



GeoTek, Inc.

1548 North Maple Street, Corona, California 92878

(951) 710-1160 Office (951) 710-1167 Fax www.geotekusa.com

April 13, 2023
Project No. 2903-CR

Vernola Trust

P.O. Box 217

Upland, California 91785-0217

Attention: Mr. Rick Bondar

Subject: **Response to Review Comments**

Tentative Tract Map 38504

Proposed Residential and Commercial Development

Vernola Ranch

Limonite Avenue and Pats Ranch Road

Jurupa Valley, Riverside County, California

References: See Page 5

Dear Mr. Bondar:

GeoTek, Inc. (GeoTek) has prepared this report to respond to review comments issued by the Riverside County Department of Environmental Health based on their review of the referenced reports prepared by GeoTek (2021a and 2021b) for the subject project.

“Phase I Environmental Site Assessment, Vernola Ranch North Commercial Project, City of Jurupa Valley, Riverside County, California 91752,” Project No. 2903-CR, dated November 15, 2021

Comment: Please provide a completed Environmental questionnaire for review. Significant portions of the Environmental questionnaire were not filled out.

Response: Copies of the completed questionnaires are included at the rear of this report.

“Phase I and Limited Phase II Environmental Site Assessment, Vernola Ranch North Project, City of Jurupa Valley, Riverside County, California 91752,” Project No. 2903-CR, dated October 25, 2021

Comment: Please provide a completed Environmental questionnaire for review. Significant portions of the Environmental questionnaire were not filled out.

Response: Copies of the completed questionnaires are included at the rear of this report.

Comment: Provide additional discussion on the types of operations that took place in the three barns and provide interior inspections observations.

Response: The site has historically been utilized for agricultural purposes since at least 1953. As such, the barns on the site are believed to have essentially been utilized for storage of farming equipment.

A representative of GeoTek conducted a site reconnaissance on April 12, 2013.

Currently, the wooden barn (see attached Figure 1 for locations) contains old farming equipment, plywood, fencing materials and miscellaneous tools. This barn’s roof is in disrepair and the barn does not have a front door. Photographs of the interior of this barn are included in Appendix A (Photographs 1 through 4).

The barn at the northeast corner of the site is currently utilized for storage and maintenance of off-road vehicles. Photographs were unable to be taken of the interior of this barn as the tenants prohibited this action for proprietary reasons.

The large and elongated barn located in the central portion of the northeast corner of the site contains old farming equipment and is utilized for storage of Christmas, Halloween, etc. decorations. Barrels of oil were observed along with tools, tires, and miscellaneous items. Photographs of the interior of this barn are included in Appendix A (Photographs 5 through 10).

Comment: The area around the 55-gallon oil filled drums, pictures 36 and 37 in the report, shows significant soil staining around the drums and underlying pallets. The areas of the 55-gallon storage should be assessed further.

Response: GeoTek observed during the recent site reconnaissance that the pallets and 55-gallon oil filled drums near the barn in the northeast corner of the site had been removed and

the soil staining was not visible. The tenants in this barn were not allowing photographs to be taken. Hence, GeoTek recommends that upon removal of the tenants and during demolition of the site structures, GeoTek is allowed to further investigate this area prior to rough grading of the site.

Comment: Provide additional details regarding the historical welding operations at the site, including the location of where these operations took place.

Response: When GeoTek inquired about this information, GeoTek was informed that significant welding operations did not occur on the site and was limited to fixing farming equipment during typical daily operations.

Comment: Several soil and debris stockpiles can be observed in recent aerial photography. Provide additional details as to the composition and origins of these stockpiles.

Response: GeoTek observed several soil and debris stockpiles during the recent site reconnaissance. Photographs of these areas are provided in Appendix A (Photographs 11 through 14) and the locations of these photographs are provided in Figure 1. Most of the soil stockpiles are basically waste “feed” generated from the farming operations mixed in with some soil. The soil stockpiles are all generated from the site and farming operations. The debris stockpiles are also generated from the site and farming operations. The debris generally consisted of tires, wood, vegetation, hoses, string and pipe.

Comment: The two water wells noted in the report will require abandonment permits from this department.

Response: Acknowledged.

The opportunity to be of continued service is sincerely appreciated. If you should have any questions, please do not hesitate to contact GeoTek's office.

Respectfully submitted,
GeoTek, Inc.



A handwritten signature in blue ink that reads "Edward H. LaMont".

Edward H. LaMont
CEG 1892, Exp. 07/31/24
Principal Geologist

A handwritten signature in blue ink that reads "Anna M. Scott".

Anna M. Scott
Project Geologist

Attachments: User Questionnaires
Figure I – Site Plan
Appendix A – Photographs

Distribution: (1) Addressee via email (PDF file)

G:\Projects\2901 to 2950\2903CR Vernola Trust Vernola Ranch North Jurupa Valley\Phase I ESA Response Report\2903CR Response to Review Comments TTM 38504.doc

REFERENCES

GeoTek, Inc., 2021a, "Phase I and Limited Phase II Environmental Site Assessment, Vernola Ranch North, 12080 Bellegrave Avenue, City of Jurupa Valley, Riverside County, California 91752," Project No. 2903-CR, dated October 25.

_____, 2021b, "Phase I Environmental Site Assessment, Vernola Ranch North Commercial Project, City of Jurupa Valley, Riverside County, California 91752," Project No. 2903-CR, dated November 15.

USER QUESTIONNAIRE

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002, the user must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

cc CIRCLE YES or NO

If yes, please explain in detail.

(2) Are you aware of any Act Use Limitations (AUL), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

cc YES or NO

If yes, please explain.

(3) As the user of this Environmental Site Assessment (ESA) do you have any specialized knowledge or familiarity related to 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 its neighboring property, so that you may have specific knowledge of the chemicals and processes used by this type of business?

YES or NO

Pesticides for forage crops were applied as needed. No chemicals are/were stored on the property. A California Department of pesticide regulation licensed Pest Control Advisor made all chemical application recommendations based on science, observation, chemical product label, and laws/regs. In addition a licensed Pest Control Operator performed all applications. Every chemical application was reported to and overseen by the Riverside County Agricultural Commissioners Office.

If yes, please explain.

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

YES or NO

NA

If you believe 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 or NO

If yes, please explain.

(5) Are you aware of commonly known or reasonably ascertainable information that would help the environment professional to identify conditions pinpointing releases or threaten releases of hazardous materials and/ or chemicals? For example, as user,

(a.) Do you know of any past uses of the property? YES or NO

Farming

(b.) Do you know of specific chemicals that are present or once were present at the property? YES or NO see attached for agricultural chemicals applied to growing crops.

(c.) Do you know of any chemical spills or any other chemical releases that have taken place at the property? YES or NO

(d.) Do you know of any environmental cleanups that have taken place at the property? YES or NO

If any yes, please explain.

(6) As the user of this Environmental Site Assessment (ESA), based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of a contamination at the *property*?

YES or NO

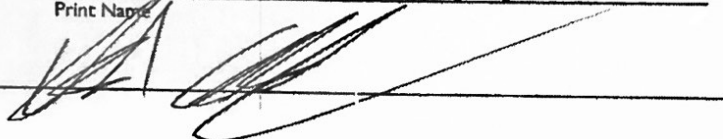
If yes, please explain.

Completed By

Chad Cleveland

10/19/21

Print Name



USER QUESTIONNAIRE**INTRODUCTION**

In order to qualify for one of the *Landowner Liability Protections* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002, the user must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1) Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

CIRCLE YES or NO

If yes, please explain in detail.

(2) Are you aware of any Act Use Limitations (AUL), such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

YES or NO

If yes, please explain.

(3) As the user of this Environmental Site Assessment (ESA) do you have any specialized knowledge or familiarity related to 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 its neighboring *property*, so that you may have specific knowledge of the chemicals and processes used by this type of business?

YES or NO

HAVE INFO GIVEN US BY FARMER

If yes, please explain.

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

~~YES or NO~~ Not Applicable

If you believe 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 or NO

If yes, please explain.

(5) Are you aware of commonly known or *reasonably* ascertainable information that would help the *environment professional* to identify conditions pinpointing releases or threaten releases of hazardous materials and/ or chemicals? For example, as user,

(a.) Do you know of any past uses of the *property*? YES or NO

(b.) Do you know of specific chemicals that are present or once were present at the *property*? YES or NO

FARMER

(c.) Do you know of any chemical spills or any other chemical releases that have taken place at the *property*? YES or NO

(d.) Do you know of any environmental cleanups that have taken place at the *property*? YES or NO

If any yes, please explain.

(6) As the user of this Environmental Site Assessment (ESA), based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of a contamination at the *property*?

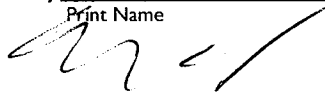
YES or NO

If yes, please explain.

Completed By

RICHARD BONDAN

Print Name





APPENDIX A
PHOTOGRAPHS

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



1. View of interior of wooden barn.



2. View of interior of wooden barn.

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



3. View of interior of wooden barn.



4. View of wooden barn.

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



5. View of interior of elongated barn.



6. View of interior of elongated barn.

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



7. View of interior of elongated barn.

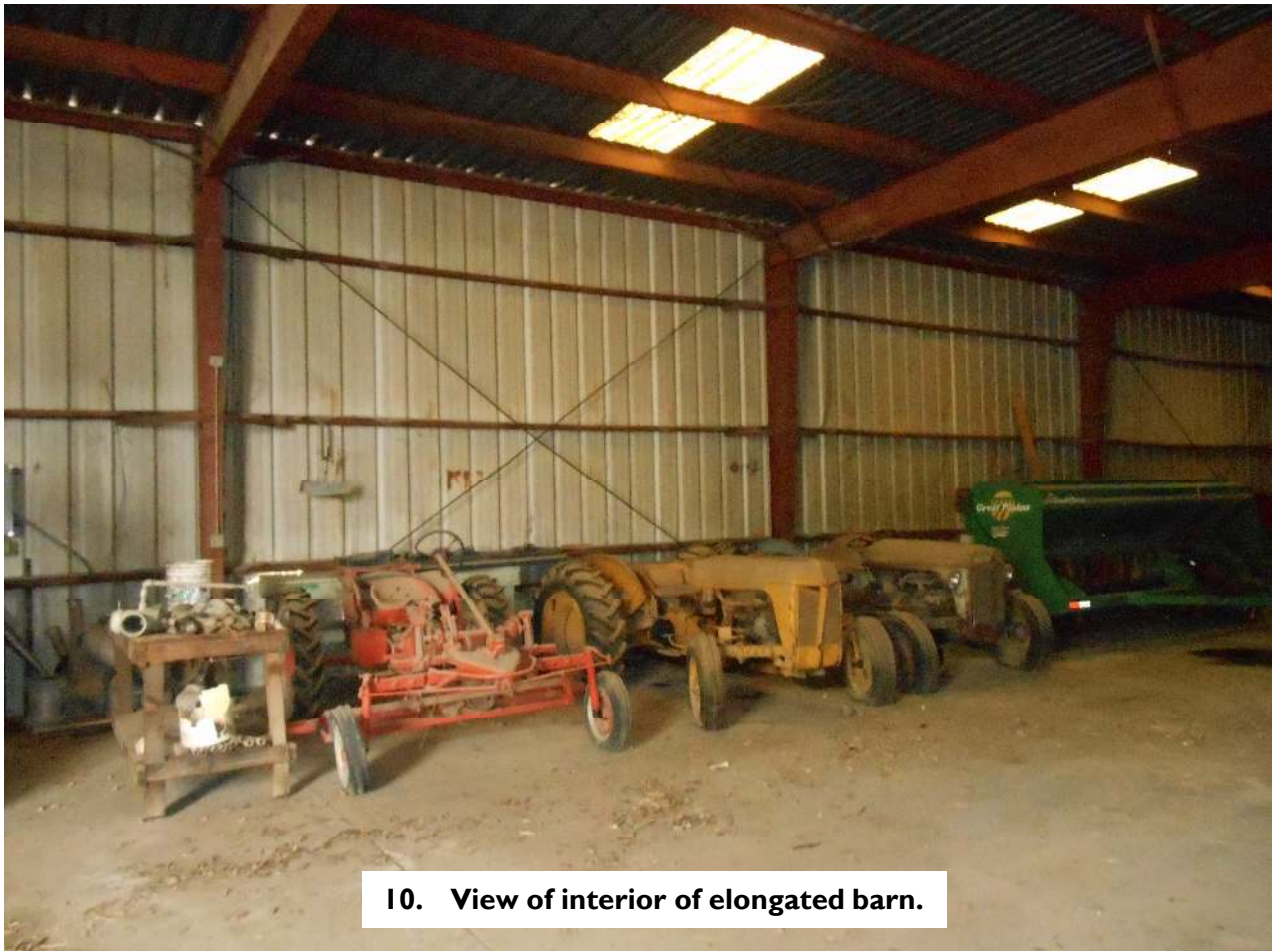


8. View of interior of elongated barn.

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



9. View of interior of elongated barn.



10. View of interior of elongated barn.

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



11. View of waste feed with some soil.



12. View of soil stockpile.

PHOTOGRAPHS
Vernola Ranch
Jurupa Valley, Riverside County, California



13. View of debris piles.



14. View of waste feed with some soil.