeoSearch



Lake Elsinore 35-acre Property
USDA
2009

GeoSearch



Lake Elsinore 35-acre Property
USDA
2005

GeoSearch



Lake Elsinore 35-acre Property
USGS
06/06/2002

GeoSearch



Lake Elsinore 35-acre Property
USGS
06/01/1994

GeoSearch



Lake Elsinore 35-acre Property
USGS
08/15/1989

GeoSearch



Lake Elsinore 35-acre Property
USGS
09/13/1985

GeoSearch



Lake Elsinore 35-acre Property
USGS
12/24/1980

GeoSearch



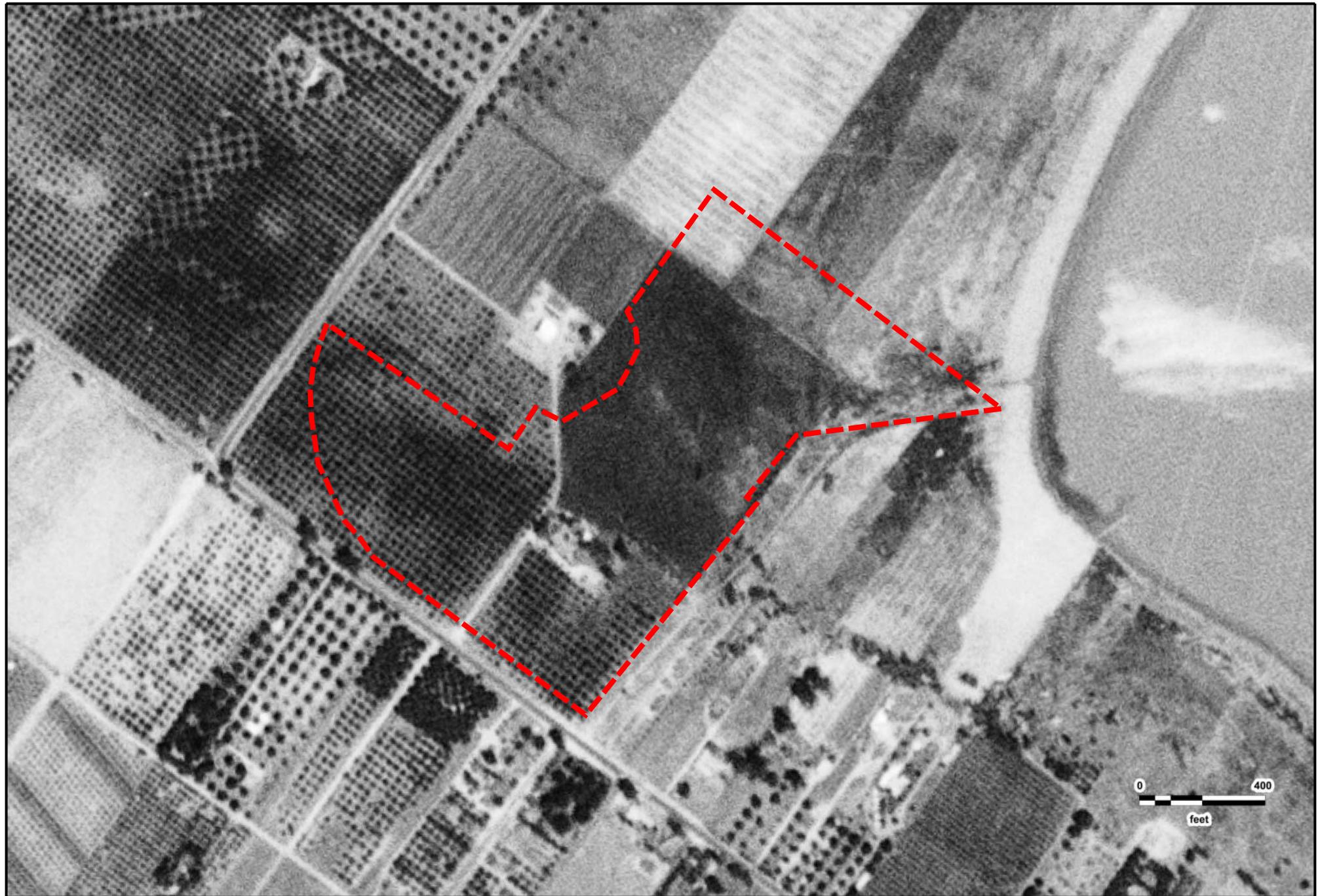
Lake Elsinore 35-acre Property
USGS
11/06/1974

GeoSearch



Lake Elsinore 35-acre Property
ASCS
05/15/1967

GeoSearch

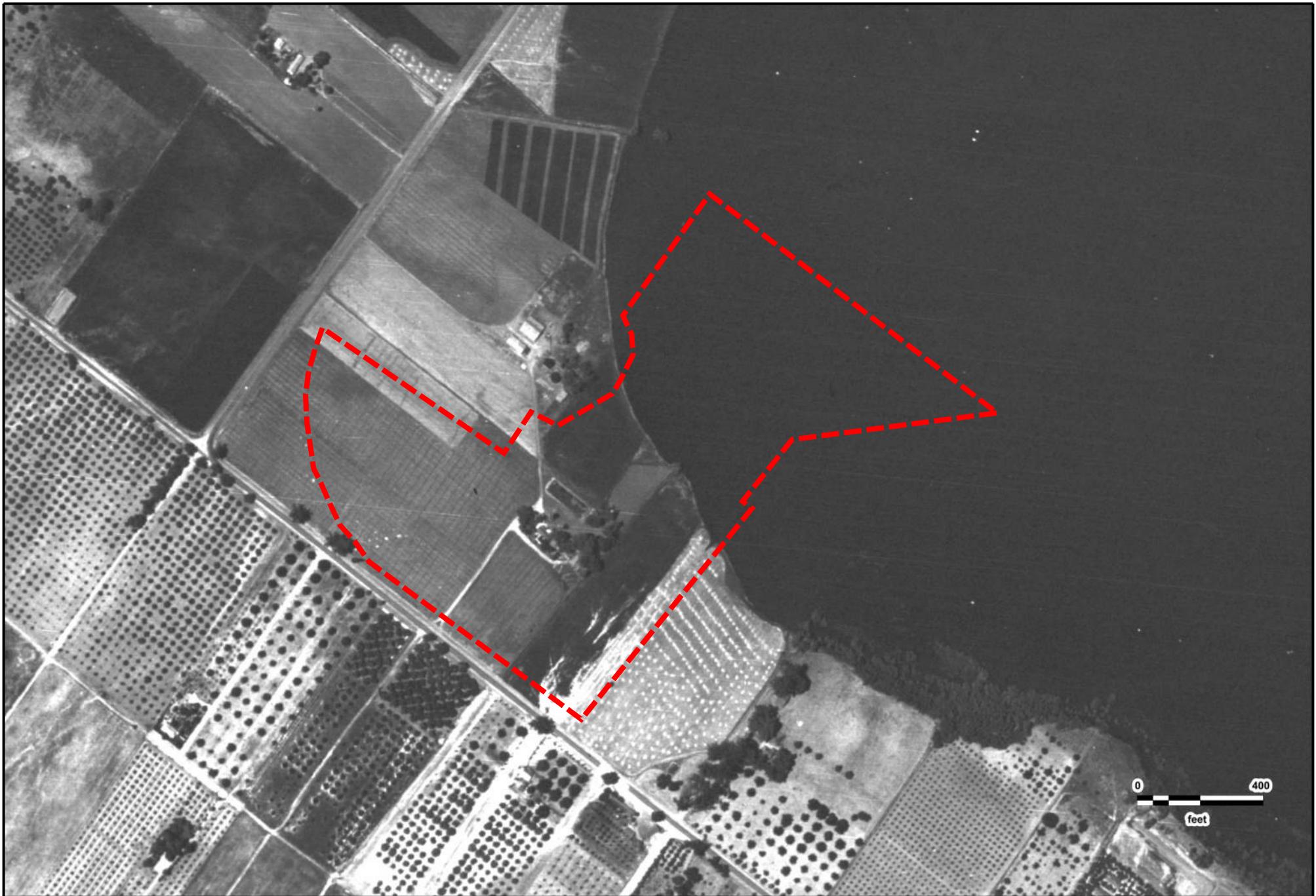


Lake Elsinore 35-acre Property
USAF
06/11/1952



Lake Elsinore 35-acre Property
ASCS
3-125

GeoSearch



*Lake Elsinore 35-acre Property
ASCS
05/24/1938*



On time. On target. In touch.™

Historical Topographic Maps

NEW: GeoLens by Geosearch

Target Property:

Lake Elsinore 35-acre Property

Riverside Drive

Lake Elsinore, Riverside, California 92530

Prepared For:

Leighton & Associates

Order #: 154273

Job #: 373804

Project #: 12894.001

Date: 9/22/2020



www.geo-search.com 888-396-0042

Target Property Summary

Lake Elsinore 35-acre Property

Riverside Drive

Lake Elsinore, Riverside, California 92530

USGS Quadrangle: **Alberhill**

Target Property Geometry: **Area**

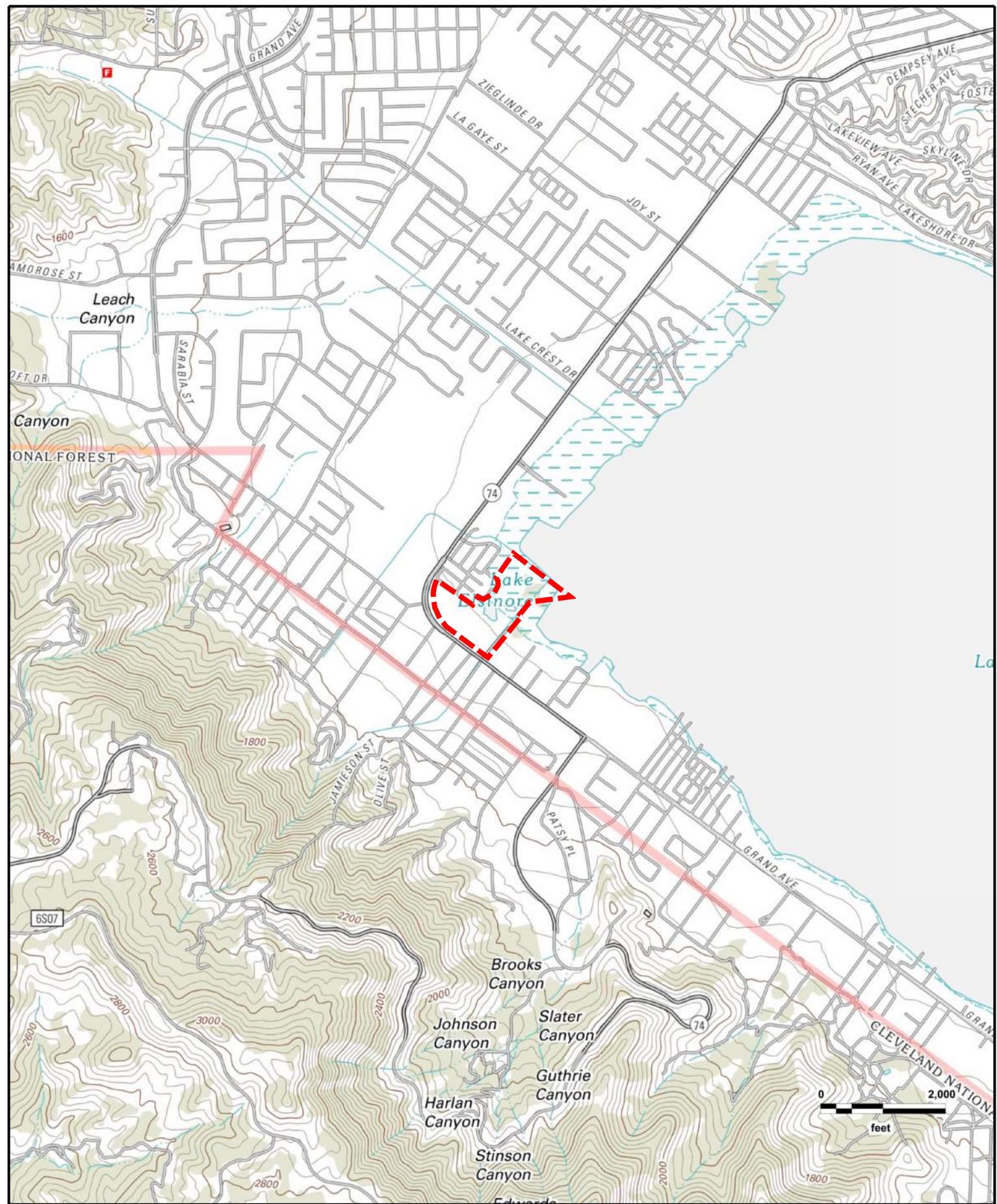
Target Property Longitude(s)/Latitude(s):

(-117.383586107, 33.665145300), (-117.383661209, 33.664966710), (-117.383725582, 33.664761330),
(-117.383757769, 33.664555950), (-117.383747040, 33.664314851), (-117.383714853, 33.664145188),
(-117.383671938, 33.663921947), (-117.383596836, 33.663796932), (-117.383521734, 33.663645128),
(-117.383403717, 33.663430816), (-117.383242784, 33.663279011), (-117.383092581, 33.663109346),
(-117.380871712, 33.661734156), (-117.379090725, 33.663573691), (-117.379187284, 33.663636198),
(-117.378672300, 33.664171977), (-117.376526533, 33.664404147), (-117.379530607, 33.666315059),
(-117.380442558, 33.665252454), (-117.380345999, 33.665091723), (-117.380335270, 33.664913132),
(-117.380453287, 33.664707753), (-117.380549847, 33.664573809), (-117.381118475, 33.664296992),
(-117.381397425, 33.664413077), (-117.381687103, 33.664055892)

Topographic Map Summary

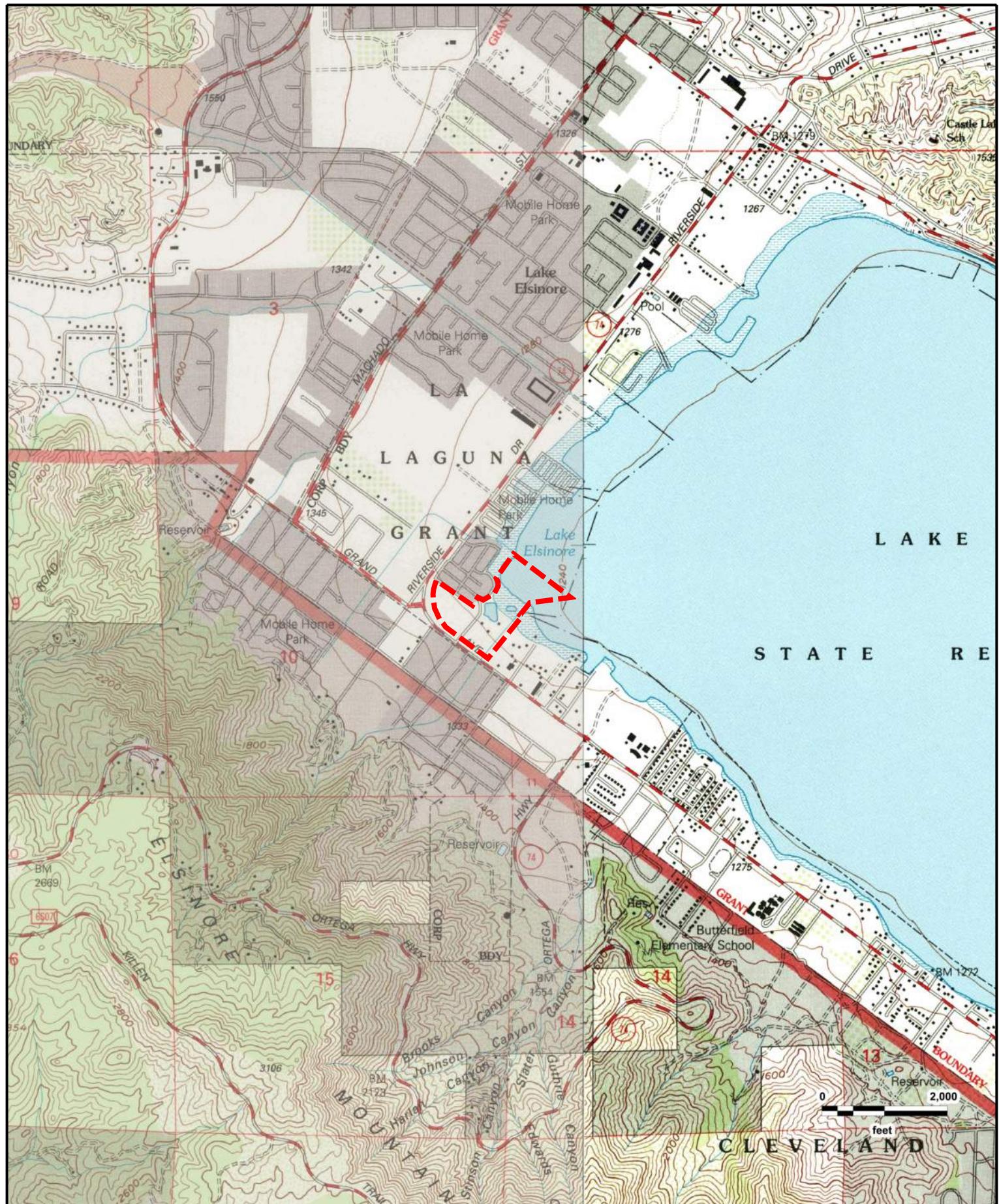
<u>Date</u>	<u>Quadrangle</u>	<u>Scale</u>
2012	ALBERHILL, CA (2012) LAKE ELSINORE, CA (2012)	1" = 2000'
1997	ALBERHILL, CA (1997) LAKE ELSINORE, CA (1997)	1" = 2000'
1954 PHOTOREVISED 1988	ALBERHILL, CA (1988) LAKE ELSINORE, CA (1988)	1" = 2000'
1954 PHOTOREVISED 1982	ALBERHILL, CA (1982) LAKE ELSINORE, CA (1982)	1" = 2000'
1953 PHOTOINSPECTED 1978	ALBERHILL, CA (1973) LAKE ELSINORE, CA (1978)	1" = 2000'
1954 PHOTOREVISED 1973	ALBERHILL, CA (1973) EL SINORE, CA (1973)	1" = 2000'
1954	ALBERHILL, CA (1954) EL SINORE, CA (1953)	1" = 2000'
1901	EL SINORE, CA	1" = 10420'

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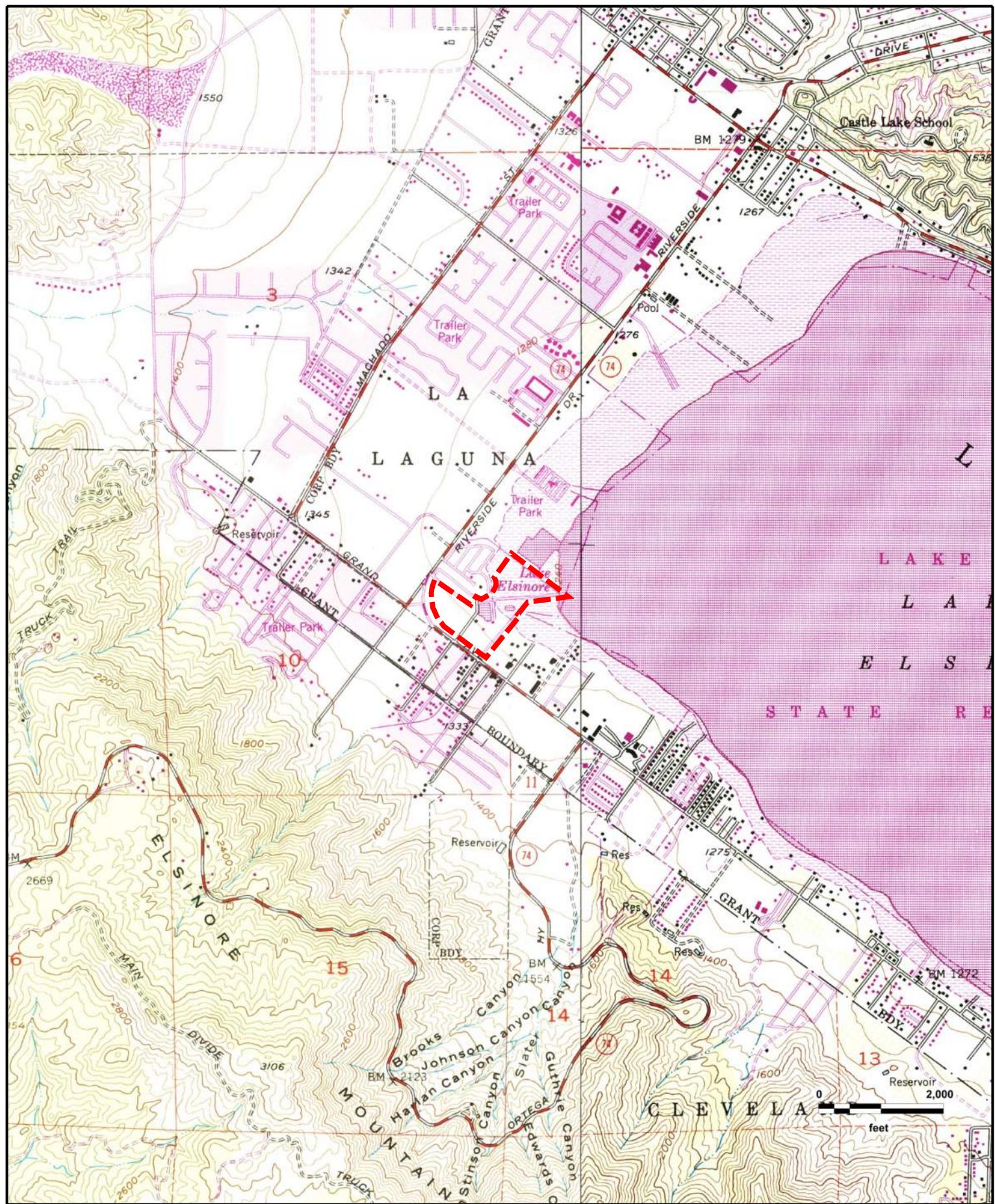
Lake Elsinore 35-acre Property
ALBERHILL, CA (2012), LAKE ELSINORE, CA (2012)

GeoSearch



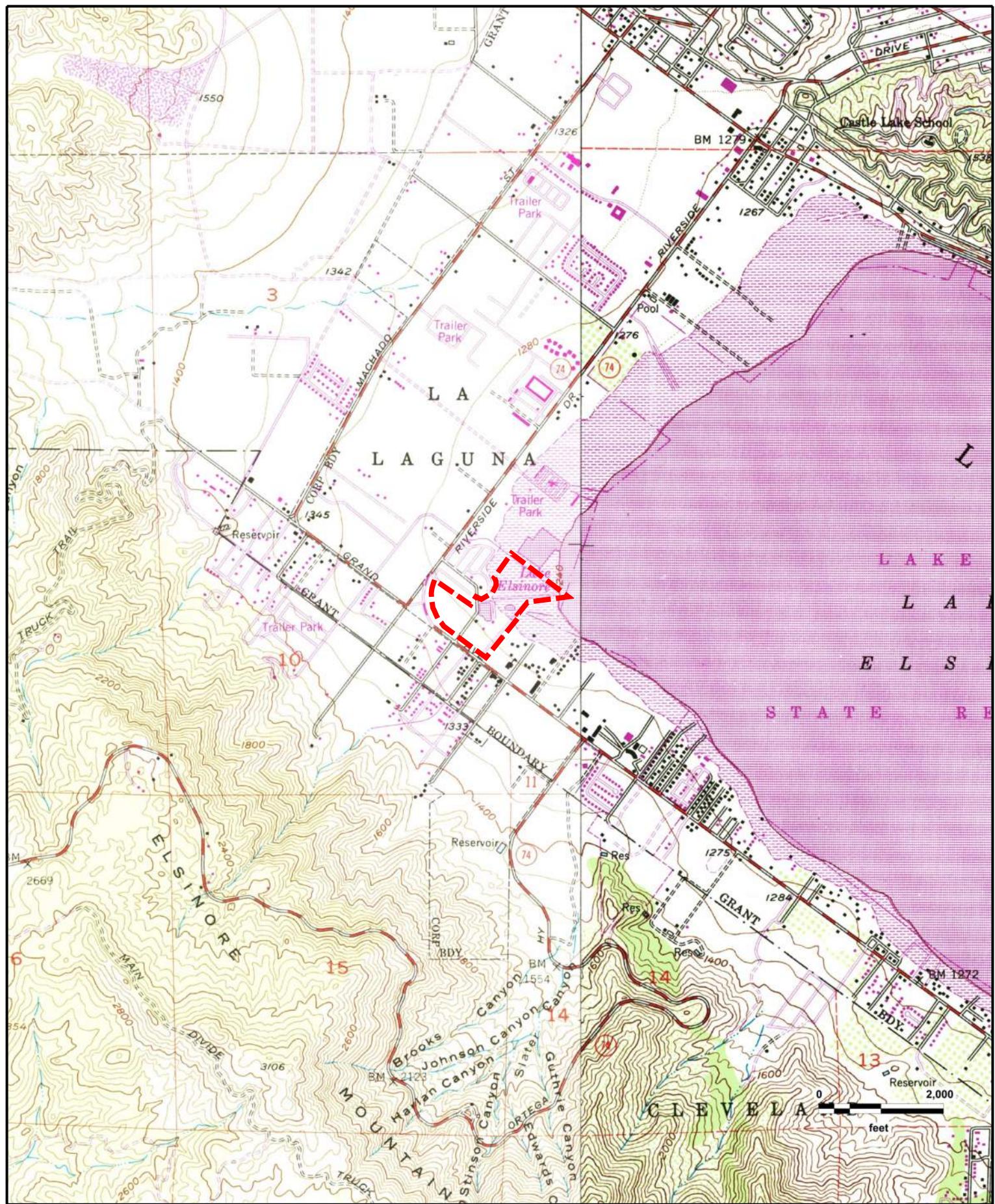
Lake Elsinore 35-acre Property
ALBERHILL, CA (1997), LAKE ELSINORE, CA (1997)

GeoSearch



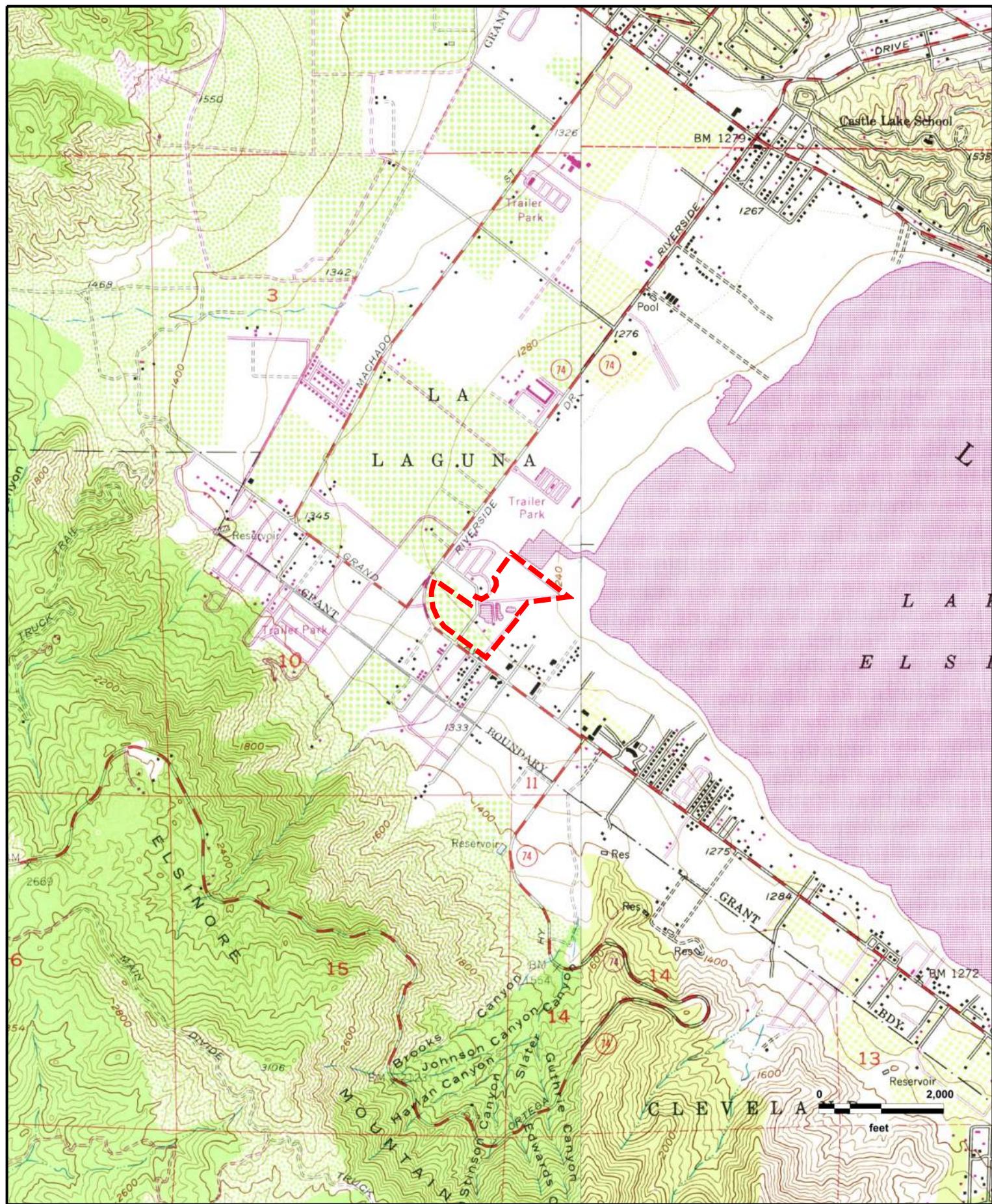
Lake Elsinore 35-acre Property
ALBERHILL, CA (1988), LAKE ELSINORE, CA (1988)

GeoSearch



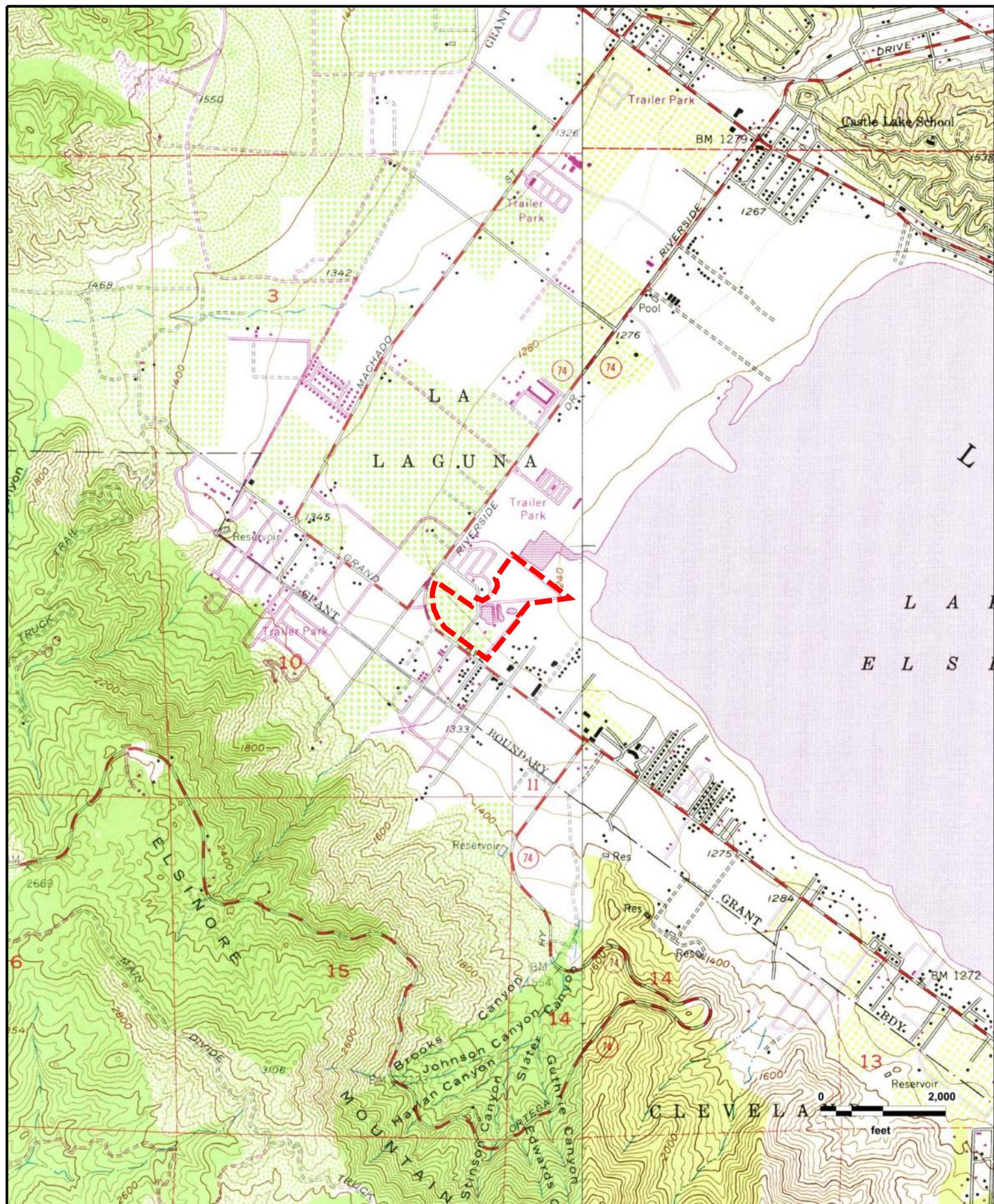
Lake Elsinore 35-acre Property
ALBERHILL, CA (1982), LAKE ELSINORE, CA (1982)

GeoSearch



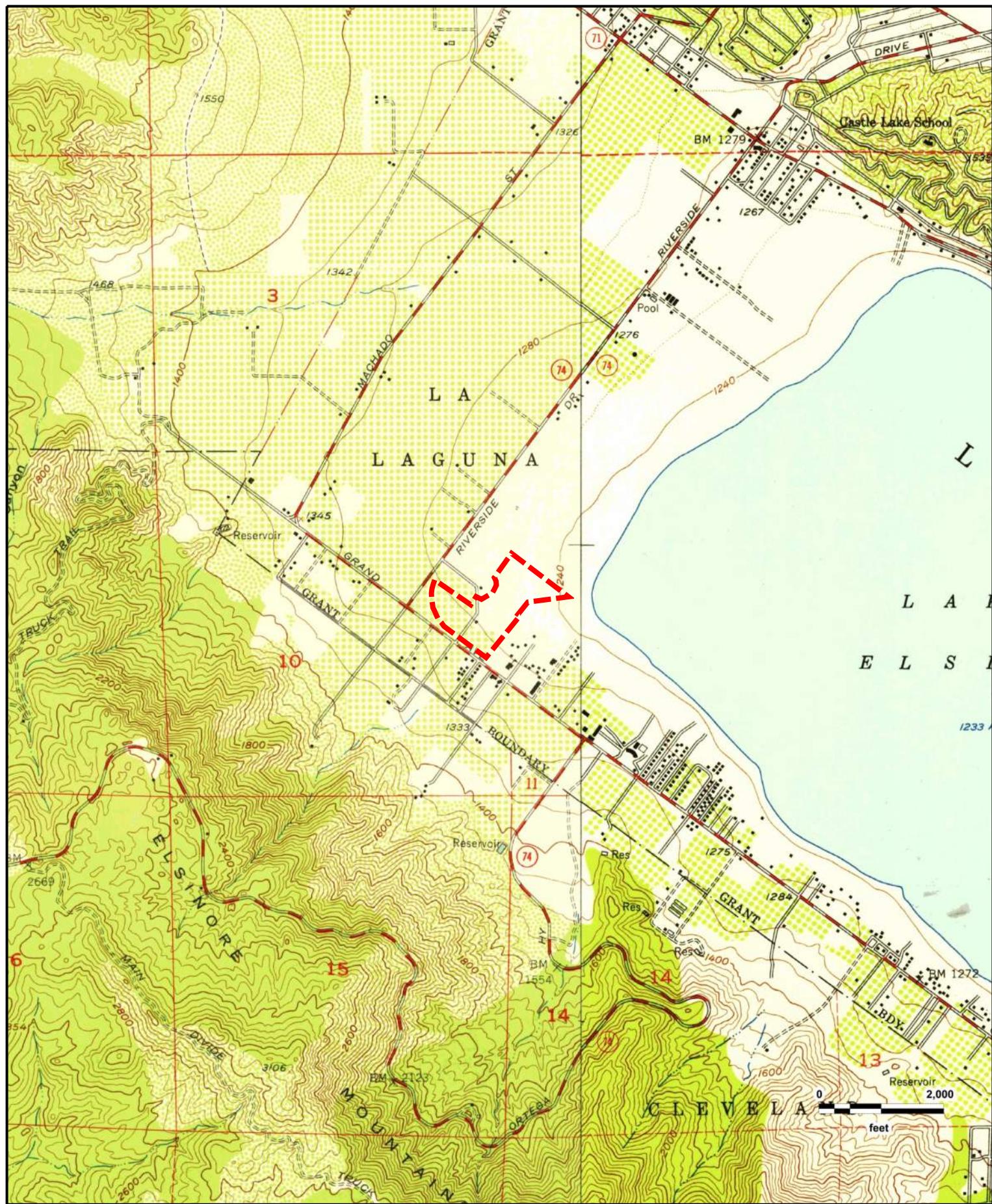
**Lake Elsinore 35-acre Property
ALBERHILL, CA (1973), LAKE ELSINORE, CA (1978)**

GeoSearch



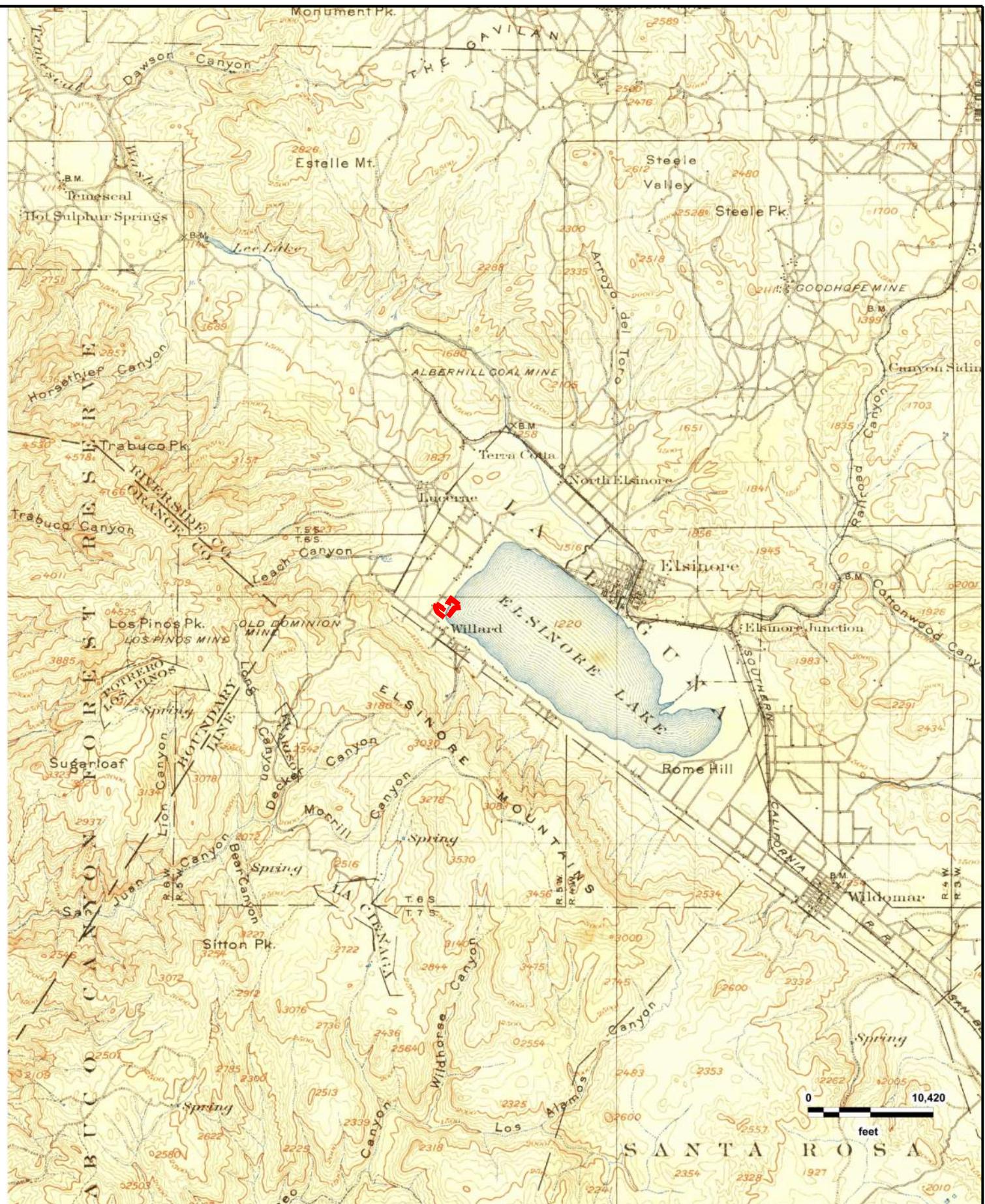
Lake Elsinore 35-acre Property
ALBERHILL, CA (1973), ELSINORE, CA (1973)

GeoSearch



Lake Elsinore 35-acre Property
ALBERHILL, CA (1954), ELSINORE, CA (1953)

GeoSearch



City Directory Standard Report

Target Property:

*Grand Ave,
Lake Elsinore, CA 92530*

Prepared For:
Leighton & Associates

Order #: 154273

Project #: 12894.001

Date: 9/25/2020

City Directory Standard Report

Grand Ave, Lake Elsinore, CA 92530

INFOUSA

SOUTH WEST 2019

GRAND AVE

1	STREET BEGINS
1	STREET BEGINS
15031	BURGESS SARAH
15045	ESTRADA SARA
15046	CORDELL ELIZABETH
15046	MORRIS JEAN
15055	THOMPSON ANNE
15085	LOPEZ NOEL G
15097	YBARRA RYAN
15105	GAMBOA HENRY
15105	GAMBOA HENRY G

INFOUSA

SOUTH WEST 2014

GRAND AVE

1	STREET BEGINS
14500	OCCUPANT UNKNOWN
15035	COVARRUBIAS DAVID
15041	DORR RODNEY L
15045	BURGESS SARAH
15046	MORRIS A
15049	OCCUPANT UNKNOWN
15055	HEYDEN BONITA
15076	OCCUPANT UNKNOWN
15097	YBARRA RYAN
15105	GAMBOA HENRY G

INFOUSA

PACIFIC 2010

GRAND AVE

1	STREET BEGINS
14500	OCCUPANT UNKNOWN
15035	LETT SHIRLANNE
15045	KRISHNA VIVEK

City Directory Standard Report

Grand Ave, Lake Elsinore, CA 92530

15046	MORRIS JODIE L
15049	OCCUPANT UNKNOWN
15076	ADRIANO ANGEL R
15105	BURKE BETTY G

INFOUSA

PACIFIC	2005	GRAND AVE
		1 STREET BEGINS
		14500 OCCUPANT UNKNOWN
		15035 MCKINNEY JESSE
		15045 OCCUPANT UNKNOWN
		15046 MORRIS JODIE L
		15076 ADRIANO ANGEL R
		15076 UNIVERSAL ENTERTAINMENT
		15085 SEARING LALEEN W
		15097 SWALLOW ISAIAH
		15105 BURKE BETTY G

INFOUSA

PACIFIC	2000	GRAND AVE
		1 STREET BEGINS
		15030 ZAMORA F J
		15035 DONER CHARLES H
		15035 DONER CHARLES H
		15035 ELSINORE ARABIAN STUD
		15045 DONER CHARLES H
		15046 MORRIS ARTHUR G
		15055 OCCUPANT UNKNOWN
		15085 OCCUPANT UNKNOWN
		15097 OCCUPANT UNKNOWN
		15105 OCCUPANT UNKNOWN

INFOUSA

PACIFIC	1995	GRAND AVE
		1 STREET BEGINS

City Directory Standard Report

Grand Ave, Lake Elsinore, CA 92530

15035	DONER CHARLES H
15035	ELSIMORE ARABIAN STUD
15045	DONER CHARLES H
15046	MORRIS ARTHUR G
15055	OHARA AUDREY M
15076	OCCUPANT UNKNOWNNN
15097	SWALLOW JERRY
15115	NELSON JACK

INFOUSA

PACIFIC	1992	GRAND AVE
		1 STREET BEGINS
		15035 DONER CHARLES H
		15035 ELSIMORE ARABN STUD
		15045 DONER CHARLES H
		15046 MORRIS ARTHUR G
		15097 SWALLOW JERRY
		15120 HARBOR GRAND APTS

HAINES DIRECTORY

RIVERSIDE-SAN	1985	GRAND AVE
BERNARDINO		1 STREET BEGINS
		14500 HINTERLONG JAY
		14502 OUTHUIJSE JOHN
		15035 DONER CHAS H
		15035 ELSIMORE ARABN STUD
		15045 DONER CHAS H
		15046 MORRIS A G
		15055 OHARA A
		15076 ARANDA JESUS
		15076 M B C CONSTRS LTD
		15076 MORRIS RANCH CO
		15080 NO CURRENT LISTING
		15085 BURROWS HAZEL E

City Directory Standard Report

Grand Ave, Lake Elsinore, CA 92530

15096	NO CURRENT LISTING
15097	SWALLOW JERRY
15105	BURKE JOHN LYLE

HAINES DIRECTORY

RIVERSIDE-SAN 1980
BERNARDINO

GRAND AVE

1	STREET BEGINS
14502	TOMLIN EDWIN A
15035	DONER CHAS H
15035	ELSIMORE ARABN STUD
15035	MCGINNIS DEBBIE
15035	WARNER E T
15046	MORRIS A G
15055	OHARA A
15096	CARELL JOS C
15097	SWALLOW SUNNY
15105	BURKE JOHN LYLE

HAINES DIRECTORY

RIVERSIDE-SAN 1973
BERNARDINO

GRAND AVE

1	STREET BEGINS
14502	TOMLIN EDWIN A
15035	DONER CHAS H
15035	ELSINDRE ARBN STUD
15045	ALLEN BYRON J
15046	MORRIS A G
15054	HAAG C A
15055	DHARA A
15055	SCHINDEL B
15076	TARNER BRENT
15096	CARRELL JOS C
15096 1/2	GARDNER MARY C MRS
15105	BURKE JOHN LYLE

Comment: No coverage available for Lake Elsinore prior to 1973.

City Directory Standard Report

Target Property:

*Riverside Dr,
Lake Elsinore, CA 92530*

Prepared For:
Leighton & Associates

Order #: 154273

Project #: 12894.001

Date: 9/25/2020

City Directory Standard Report

Riverside Dr, Lake Elsinore, CA 92530

INFOUSA

SOUTH WEST	2019	RIVERSIDE DR	
		29484	LOZANA DANNY
		30181	ANGUIANO ELOY
		30713	EVCO COMMERCIAL CONSTRUCTION
		30713	ICE TECHNICAL SVC
		30713	INBOUNDO LLC
		30713	MANFREDI EVERETT
		30713	SUMMERS DONALD

INFOUSA

SOUTH WEST	2014	RIVERSIDE DR	
		32900	AMERICAN PROUD PAINTING
		32900	APARTMENTS
		32900	BUTTERFIELD VILLAGE MOBILE HOME PARK
		33033	GRAND AVENUE STORAGE
		33371	CARTIER COLLIN D

INFOUSA

PACIFIC	2010	RIVERSIDE DR	
		32900	APARTMENTS
		32900	BUTTERFIELD VILLAGE MOBILE HM
		33033	GRAND AVENUE STORAGE
		33371	OCCUPANT UNKNOWN

INFOUSA

PACIFIC	2005	RIVERSIDE DR	
		32900	APARTMENTS
		32900	BAKERS PAINTLESS DENT REPAIR
		32900	TUCK CARNIVAL CONCESSIONS
		33033	GRAND AVENUE STORAGE
		33033	U HAUL CO

INFOUSA

City Directory Standard Report

Riverside Dr, Lake Elsinore, CA 92530

PACIFIC	2000	RIVERSIDE DR	
		32700	FENAROLI DON
		32700	LAKE ELSINORE WEST MARINA
		32900	APARTMENTS
INFOUSA			
PACIFIC	1995	RIVERSIDE DR	
		32790	OCCUPANT UNKNOWNNN
		32900	APARTMENTS
		32900	BUTTERFIELD VILLAGE MOBILE HM
INFOUSA			
PACIFIC	1992	RIVERSIDE DR	
		32700	ELSIMORE WST MARINA
		32700	MULLINS GEORGE
		32900	APARTMENTS
		32900	BUTTERFIELD VLG PK
HAINES DIRECTORY			
RIVERSIDE-SAN	1985	RIVERSIDE DR	
BERNARDINO			
		32900	APARTMENTS
		32900	BUTTERFIELD VILLAGE
		32900	BUTTERFIELD VLG PK
HAINES DIRECTORY			
RIVERSIDE-SAN	1980	RIVERSIDE DR	
BERNARDINO			
		1	PAGE MISSING
HAINES DIRECTORY			
RIVERSIDE-SAN	1973	RIVERSIDE DR	
BERNARDINO			
		32900	APARTMENTS
		32900	BUTTERFIELD VILLAGE
		32900	BUTTERFIELD VILLAGE
		33371	SCHERR JOHN H

Comment: No coverage available for Lake Elsinore prior to 1973.

City Directory Standard Report

Target Property:

*Hill Ave,
Lake Elsinore, CA 92530*

Prepared For:
Leighton & Associates

Order #: 154273

Project #: 12894.001

Date: 9/25/2020

City Directory Standard Report

Hill Ave, Lake Elsinore, CA 92530

INFOUSA

SOUTH WEST	2019	HILL AVE
		1 STREET BEGINS
		1 STREET BEGINS
		30291 HERMANN MEGAN N
		30291 HORMANN MEGAN
		30381 FRANCO JOHN
		30381 FRANCO JOHN R
		30413 DENG JIANKAI
		30413 DENG JIANKAI
		30413 X [END OF LISTING]
		30420 ROWA AENET J
		30420 X [END OF LISTINGS]

INFOUSA

SOUTH WEST	2014	HILL AVE
		1 STREET BEGINS
		30291 BESS DARRYL A
		30381 FRANCO JOHN R
		30413 OCCUPANT UNKNOWN
		30413 X [END OF LISTINGS]

INFOUSA

PACIFIC	2010	HILL AVE
		1 STREET BEGINS
		30291 SINGLETON IAN C
		30381 FRANCO JOHN R
		30413 GLOVER GEORGE B
		30413 X [END OF LISTINGS]

INFOUSA

PACIFIC	2005	HILL AVE
		1 STREET BEGINS
		30291 SINGLETON IAN C
		30381 FRANCO JOHN R

City Directory Standard Report

Hill Ave, Lake Elsinore, CA 92530

30413	OCCUPANT UNKNOWN
30413	X [END OF LISTINGS]

INFOUSA

PACIFIC	2000	HILL AVE
		1 STREET BEGINS
		30291 MUNSEY GEORGE
		30381 FRANCO BERTHA E
		30413 HIDALGO JAIME
		30413 X [END OF LISTINGS]

INFOUSA

PACIFIC	1995	HILL AVE
		1 STREET BEGINS
		30223 BERRY AGNES T
		30291 MUNSEY GEORGE
		30413 WHITE DAVID
		30420 POTEET JOYCE N
		30420 X [END OF LISTINGS]

INFOUSA

PACIFIC	1992	HILL AVE
		1 STREET BEGINS
		30223 BERRY AGNES T
		30291 MUNSEY GEORGE
		30291 X [END OF LISTINGS]

HAINES DIRECTORY

RIVERSIDE-SAN BERNARDINO	1985	HILL AVE
		1 STREET BEGINS
		30223 BERRY AGNES TERRILL
		30291 TURNER WM
		30291 WOLCOTT MARK
		30413 TRIPPLETT JOE
		30420 NO CURRENT LISTING

City Directory Standard Report

Hill Ave, Lake Elsinore, CA 92530

30431	NO CURRENT LISTING
33032	MERIT MORTGAGE
33033	HENSON MILTON H
33056	NO CURRENT LISTING
33057	LURIE DAVID
33075	BEEBE FORD SR
33076	COATES WM
33084	REDFERN EARL
33101	NO CURRENT LISTING
33102	ANTHONY ANTHONY
33145	BARABAS FRANCES
33145	X [END OF LISTINGS]

HAINES DIRECTORY

RIVERSIDE-SAN 1980
BERNARDINO

HILL AVE

1	STREET BEGINS
30223	NO CURRENT LISTING
30291	TOWNS HENRY M
30420	POTEET JOHN C REV
30431	LACLAIR P
33027	BLAHM LOUIS
33033	HENSON MILTON H
33056	NO CURRENT LISTING
33057	LURIE DAVID
33075	BEEBE FORD SR
33076	EGLEY M K
33084	REDFERN EARL
33101	MYERS LESTER
33102	ANTHONY ANTHONY
33145	MER JAC
33145	X [END OF LISTINGS]

HAINES DIRECTORY

City Directory Standard Report

Hill Ave, Lake Elsinore, CA 92530

RIVERSIDE-SAN 1973
BERNARDINO

HILL AVE

1	STREET BEGINS
252	BUCARSKY SARAH
257	CORAZZA BENNETT M
257	CORAZZA JEAN D
264	FARBER MEYER
269	LUBOVISKI MILDRED
270	GOLDSTEIN BOB
275	SCHNEIDER S
276	MARCUCCI PATSY
282	BOGART MISHA
288	DAVIDSON JOS
300	SHERMAN MARIA
307	RESNICK HARRY
309	FIREMAN JOS
310	MERRIFIELD LESLIE
311	DEUTCH ALEXANDER
312	SCHUPACK MORRIS L
313	HARMOLIN NATHAN
314	SIDEMAN S
315	EDLEN BEN
316	ISSACS BERNARD
317	YELLEN LEON
318	POLIN M A
319	BRIN JENNIE
319	BRIN LOUIS
322	OBESO PETE
403	HOWE LONETTE
403	HOWE ROY
404	MCALLISTER JAS
405	GOLDENBERG JULIA
412	SPARKS MARILYN
415	MERRIFIELD JOHN L

City Directory Standard Report

Hill Ave, Lake Elsinore, CA 92530

416	HIRSCH NATHAN
420	KAUFMAN JACK SIGNS
507	PETERSON V W
514	MARTINEZ ISABEL
524	CERVANTES RAMON
30223	BERRY STEWART SR
30420	POTEET JOHN C REV
30420	POTEET LAVERNE
33027	BLAHM LOUIS
33033	BURNHAM CHAS
33056	BRALEY GEO
33056	COX BILL
33057	LURIE DAVID
33075	BEEBE FORD SR
33076	KRITNER ROBT
33084	REDFREN EARL
33101	MYERS LESTER
33145	MER JAC
33145	X [END OF LISTINGS]

Comment: Hill Ave also listed as St. No coverage available for Lake Elsinore prior to 1973.

APPENDIX H

GBA GEOENVIRONMENTAL REPORT

Important Information about This Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,

- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental

professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change*, sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites. Recognize, too, that *even some conditions in tested areas may go undiscovered*, because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical “standard conditions” to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care. Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service “in general compliance” with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates “general compliance” with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for “exculpatory clauses,” that is, provisions whose purpose is to transfer one party’s rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not “boilerplate.”* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in the Geoprofessional Business Association exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your GBA-member geoenvironmental professional for more information.



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