

PHASE I ENVIRONMENTAL ASSESSMENT REPORT

OCTOBER 19, 2023

**APN 329-240-021 & 022
PERRIS, CA**



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TABLE OF CONTENTS

1.	INTRODUCTION	5
1.1	Objective	5
1.2	Scope of Work	5
2.	PROPERTY DESCRIPTION	6
2.1	Geographical Description of Property	6
2.2	General Description of the Subject Property	6
2.3	Present Tenants and Business Operation	6
2.4	Past Tenants and Business Operation	6
2.4.1	Historic Aerial Phot/Topographic Map Records	6
2.4.2	Co. Building Permits Records	7
2.4.3	Historic City Directory Records	7
2.4.4	Site Development/Occupancy History Summary	7
2.5	Regional Physical Setting	7
2.6	Hydrogeological Information	8
2.7	Historical Hazardous Substance Usage	8
2.7.1	Record Search Sources	8
2.7.2	List & Quantities of Hazardous Materials	9
2.7.3	Permits, Licenses and Registrations	9
2.7.4	Violation or Non-Compliance Notice	9
2.7.5	Regulatory Database Record Search	9
2.7.6	Environmental Lien Records	9
3.	PROPERTY RECONNAISSANCE	11
3.1	Air Quality – Indoor & Visible Emissions	11
3.2	Asbestos Containing Material (ACM)	11
3.3	Lead Based Paint (LBP)	11
3.4	Polychlorinated Biphenyl (PCB)	11
3.5	Underground Storage Tank (UST)	11
3.6	Aboveground Storage Tank (AST)	12
3.7	Fuel Islands	12
3.8	Hydraulic Hoist Unit	12
3.9	Hazardous Materials/Petroleum Products Storage & Handling	12
3.10	Other Containers	12
3.11	Hazardous Waste Storage	12

TABLE OF CONTENTS (continued)

3.12	Distressed Vegetation	13
3.13	Stockpiled Soils	13
3.14	Wastewater Treatment Unit & Clarifiers	13
3.15	Solid Waste Disposal	13
3.16	Wells	13
3.17	Underground Pipelines	13
3.18	Boilers & HVAC Systems	14
3.19	Visual Indication of Spills, Leakage, Staining	14
3.20	Soil Staining or Surface Staining on Natural/Unpaved Land	14
3.21	Pits, Ponds, Lagoons	14
3.22	Herbicides/Pesticides	14
3.23	Radon	14
4.	NEIGHBORING PROPERTIES	16
4.1	Adjacent/Adjoining Businesses	16
4.2	Historical Hazardous Substance Usage	16
5.	GOVERNMENT RECORDS SEARCH AND POTENTIAL OFF-SITE CONTAMINATION SOURCES	17
5.1	Historical Background & Scope of Coverage	17
5.2	Database Sources	17
A.	Federal Sources	17
B.	California State Sources	18
C.	Regional Sources	19
D.	Other Sources	20
5.3	Case Study References	20
A.	Case-Closure	20
B.	Lawrence Livermore National Laboratory Reports on LUFT (LUST)'s	20
C.	Groundwater Flow Gradient	21
5.4	Potential Sources of Contamination	21
5.5	UST, Disposal Sites, and Generators	21

TABLE OF CONTENTS (continued)

6.	SUMMARY AND CONCLUSION	22
7.	LIMITATIONS AND CERTIFICATION STAMP	24
8.	QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT	25

APPENDICES

APPENDIX A	FIGURES & PHOTOS
FIGURE 1	SITE PHOTOS
FIGURE 2	SITE LOCATION MAP
FIGURE 3	CO. ASSESSOR'S OFFICE PARCEL MAP
FIGURE 4	RECENT AERIAL PHOTOGRAPH SHOWING SITE/ITS VICINITY GENERAL LAYOUT
APPENDIX B	HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS
APPENDIX C	CO. SITE BUILDING PERMITS RECORDS
APPENDIX D	CLOSURE SUMMARY FOR THE 27411 ETHANAC ROAD LUST SITE
APPENDIX E	GOVERNMENT RECORDS SEARCH DATABASE

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1. INTRODUCTION

1.1 Objective

This report summarizes the results of a Phase I Environmental Site Assessment of the subject property performed by Robin Environmental Management (REM) in October 2023. The purpose of this Environmental Site Assessment is to evaluate the potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties. This assessment included in this report is solely targeted for CERCLA (Superfund) liability and the “innocent landowner defense”, to permit user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability, by conducting all appropriate inquiries to identify recognized environmental conditions (RECs).

1.2 Scope of Work

- Visual investigation of the property to obtain information regarding obvious visual signs of adverse environmental conditions, contamination, hazardous material usage, storage and handling on and in the adjoining sites (only up to one parcel next to the subject property) of the subject property
- Visual survey of the adjoining land uses (only up to one parcel next to the subject property) and determination of any current nearby operations which may potentially impact the subject site
- Government document search of records compiled by various government agencies for on site or nearby operations (past and present) to aid in the identification of any potential contamination sources
- Review of building permit records available at local agency and other pertinent documents to identify any potential past on-site operations which may have environmental implications.

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject property, APN 329-240-021 & 022, is a roughly E-W trending rectangular-shaped lot located at the northeastern corner of (the E-W trending) Ethanac Road and (the N-S trending) Trumble Road in the southeastern portion of the city of Perris, California as shown on Figure 1-Site Photos, Figure 2-Site Location Map, Figure 3-Co. Assessor's Office Parcel Map, and Figure 4-Recent Aerial Photograph Showing Site/Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject property, APN 329-240-021 & 022, is a roughly E-W trending rectangular-shaped lot located at the northeastern corner of (the E-W trending) Ethanac Road and (the N-S trending) Trumble Road in the southeastern portion of the city of Perris, California. The subject site is currently generally unpaved vacant lot covered with native vegetation. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

2.3 Present Tenants and Business Operation

At the time of site inspection on October 10, 2023, the site was generally unpaved vacant lot covered with native vegetation.

2.4 Past Tenants and Business Operation

Methods of researching historic use of ownership of the subject property employed by REM are as follows:

- Historic Aerial Photo/Topo Map records
- County Building Permits records
- Historic City Directory records

2.4.1 Historic Aerial Photo/Topographic Map Records

Historic aerial photo/topographic map records for the site area included in Appendix B revealed that, in 1954, the site was with no improvement features. In 1966 and 1996, the

site was mainly vacant lot and with a dwelling in its southwestern portion. In 2002 and 2012, the site was generally vacant lot like today.

2.4.2 County Building Permits Records

There two building permits records (with their summaries included in Appendix C) for the site available via the County of Riverside Land Management Agency. One was issued in 1965 for then site 27278 Ethanac Road dwelling with gas piping installation to change site dwelling from Liquid Propane (LP) usage to natural gas usage. Another was issued in 1990 for demolition of septic tank and connecting to sewer line for then site 27278 Ethanac Road dwelling.

2.4.3 Historic City Directory Records

REM staff reviewed historic city directory records for the site address available at the Sherman Library, Newport Beach, CA. There were no pre-1960 city directory listings for the site address. From the 1960's to the 1990's, various residences with 27278 Ethanac Road address occupied the site. There were city directory listings for the site address again after 2000.

2.4.4 Site Development/Occupancy History Summary

Based on historic site occupancy data listed above, the site development/occupancy history can be summarized as below:

Prior to 1960 - The site apparently remained vacant and undeveloped

The 1960's to the 1990's - The site was mainly vacant lot and with a dwelling (with 27278 Ethanac Road address) in its southwestern portion

1965 - A building permit was issued for then site 27278 Ethanac Road dwelling with gas piping installation to change site dwelling from Liquid Propane (LP) usage to natural gas usage

1990 – A building permit was issued for demolition of septic tank and connecting to sewer line for then site 27278 Ethanac Road dwelling

2000 on – The site has been vacant lot again

2.5 Regional Physical Setting

The subject property's physical locations were researched employing a United States

Geological Survey (USGS) 7.5 Minute Topographic Quadrangle (Quad) Map relevant to the subject property. The USGS 7.5 Minute Quad Map has an approximate scale of 1 inch to 2,000 feet, and shows physical features with environmental significance such as wetlands, water bodies, roadways, mines, and buildings. Please refer to Appendix A, Figure 2.

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site is approximately 1,430 feet above Mean Sea Level (MSL) and exhibits a regional topographic down gradient generally towards west-southwest.

2.6 Hydrogeological Information

The subject site is located within the north-central portion of the San Jacinto Groundwater Basin. The San Jacinto Groundwater Basin is unique in southern California and consists basically of an alluvium-filled drainage system on a rather high-standing fault block, the Perris block. Unlike other inland valleys in southern California, the flood flows of the San Jacinto Basin do not often reach the ocean, but discharge to Lake Elsinore situated in the central portion of the Basin. Closure summary of Chaney's Automotive (27411 Ethanac Road, located approximate 750 feet east-southeast of the subject property) Leaking Underground Storage Tank (LUST) site (the closest LUST from the subject property) available via State Water Board GeoTracker website and included as Appendix D indicated that groundwater underneath the subject site area occurs at approximate depths of 112-200 feet and exhibits a general groundwater flow direction towards north-northwest.

2.7 Historical and Current Hazardous Substance Usage

2.7.1 Record search sources

REM's field engineer contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances on the subject site:

- City of Perris Building Department
- Regional Water Quality Control Board – Santa Ana Region

No records were found in reference to historical usage or handling of UST or any hazardous

substances on the subject property.

2.7.2 List and quantities of the hazardous materials

During the site inspection, the use, storage, and generation of any quantity of hazardous materials was not observed. No regulatory agency data was found regarding historic or present use of the subject property in regards to hazardous materials previously or presently used, stored, treated, disposed or generated at the subject property.

REM staff searched the State Department of Toxic Substances Control (DTSC)-compiled records website for all documented hazardous wastes disposal activities throughout California in the past at http://hwts.dtsc.ca.gov/report_list.cfm for the site address and found no records.

2.7.3 Permits

All present and past records of permits, licenses, registrations, certificates of environmental relation were searched. REM staff further searched the South Coast Air Quality Management District (SCAQMD)-compiled Facility INformation Detail (FIND) database at www.aqmd.gov/webappl/fim/default.htm for the site address and found no site permitted equipment records.

2.7.4 Violation or non-compliance notice

No currently pending violation or notice of non-compliance was issued with the present environmental regulations, according to the findings of our environmental assessment on the subject property.

2.7.5 Regulatory database record research

The subject property is not listed on the following environmental regulatory database record research (NETR records database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST and SWF.

2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently

intended being conducted by the site owner upon the agency issued the cleanup enforcement order. Based on historic site usage and government records search summary documented in this section, the subject property is not a known contamination site and no environmental liens are likely being imposed on the subject property.

Furthermore, the conducted government records search shows that there are no environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site. REM staff searched the California State Department of Toxic Substances website EnviroStor data search and found no environmental liens were placed by the State environmental agency for the subject site. City of Perris records also show that there are no environmental liens placed by the local environmental agency for the subject site.

3. PROPERTY RECONNAISSANCE

REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on October 10, 2023. A site location map, a Co. Assessor's Office parcel map, and a recent aerial photograph showing site/its vicinity general layout are included as Figures 2 to 4, respectively.

3.1 Air Quality - Indoor and Visible Emissions

No unusual smells, obnoxious odors, or visual emissions were observed during the inspection of the subject property. Neither air emission stacks nor paint booth were present, thus no pertinent permits were searched for the previous records of violation history.

3.2 Asbestos-Containing Material (ACM)

Since the subject lot is currently with no improvement structures, asbestos-containing building materials are not of environmental concern.

3.3 Lead-Based Paint (LBP)

Since the subject lot is currently vacant with no improvement structures, lead-based paint is also not a potentially environmental concern.

3.4 Polychlorinated Biphenyl (PCB's)

Prior to 1978, PCBs were commonly used in dielectric fluids in transformers, capacitors, and light ballasts due to their desirable thermal characteristics, and hydraulic fluid compactor. Due to their demonstrated toxicity and persistence in the environment, PCB manufacturing in the United States was discontinued.

Pole- or pad-mounted transformers were found in the vicinity of the subject site, appearing in good condition without any sign of leakage. No PCB-containing hydraulic fluid trash compactor was noticed present on the subject site premise.

3.5 Underground Storage Tank (UST)

The visual inspection of the subject site revealed no evidence of surface or above ground

features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) normally associated with underground storage tanks (UST's).

3.6 Aboveground Storage Tank

REM's field officer performed the visual inspection of the subject site to find evidence of surface or above ground features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, concrete pad, drains in vicinity, etc.) normally associated with aboveground storage tanks (AST's). Visual observation also includes the inspection to identify any surface markings indicating the existence of aboveground product pipelines. No evidence on the presence of any on-site aboveground storage tank was identified.

3.7 Fuel Islands

The visual inspection of the subject site revealed no evidence of fuel islands or dispensers either in operation or abandoned.

3.8 Hydraulic Hoist Unit

The visual inspection of the subject site revealed no presence of underground hydraulic hoist units within the subject site premise.

3.9 Hazardous Materials / Petroleum Products Storage & Handling

No containers storing automotive or industrial batteries, pesticides, or chemicals seemingly exhibiting toxic hazards were noticed present at the time of site inspection. No major spills, leakage, or staining were observed throughout the site

3.10 Other Containers

No other containers indicating any sign of environmental concern were observed during the site inspection.

3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)

No storage, treatment, or disposal of hazardous waste was found during the site investigation. No severely improper waste stream processing or disposal practices were

observed on the subject property.

3.12 Distress Vegetation

Planters and vegetation in the vicinity of the subject site were found well maintained on bare soil or within separate planters in relatively good appearance with no sign of chemical stress or unnatural appearance.

3.13 Stockpiled Soils and Construction Debris

REM's site inspection did not reveal any evidence of stockpiled soils on the ground of subject property.

3.14 Wastewater Treatment Unit / Clarifier

No underground industrial wastewater treatment facility, i.e., clarifier was observed on the subject property during the site visit.

Storm water drainage system in the close proximity of the subject area did not identify any abnormal accumulation of petroleum or chemical run-off or foreign materials. No unusual blockage of the storm-water control system was observed during the site visual inspection. REM recommends no investigation on described storm-water systems at the subject property.

3.15 Solid Waste Disposal

No improper activities of treatment or disposal of hazardous, medical, or toxic wastes are performed on the subject site.

3.16 Wells

REM's site walk-through did not discover any irrigation wells, injection wells, abandoned wells, groundwater-monitoring wells, dry wells, septic wells oil wells, gas wells, domestic water wells, other monitoring wells on the subject premises.

3.17 Underground Pipelines

REM's site inspection did not reveal any evidence of underground pipelines beneath the

ground of subject property, other than public utility lines such as sewer, power, and electric lines, for which public “dig-alert” service would easily identify upon 48-hour telephone notice in advance.

3.18 Boilers & HVAC Systems

The subject lot is current with no improvement structures and there are no water heater and HVAC systems present on the site premise.

3.19 Visual Indication of Spills, Leakage, Staining

REM’s site inspection did not reveal any evidence of on-site or off-site spills, leakages, or staining significant enough to pose immediate environmental concern onto the subject property. No significantly stained catch basins, drip pads, or sumps were observed. There were no major spills around surface drains, pipes, gutters, spouts, or tubes, if any, at the time of site investigation.

3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands

No staining or surface staining on the bare soil or unpaved lands were identified during the site investigation.

3.21 Pits, Ponds, Lagoons

No visible evidence of wetlands such as pits, ponds, lagoons, or any other water bodies, except water accumulating at the bottom of excavation along the west side of the site, was observed within the subject property’s boundary lines.

3.22 Herbicides/Pesticides

No evidence of herbicide or pesticide use on the subject property was observed during the inspection.

3.23 Radon

Radon sources can be found from earth and rock beneath building structures, well water, and building materials themselves. Though there is no immediate health effect, it is believed to account for approximately 10% of lung cancer deaths in the United States. Estimated

national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions according to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego Counties. According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

If a property region reportedly has radon concentration below 4 picocuries per liter of air in 99.5% of homes within the region, then, it is not likely impacted by the presence of radon gas, considering EPA action limit of 4 picocuries per liter of air volume. REM is not contracted to perform the testing of radon level on the subject property, thus the delineation of radon level is beyond the scope of the service covered in this report.

4. NEIGHBORING PROPERTIES

4.1 Adjacent/Adjoining Businesses

For the scope of this assessment, properties are defined and categorized based upon their physical proximity to the subject property. An adjoining property is any real estate property whose border is contiguous or partially contiguous with the subject properties, or that would be if the properties were not separated by a roadway, street, public thoroughfare, or stream.

Adjoining properties of the subject site are as follows:

North: By unpaved vacant lot

East: By unpaved vacant lot

South: Immediately by Ethanac Road, and then by unpaved vacant lot to the east and Top Tech Auto & Sons (27271 Ethanac Road) to the west

West: Immediately by Trumble Road, and then by unpaved vacant lot

4.2 Historical Hazardous Substance Usage in Neighboring Properties

REM's staff contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances in the vicinity of the subject site:

- Regional Water Quality Control Board, Santa Ana Region (RWQCB-SA)
- California Department of Toxic Substances Control

No locations in the immediate adjacency of the subject site were found to pose any environmental threat to the subject property, based upon the data obtained via NETR governmental records database and the conducted agency records search.

5. GOVERNMENT RECORDS SEARCH AND POTENTIAL OFF-SITE CONTAMINATION SOURCES

5.1 Historical Background and Scope of Coverage

Since the early 1970s, environmental agencies have been tracking the compliance of many facilities with the various laws that have been promulgated to halt the pollution of air, land and water. More recently, records have been maintained documenting spills of hazardous materials and the locations of known waste sites or regulated waste handling facilities. The following sections summarize REM's review of database search of available records at the local, state and federal level and highlights the approximate location of such sites with respect to the subject property.

The conducted government record search was performed to aid:

- 1) Identification of facilities, located within a one-mile radius of the subject property, which might pose a potential threat to the subsurface environment at the subject property; and
- 2) Identification of any environmental violation notices associated with activities conducted at the subject property itself. The following lists were reviewed for sites within one mile of the property:

5.2 Database Sources

A. Federal Sources

- United States Environmental Protection Agency (U.S. EPA), Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)
- U.S. EPA, National Priority List (NPL)
- Resource Conservation and Recovery Act (RCRA) Federal TSD Facilities
- Federal Emergency Response Notification System (ERNS)
- CERCLA Site Enforcement Tracking System
- RCRA Violators List (CORRACTS)
- U.S. EPA Federal Enforcement Docket
- Toxic Release Inventory System (TRIS)

- **No Further Remedial Action Planned (NFRAP)**

The CERCLIS is the EPA compilation of sites for which the EPA has evidence of, or is investigating, a release or threatened release, of hazardous substances which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Sites to be included are identified primarily by the reporting requirements of hazardous substances including degreasing solvents, oily waste, acid solutions, alkaline solutions, and heavy metal solutions, Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

An NPL site is an uncontrolled or abandoned hazardous waste site identified for priority remedial action under Superfund Program. Such prioritized sites with significant risk to human health and the environment receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA). RCRA generator/TSD list is a compilation of hazardous waste generating facilities which have obtained an identification number from EPA.

ERNS database is a national computer database used to store information on unauthorized release of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's National Transportation System Center and the National Response Center. There are primarily five Federal statutes that requires release reporting: CERCLA Section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972 (CWA) Section 311(b)(3); and the Hazardous Material Transportation Act of 1974 (HMTA) Section 1808 (b).

RCRA Violators List (CORRACTS): The Resource Conservation and Recovery Act of 1976 provides for "Cradle to Grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and TSD sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS).

Toxic Release Inventory System (TRIS): TRIS compiles database for a property having had a release of chemical compound, whose listing reflects permitted air releases rather than a release to soil or groundwater.

B. California State Sources

- State of California Office of Planning and Research (CORTESE), the State of California equivalent of CERCLIS
- Leaking Underground Storage Tanks (LUST)
- Solid Waste Information System (SWIS)
- Annual Work Plan (previously known as Bond Expenditure Plan), the State of California equivalent of NPL
- California Historical Abandoned Site Survey Program (CALSITES)

CALSITES: The Historical Abandoned Site Survey (HASS) Program, formerly the California Abandoned Sites Program Information System – ASPIS, identified certain potential hazardous waste sites. The identification of these sites was generally not made via sampling and site characterization, but as a result of file searches and windshield surveys.

No Further Action sites are also on the CALSITE list which has been marked for no further action by the California Environmental Protection Agency, Department of Toxic Substance Control (DTSC) in accordance with California Health & Safety Code.

CORTESE: This database is a consolidation of information from various sources. It is maintained by the State Office of Planning and Research and lists potential and confirmed hazardous waste or substances sites.

LUST(s): The Leaking Underground Storage Tanks (LUST) Information System is maintained by the State Water Resource Board pursuant to California Health & Safety Code.

SWIS (Solid Waste Information System): As legislated under Solid Waste Management and Resource Recovery Act of 1972, the California Waste Management Board maintains list of certain facilities, i.e. Active solid waste disposal sites, Inactive or Closed solid waste disposal sites and Transfer facilities.

AW (Annual Work Plan previously known as Bond Expenditure Plan): The California Health & Safety code requires the California EPA to develop a site-specific expenditure plan as the basis for an appropriation of California Hazardous Substance Cleanup Bond Act of 1984 funds. The Agency is also required to update annually and report any significant adjustments to the Legislature on an ongoing basis. The plan identifies California hazardous waste sites targeted for cleanup by responsible parties, the California and the Federal Environmental Protection Agency over the next coming years.

C. Regional Sources

- LUST - Regional
- Toxic Releases (NT)
- California Regional Water Resources Control Board, Solid Waste Assessment Test (SWAT)
- Well Investigation Program

NT (Toxic Releases): The California Regional Water Quality Control Boards or local Department of Health & Safety Services keeps track of toxic releases to the environment. These lists are known as Unauthorized Releases, Spill, Leaks, Investigation and Cleanups, Non-Tank Releases, Toxic List or similar, depending on the local agency

SWAT (Solid Waste Assessment Test): This program requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment. Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology

within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

D. Other Sources

- RCRA-Generator
- RCRA-TSD Facilities
- SWLF (Solid Waste Landfill)

RCRA-G: The EPA regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form or a State equivalent form. The notification form provides basic identification information and specific waste activities.

RCRA-D: The EPA regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form or a State equivalent form.

SWLF: The California Waste Information system database consist both open as well closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972. Generally the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies.

5.3 Case Study References

A. Case-Closure

If sites are listed on the California Leaking Underground Storage Tank (LUST) database with a "case closed (no further remedial actions required)" status, it shall be interpreted as follows. The identified contamination at such sites was mitigated to a degree that the governing agency believed that these sites do not pose apparent concern/threat to the subsurface environment of the neighboring area.

B. Lawrence Livermore National Laboratory Reports on LUFT's

According to Lawrence Livermore National Laboratory / University of California Reports on Leaking Underground Fuel Tanks (LUFT's), approximately ninety percent of dissolved petroleum products are found less than 280 feet in distance from the origination source, and most of these plumes are either stable or decreasing in distance. And seventy percent of the plume is in shallow groundwater less than 25 feet below the ground surface.

C. Groundwater Flow Gradient

Environmentally-concerned sites located not directly at the up-gradient from the subject site can be deleted from anticipated target sites, since contamination from identified sites is unlikely to migrate along the groundwater flow direction to affect the subsurface environment underneath the subject site (Section 2.6 – Hydrogeologic Setting).

5.4 Potential Source of Contamination

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix E of this Report. As shown in Appendix E, there are no open Leaking Underground Storage Tank (LUST)/Cleanup sites or other sites identified as exhibiting potential environmental concerns within the vicinity (< 1/4 mile) of the referenced subject property.

5.5 UST, Disposal Sites, and Generators

As also summarized in Appendix E, there are no sites listed on federal EPA RCRA small quantities hazardous waste generators database, no disposal sites, three sites listed on RCRA Information System facilities databases, and no sites listed on permitted active Underground Storage Tank (UST) database compiled by the State Water Resources Control Board, located within 1/4-mile radius of the subject property. Upon reviewing the information regarding the said facilities obtained via computer search, the conclusion was drawn that the subsurface environment at the subject site is not likely to have been impacted by operations of the said facilities.

6. SUMMARY AND CONCLUSION

- The subject property, APN 329-240-021 & 022, is a roughly E-W trending rectangular-shaped lot located at the northeastern corner of (the E-W trending) Ethanac Road and (the N-S trending) Trumble Road in the southeastern portion of the city of Perris, California. The subject site is currently generally unpaved vacant lot covered with native vegetation. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

At the time of site inspection on October 10, 2023, the site was generally unpaved vacant lot covered with native vegetation.

- Based on historic site occupancy data listed/discussed in Section 2.4, the site development/occupancy history can be summarized as follow:

Prior to 1960 - The site apparently remained vacant and undeveloped

The 1960's to the 1990's - The site was mainly vacant lot and with a dwelling (with 27278 Ethanac Road address) in its southwestern portion

1965 - A building permit was issued for then site 27278 Ethanac Road dwelling with gas piping installation to change site dwelling from Liquid Propane (LP) usage to natural gas usage

1990 – A building permit was issued for demolition of skeptical tank and connecting to sewer lie for then site 27278 Ethanac Road dwelling

2000 on – The site has been vacant lot again

- According to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.
- Based on the conducted government records search, there are no open Leaking Underground Storage Tank (LUST)/Cleanup sites or other sites identified as exhibiting potential environmental concerns within the vicinity (< 1/4 mile) of the referenced subject property.
- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-21 of APN 329-

240-021 & 022, Perris, CA. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. No Phase II (subsurface investigation) environmental assessment is recommended for the subject property.

7. LIMITATIONS AND CERTIFICATION STAMP

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report. Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities.

The findings, conclusions and recommendations in this report are considered valid as of the present date. However, changes in the conditions of the property can occur with the passage of time, due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur. REM is not responsible for conditions found at or beneath the subject property or adjacent properties. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

This report is prepared for the exclusive use of the client, and opinions/recommendations contained in this report apply only to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated.

Report Prepared by:
ROBIN ENVIRONMENTAL MANAGEMENT


ROBIN CHANG, PH.D., P.G.
Project Manager

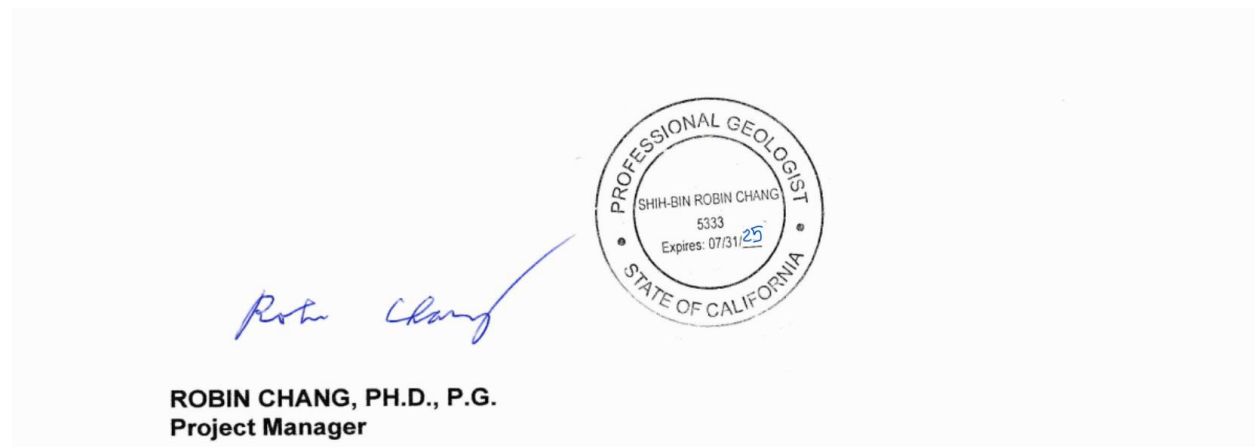


ROBIN ENVIRONMENTAL MANAGEMENT
1015 VIA ROMALES, SAN DIMAS, CA 91773

8. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

Since Robin Chang, the personnel conducting the Phase I Environmental assessment is a California State Registered Professional Geologist, Robin Chang declares that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Sec. 312.10 of 40 CFR. I have the specific qualifications based on education, training, experience, and license to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

ROBIN ENVIRONMENTAL MANAGEMENT



ROBIN CHANG, PH.D., P.G.
Project Manager

APPENDICES

APPENDIX A

FIGURES & PHOTOS

FIGURE 1
SITE PHOTOS

Photo 1

Viewing the site from near the northwestern corner of the site (facing southeast)



Photo 2

Viewing the site from near the southwestern corner of the site (facing northeast)



Photo 3

Unpaved vacant lot to the north of the site (facing northeast)



Photo 4

Unpaved vacant lot to the east of the site (facing northeast)



ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

Photo 5

Unpaved vacant lot on the left (to the east), and Top Tech Auto & Sons (27271 Ethanac Road) in the middle and on the right (to the west), across Ethanac Road, to the south of the site (facing west-southwest)



Photo 6

Unpaved vacant lot, across Trumble Road, to the west of the site (facing northwest)



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FIGURE 2

SITE LOCATION MAP

+ trumble rd & ethanac rd, perris, ca



← purchase image and/or print

aerials

topos

T2018

atlases

compare

overlays

measure

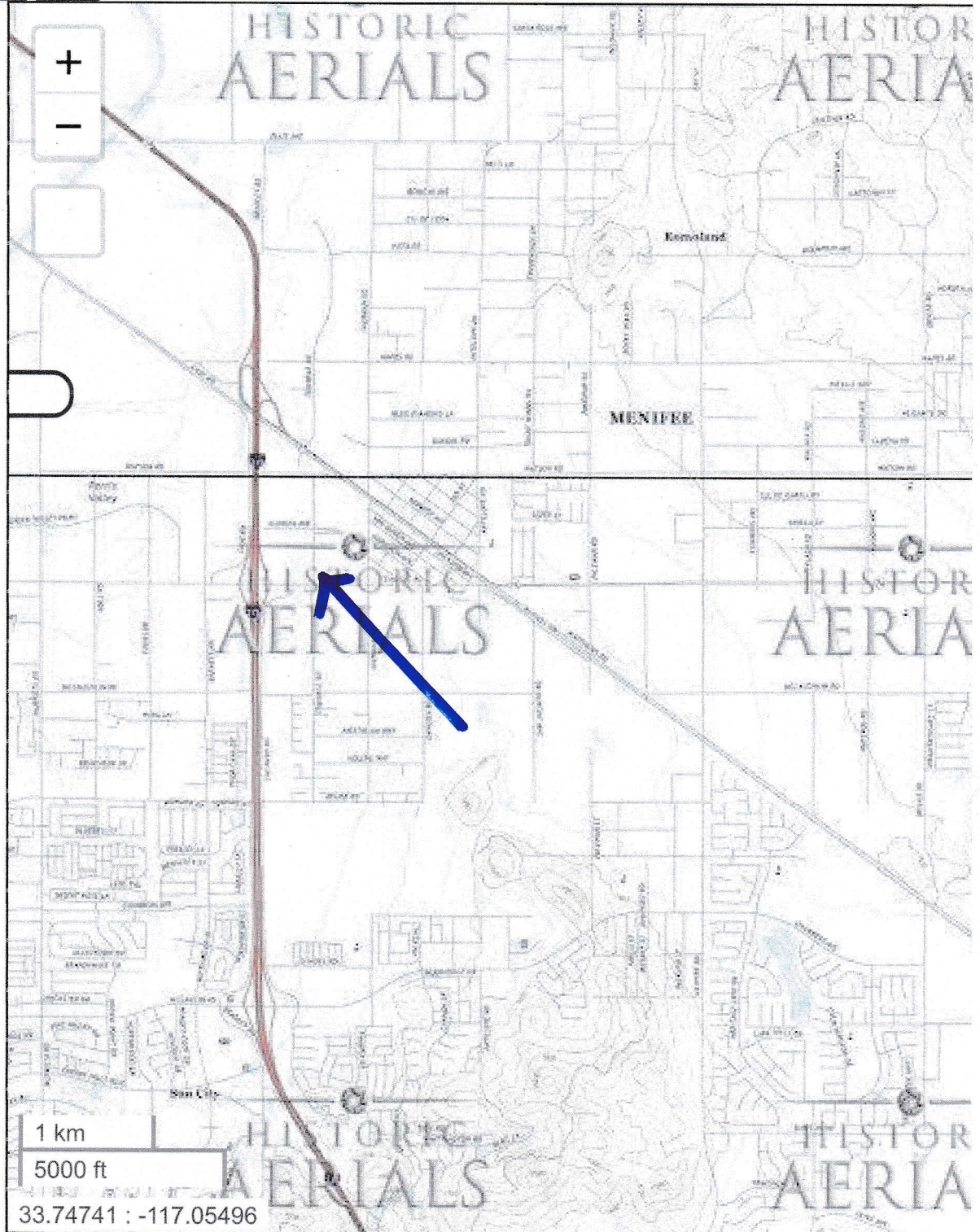


FIGURE 3

CO. ASSESSOR'S OFFICE PARCEL MAP

DEC 13 2010

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PRACTICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SW. 10 T. 5S., R. 3W.
CITY OF PERRIS

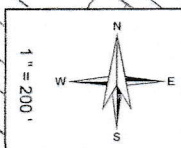
329-24

22-38

Pg 02	Pg 03	Pg 30
Pg 23	Pg 21	Pg 22
Pg 25	Pg 24	Pg 15
Bk 331 Pg 10	Bk 331 Pg 11	Bk 331 Pg 14

Date	Old Number	New Number
5/1/1985	1	34.35
7/1/1985	2, 3, 14	35
7/1/1985	16	37-39
7/1/1985	38	40
7/1/1985	39	41
7/1/1985	41	42, 43
7/1/1985	44	44
7/1/1985	5, 6, 43	45, 46
7/1/1985	40	47, 48
7/1/1985	43	49, 50
7/1/1985	44	51, 52
7/1/1985	4	53, 54
7/1/1985	42	55
5/1/2007	32	53, 57
11/28/2010	35	54, 57
11/28/2010	33, 36	55

Legend
Lot Lines
Right-of-Way
Old Lot Lines
Reference L.O.W.
Other Easements
Survey Mark
Subdivision T.C. Mark



ASSESSOR'S MAP BK329 PG. 24
Riverside County, Calif.



Data
MB 14681 S.D. WATERS' HOMESTEAD
RS 7740, 7751
LLA 2109

Map Reference
MB 14681 - 0 S.D. WATERS' HOMESTEAD
MB 14653 - 95 ROMOLA FARMS NO. 6A

November 2010

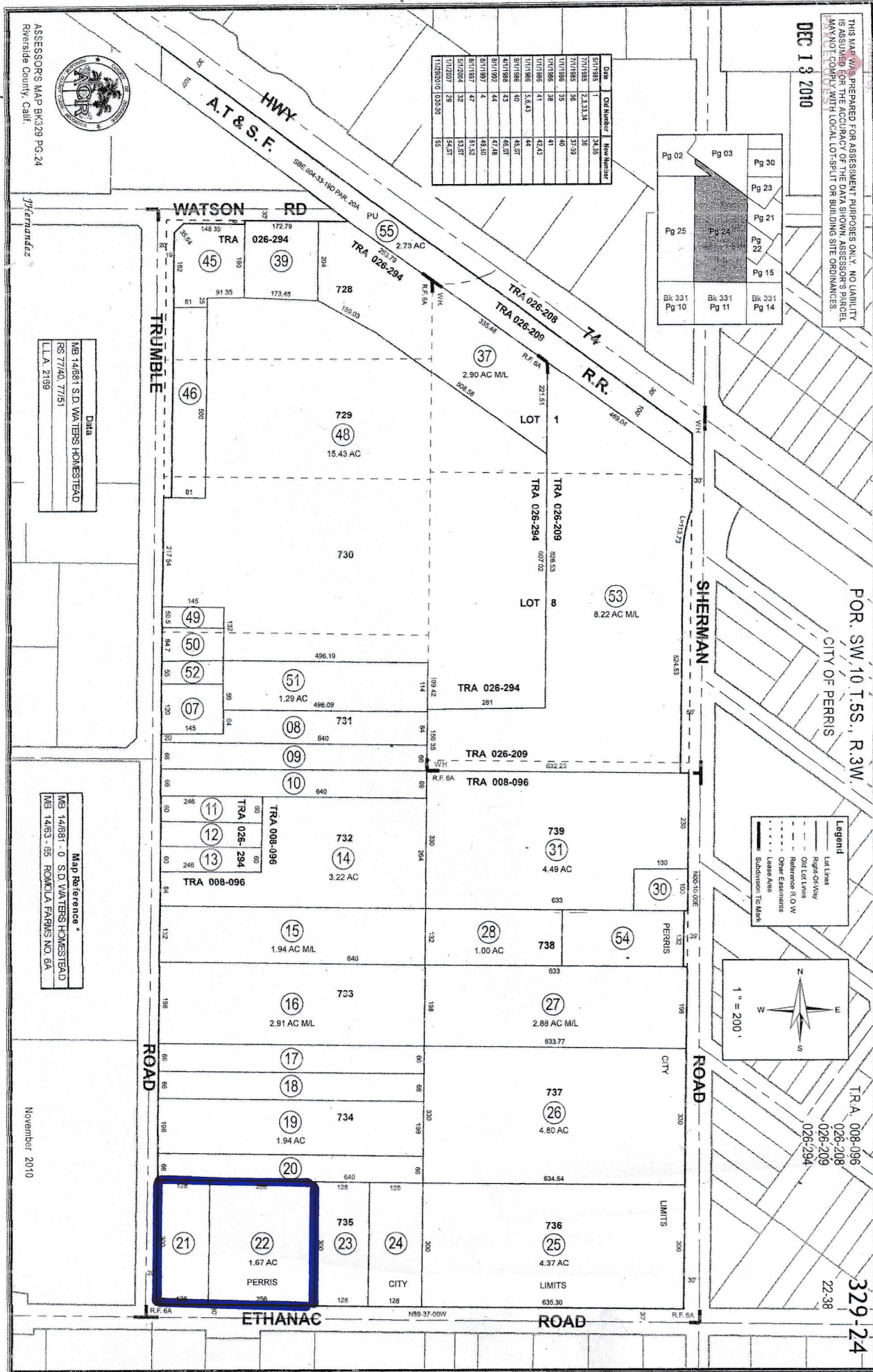


FIGURE 4

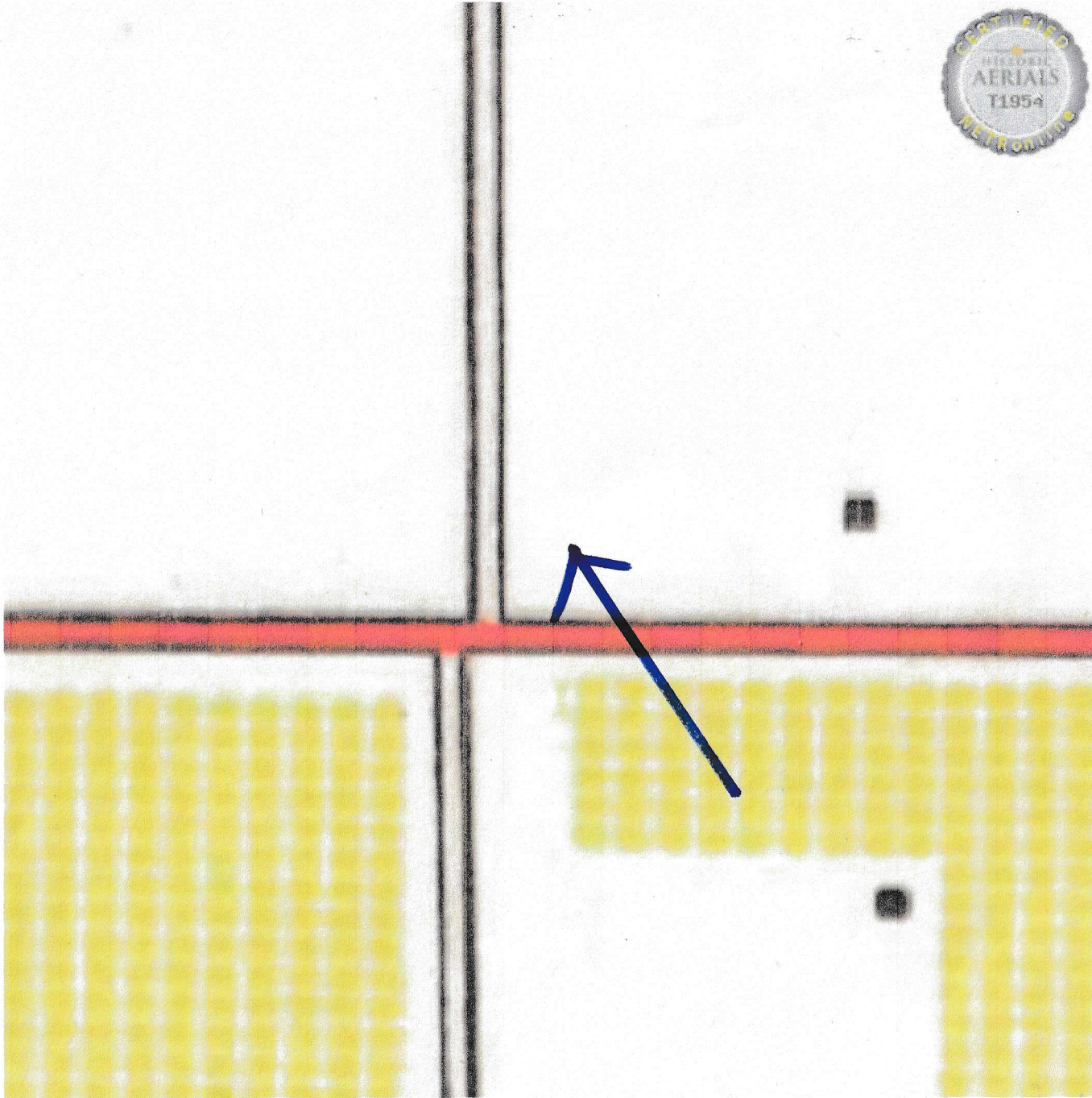
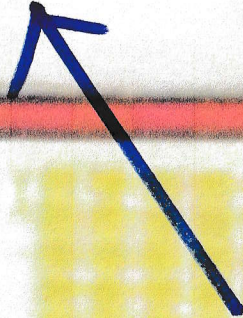
**RECENT AERIAL PHOTO SHOWING SITE/ITS VICINITY
GERNERAL LAYOUT**

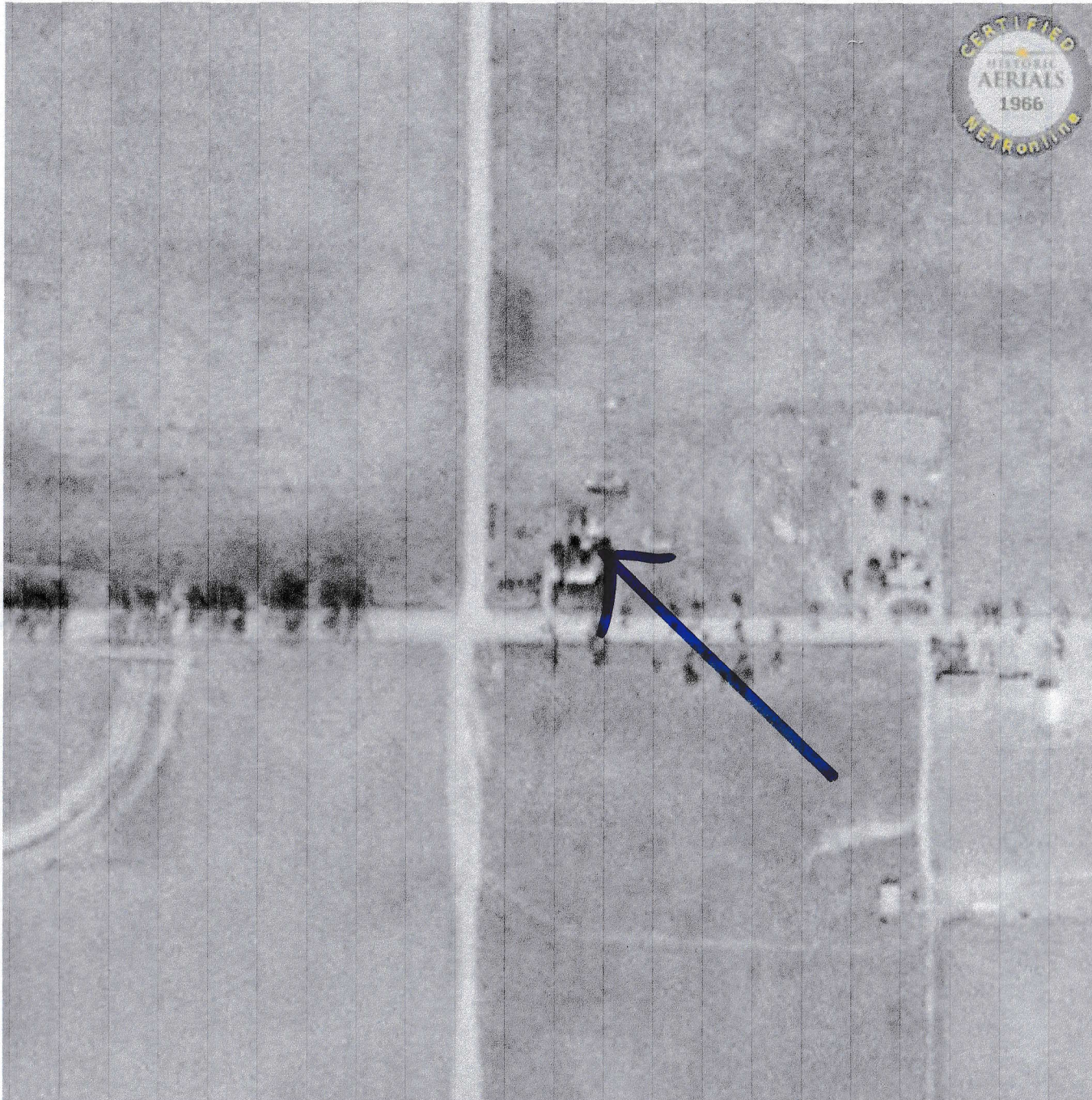
Ethanac Rd & Trumble Rd

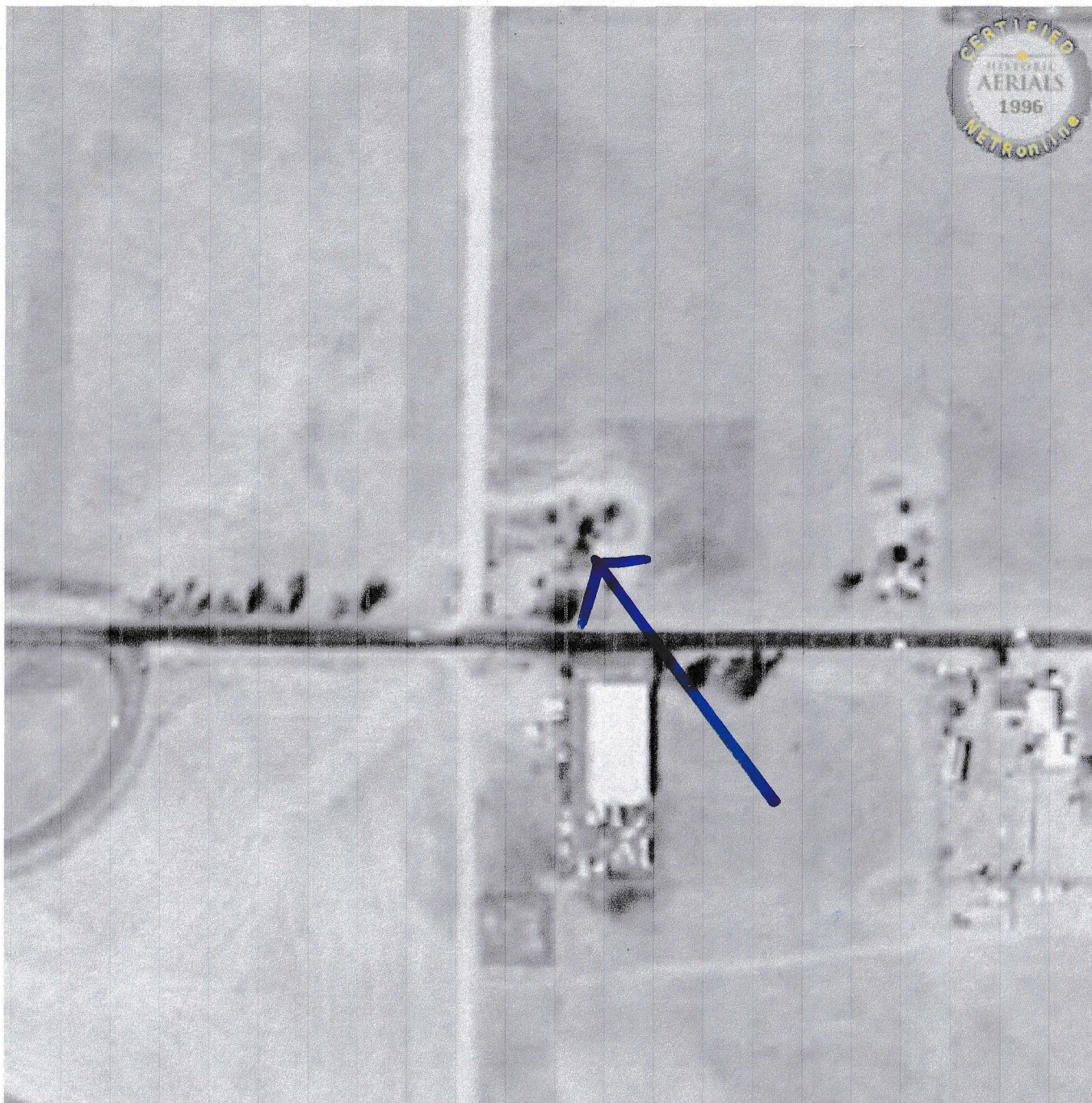


APPENDIX B

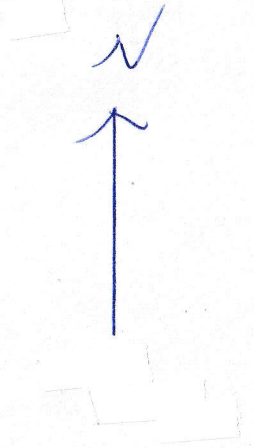
HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS





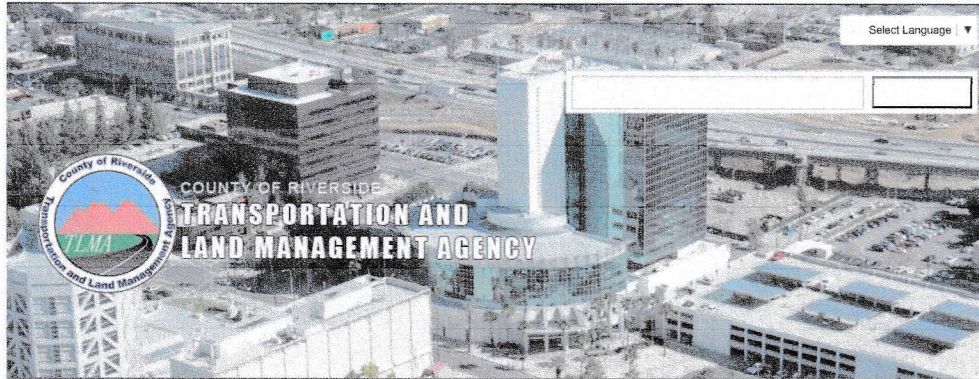






APPENDIX C

CO. SITE BUILDING PERMITS RECORDS



[HOME](#) [COUNTER SERVICES](#) [DEPARTMENTS](#) [ONLINE SERVICES](#) [QUICK LINKS](#) [CONTACT US](#) [SHORT TERM RENTALS](#)

BUILDING PERMIT INFORMATION FOR BZ130966

Online Services

Results for BZ130966 as of 10/19/2023 9:28:00 AM

Basic Case Information

PERMIT NUMBER:	BZ130966
PERMIT STATUS:	Final
APPLIED DATE:	08/20/1965
ISSUED DATE:	08/20/1965
CLOSED DATE:	08/26/1965
EXPIRATION DATE:	
DESCRIPTION:	GAS PIPING - CHANGE FROM LP TO NATURAL GAS
TYPE DESCRIPTION:	BZ - Old Build
SITUS CITY:	ROMOLAND
SITUS:	ETHANAC RD 27278
GENERAL LOCATION:	27278 ETHANAC
APN:	329240021 Click to view in Map My County
APPLICANT:	
ADDRESS 1:	
ADDRESS 2:	
ADDRESS 3:	
ZIP:	

Valuation Information

SQUARE FEET:	
VALUATION:	

Search Another Building Permit

Enter Permit Number:

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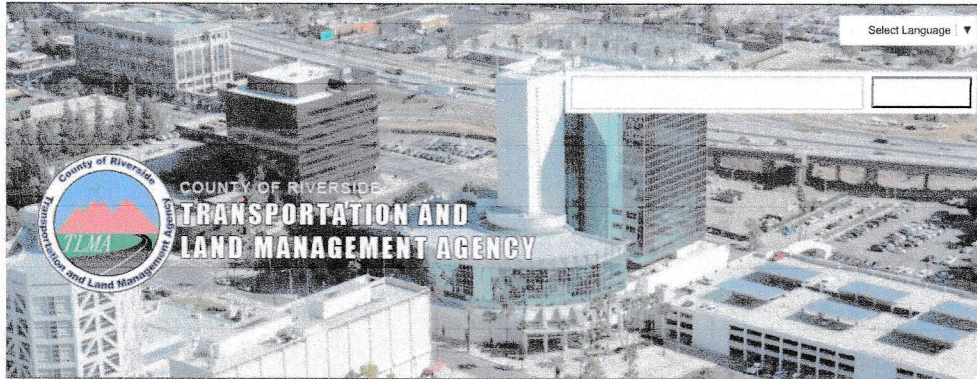
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Hours of Operations: 8:00
am to 5:00 pm
Monday through Friday

TLMA Phone: (951) 955-
4608



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BUILDING PERMIT INFORMATION FOR 283236 Online Services

Results for 283236 as of 10/19/2023 9:18:12 AM

Basic Case Information

PERMIT NUMBER:	283236
PERMIT STATUS:	Final
APPLIED DATE:	05/07/1990
ISSUED DATE:	05/07/1990
CLOSED DATE:	09/10/1990
EXPIRATION DATE:	
DESCRIPTION:	DEMO SEPTIC/CONN SEWER
TYPE DESCRIPTION:	GRTK - Building Historical
SITUS CITY:	ROMOLAND
SITUS:	ETHANAC RD 27278
GENERAL LOCATION:	
APN:	329240021 Click to view in Map My County
APPLICANT:	Byrns Robert
ADDRESS 1:	27278 Ethanac
ADDRESS 2:	Romoland CA
ADDRESS 3:	
ZIP:	92585

Fee Information

TOTAL FEES	\$60.00
TOTAL PAYMENTS:	\$60.00
BALANCE DUE:	\$0.00

Valuation Information

SQUARE FEET:	
VALUATION:	

Search Another Building Permit

Enter Permit Number:

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am to 5:00 pm
Monday through Friday

TLMA Phone: (951) 955-
4608

APPENDIX D

CLOSURE SUMMARY FOR THE 27411 ETHANAC ROAD LUST CASE

CASE CLOSURE SUMMARY

LEAKING UNDERGROUND FUEL STORAGE TANK PROGRAM

SITE NAME: Chaney's Automotive

SITE NO: 93620

I. Agency Information

Date: 8-23-00

AGENCY NAME: County of Riverside, Department of Environmental Health
Hazardous Materials Management Division
ADDRESS: 4065 County Circle Dr. P.O. Box 7600 Riverside CA 92513-7600 (909) 358-5055
STAFF PERSON: Sharon Boltinghouse -- Hazardous Materials Management Specialist

II. Case Information

SITE NAME: Chaney's Automotive				
SITE ADDRESS: 27411 Ethanac Road in Romoland				
RB LUSTIS CASE NO: 083302297T			LOP/LOCAL CASE NO: 93620	
URR FILING DATE: 07/09/93			SWEEPS NO:	

RESPONSIBLE PARTIES	ADDRESS	PHONE NUMBER
Terry Chaney Chaney Automotive	27411 Ethanac Rd Romoland, CA 92580	(909) 928-1966

TANK #	SIZE	CONTENTS	REMOVED/CLOSED IN-PLACE?	DATE
1	500 gal	Waste Oil	Removed	9/30/92
2				
3				

III. Release and Site Characterization Information

CAUSE & TYPE OF RELEASE: Unknown	
SITE CHARACTERIZATION COMPLETE? Yes <input type="checkbox"/> No <input type="checkbox"/>	
DATE APPROVED BY OVERSIGHT AGENCY: 7/31/00	
MONITORING WELLS INSTALLED? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NUMBER: PROPER SCREEN INTERVAL? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/> GW DEPTH BELOW GROUND SURFACE: 112-200 ft bgs FLOW DIRECTION: Estimated north to northwest	
MOST SENSITIVE CURRENT GW USE: beneficial ARE DRINKING WATER WELLS AFFECTED? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> AQUIFER NAME:	
SURFACE WATER AFFECTED? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NEAREST/AFFECTED SW NAME: OFF-SITE BENEFICIAL USE IMPACTS (ADDRESS/LOCATIONS):	
REPORTS ON FILE? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> LOCATION OF REPORTS: County of Riverside, Department of Environmental Health Hazardous Materials Management Division 4065 County Circle Drive P.O. Box 7600 Riverside CA 92513-7600 (909) 358-5055	

APPENDIX E

GOVERNMENT RECORDS SEARCH DATABASE

APN 329-240-021 & 022
prepared for: REM
Ref:

2023-10-19

Environmental Radius Report

Summary

Federal

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	-
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	-
Lists of Federal CERCLA sites with NFRAP	0	0	-
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA TSD facilities	0	0	-
Lists of Federal RCRA generators	0	-	-
Federal institutional control/engineering control registries	0	-	-
Federal ERNS list	0	-	-

State

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	-
Lists of state and tribal landfills and solid waste disposal facilities	0	0	-
Lists of state and tribal leaking storage tanks	1	1	-
Lists of state and tribal registered storage tanks	0	-	-
State and tribal institutional control/engineering control registries	0	-	-
Lists of state and tribal voluntary cleanup sites	0	0	-
Lists of state and tribal brownfields sites	0	0	-

Other

	< 1/4	1/4 - 1/2	1/2 - 1
Resource Conservation and Recovery Act Information (RCRAInfo)	3	19	-
U.S. EPA Underground Storage Tanks (UST)	0	-	-
U.S. EPA Toxic Release Inventory System (TRIS)	0	0	-

Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

There were no Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

There were no Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.

Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDf) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDf's are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

There were no Federal RCRA treatment, storage and disposal facilities (TSDf's) found within a half-mile radius of target property.

Lists of Federal RCRA generators

A generator is any person who produces a hazardous waste as listed or characterized in part 261 of title 40 of the Code of Federal Regulations (CFR). Recognizing that generators also produce waste in different quantities, EPA established three categories of generators in the regulations: very small quantity generators, small quantity generators, and large quantity generators. EPA regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA) to ensure that these wastes are managed in ways that protect human health and the environment. Generators of hazardous waste are regulated based on the amount of hazardous waste they generate in a calendar month, not the size of their business or facility.

There were no Federal RCRA generators found at the target property and/or adjoining properties.

Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g. caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

There were no Federal institutional or engineering controls found at the target property.

Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

There were no Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written request to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

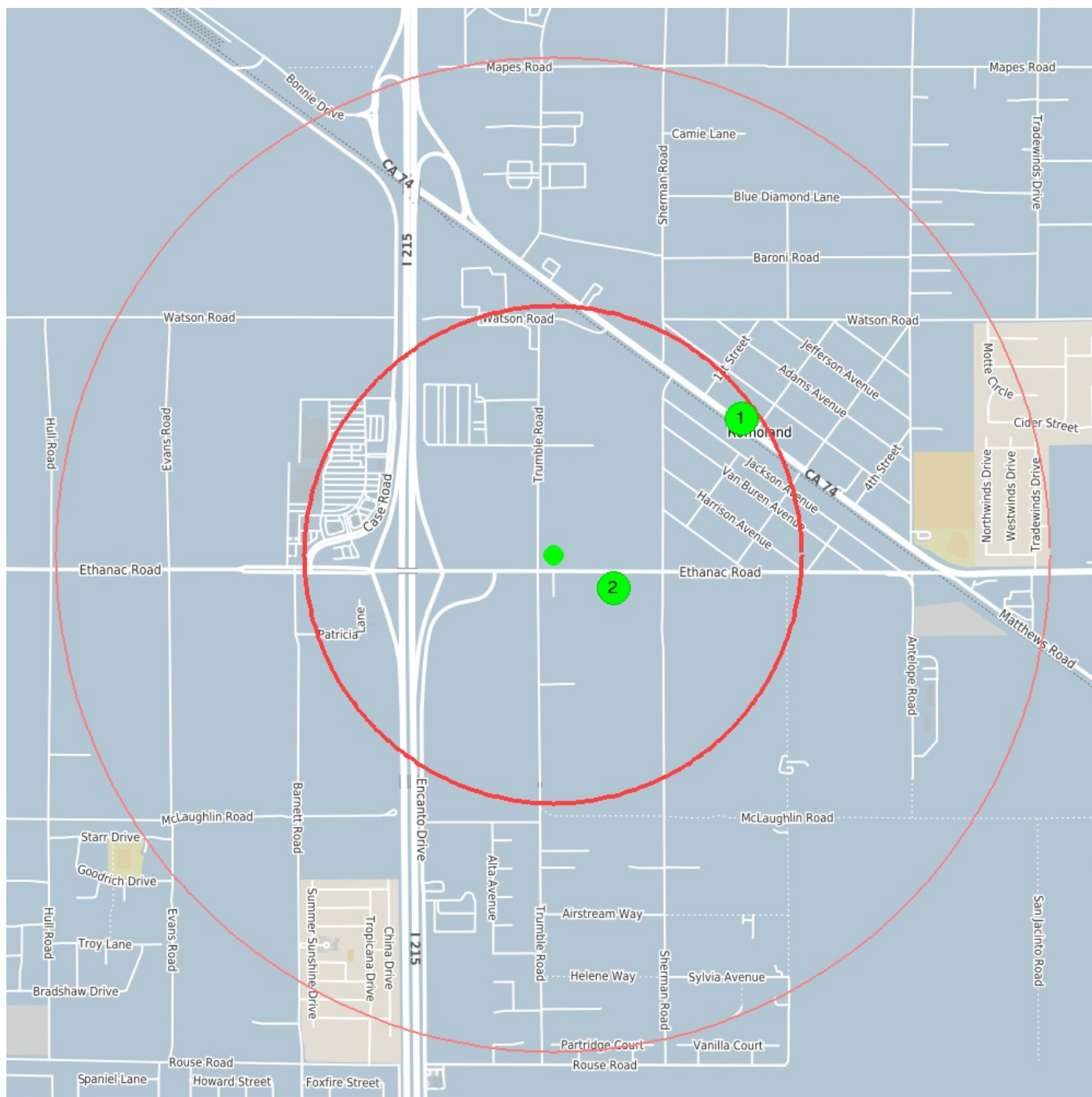
Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

SWRCB - LEAKING UNDERGROUND STORAGE TANK (LUST) SITES

If a UST leak occurs, the owner and operator (Responsible Party) must report the leak to the local regulatory agency. Soil and/or groundwater assessment may be required by the lead regulatory agency. Assessment and cleanup is governed by the Porter Cologne Water Quality Control Act (Water Code) and Chapter 16 (Article 11) of the Underground Storage Tank Regulations. This information was downloaded from the State Water Resources Control Board (SWRCB) GeoTracker database, and was searched to return all records within a half-mile of the target property.



center 33.74344693748262 -
117.18430097684302

0.5 mile

1.0 mile

SWRCB - LEAKING UNDERGROUND STORAGE TANK (LUST) SITES

1

Global ID	T0606500136
Business Name	CAL TRANS
Street Number	2764
City	ROMOLAND
Case Type	LUST Cleanup Site
Status	Completed - Case Closed
Status Date	1994-05-31 00:00:00
CUF Case	NO
Lead Agency	RIVERSIDE COUNTY LOP
Local Agency	RIVERSIDE COUNTY LOP
RB Case Number	083301251T
LOC Case Number	89341
Contaminants of Concern	Gasoline
Media of Concern	Soil
Leak Reported Date	1989-04-19 00:00:00
Discharge Source	Tank
No Further Action Date	1994-05-31 00:00:00
Watershed Name	San Jacinto Valley - Perris - Perris Valley (802.11)
EnviroScreen Score	66-70%
Military DOD Site	No
distance from center (miles)	0.4680
data source	last updated 2023-06-22 from CA-SWRCB-GEOTRACKER

2

Global ID	T0606500332
Business Name	Chaney's Automotive
Street Number	27411
City	ROMOLAND
Case Type	LUST Cleanup Site
Status	Completed - Case Closed
Status Date	2000-09-29 00:00:00
CUF Case	NO
Lead Agency	RIVERSIDE COUNTY LOP
Local Agency	RIVERSIDE COUNTY LOP
RB Case Number	083302297T
LOC Case Number	93620
Contaminants of Concern	Waste Oil / Motor / Hydraulic / Lubricating
Media of Concern	Aquifer used for drinking water supply
Leak Reported Date	1992-10-02 00:00:00
Discharge Source	Other
No Further Action Date	2000-09-29 00:00:00
Watershed Name	San Jacinto Valley - Perris - Perris Valley (802.11)
EnviroScreen Score	66-70%
Military DOD Site	No
distance from center (miles)	0.1398
data source	last updated 2023-06-22 from CA-SWRCB-GEOTRACKER

Lists of state and tribal registered storage tanks

EPA initially issued UST regulations in 1988. In 2015, EPA modified the UST regulation, which was effective October 13, 2015 in Indian Country and states without State Program Approval. EPA recognizes that, because of the size and diversity of the regulated community, state and local governments are in the best position to oversee USTs: 1) State and local authorities are closer to the situation in their domain and are in the best position to set priorities, 2) Subtitle I of the Solid Waste Disposal Act allows state UST programs approved by EPA to operate in lieu of the federal program, 3) the state program approval (SPA) regulations set criteria for states to obtain the authority to operate in lieu of the federal program. State programs must be at least as stringent as EPA's. A complete version of the law that governs USTs can be found in U.S. Code, Title 42, Chapter 82, Subchapter IX.

There were no State and/or tribal registered storage tanks found at subject and adjoining properties.

State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g., caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

There were no State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

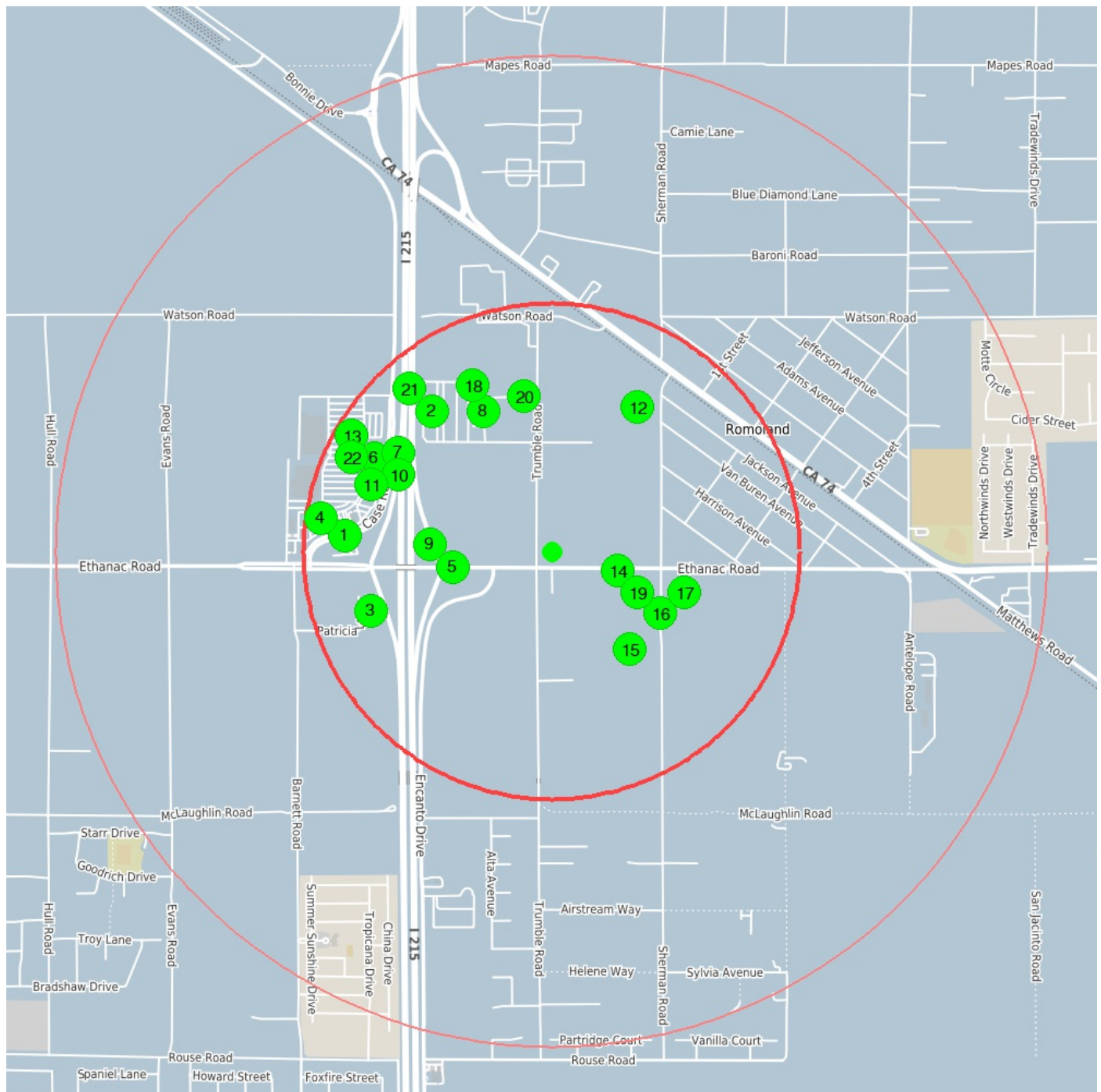
There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.

Resource Conservation and Recovery Act Information (RCRAInfo)

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste.

Please note that RCRAInfo contains all hazardous waste handlers in addition to TSDFs, generators, and facilities undergoing RCRA corrective action. One may encounter duplicate records from the TSDF, generators, and/or the RCRA corrective action sections. This source was searched for all records within a half-mile of the target property.



RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

center 33.74344693748262 -
117.18430097684302

0.5 mile

1.0 mile

1	
Registry ID	110070487259
Name	7-ELEVEN 37728
Address	3155 CASE RD
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000436702
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	03-JAN-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.4181
data source	last updated from FACILITY REGISTRY SERVICE

2	
Registry ID	110070399101
Name	AMANDA LANGSTON
Address	1622 ILLINOIS AVE
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAC002965373
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	31-DEC-18
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3722
data source	last updated from FACILITY REGISTRY SERVICE

3	
Registry ID	110055747820
Name	APRO LLC DBA UNITED OIL 16
Address	1500 PATRICIA LN
City	PERRIS
Site Type	STATIONARY
Program Acronyms	CA-CERS:10407517, RCRAINFO:CAL000398702
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	15-SEP-13
Date Updated	25-MAR-14
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3832
data source	last updated from FACILITY REGISTRY SERVICE

4

Registry ID	110070539919
Name	AUTOZONE #6163
Address	3150 CASA RD BLDG A
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000442099
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	19-APR-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.4332
data source	last updated from FACILITY REGISTRY SERVICE

5

Registry ID	110002912153
Name	CALMAT CO ROMOLAND
Address	28023 ETHANAC
City	SUN CITY
Site Type	STATIONARY
Program Acronyms	HWTS-DATAMART:CAR000012500, RCRAINFO:CAR000012500
Interest Type	SQG, STATE MASTER
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	01-MAR-00
Date Updated	26-JAN-12
FRS Facility Detail Report URL	Link
distance from center (miles)	0.2020
data source	last updated from FACILITY REGISTRY SERVICE

6

Registry ID	110055675611
Name	CIRCLE K STORE #2706013
Address	3150 CASE RD BLDG I
City	PERRIS
Site Type	STATIONARY
Program Acronyms	CA-CERS:10176091, CA-ENVIROVIEW:19140, RCRAINFO:CAL000340662
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	15-SEP-13
Date Updated	14-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.4030
data source	last updated from FACILITY REGISTRY SERVICE

7

Registry ID	110070420513
Name	CROSSING DENTAL GROUP
Address	3150 CASE RD BLDG C
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000417278
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	31-DEC-18
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3758
data source	last updated from FACILITY REGISTRY SERVICE

8

Registry ID	110070464904
Name	EARTH SYSTEMS SOUTHWEST
Address	1680 ILLINOIS AVENUE
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAC002972907
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	02-JAN-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3138
data source	last updated from FACILITY REGISTRY SERVICE

9

Registry ID	110070538991
Name	EMARRA INC DBA CHRIS SHELL
Address	1765 ETHANAC RD
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000442253
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	19-APR-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.2020
data source	last updated from FACILITY REGISTRY SERVICE

10

Registry ID	110033158240
Name	HOME DEPOT STORE #6875
Address	3150 CASE RD
City	PERRIS
Site Type	STATIONARY
Program Acronyms	CA-CERS:10140357, CA-ENVIROVIEW:160892, RCRAINFO:CAR000189456
Interest Type	SQG, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	21-FEB-08
Date Updated	14-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3708
data source	last updated from FACILITY REGISTRY SERVICE

11

Registry ID	110038216882
Name	JIFFY LUBE #3361
Address	3150 CASE ROAD
City	PERRIS
Site Type	STATIONARY
Program Acronyms	CA-ENVIROVIEW:39903, RCRAINFO:CAL000334292, UORS:33-C-08311
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	22-APR-09
Date Updated	13-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3708
data source	last updated from FACILITY REGISTRY SERVICE

12

Registry ID	110066759608
Name	JN GREASE SERVICE
Address	25685 SHERMAN RD
City	SUN CITY
Site Type	STATIONARY
Program Acronyms	CA-ENVIROVIEW:40081, NPDES:CAW447768, NPDES:CAW543130, NPDES:CAZ448829, RCRAINFO:CAC003024896
Interest Type	ICIS-NPDES NON-MAJOR, ICIS-NPDES UNPERMITTED, OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER, STORM WATER INDUSTRIAL
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	14-OCT-15
Date Updated	27-SEP-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3392
data source	last updated from FACILITY REGISTRY SERVICE

13

Registry ID	110055743334
Name	JUST TIRES #4843
Address	3150 CASE RD #K
City	PERRIS
Site Type	STATIONARY
Program Acronyms	CA-CERS:10325815, CA-ENVIROVIEW:40760, RCRAINFO:CAL000331605
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	15-SEP-13
Date Updated	13-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.4030
data source	last updated from FACILITY REGISTRY SERVICE

14

Registry ID	110070421037
Name	LONGS ENTERPRISES INC DBA LONGS AUTOMOTIVE
Address	27411 ETHANAC RD
City	SUN CITY
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000409435
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	31-DEC-18
FRS Facility Detail Report URL	Link
distance from center (miles)	0.1375
data source	last updated from FACILITY REGISTRY SERVICE

15

Registry ID	110065412592
Name	NORTH COUNTY SAND & GRAVEL INC
Address	26227 SHERMAN RD
City	ROMOLAND
Site Type	STATIONARY
Program Acronyms	CA-ENVIROVIEW:52529, RCRAINFO:CAL000320058
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	13-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.2525
data source	last updated from FACILITY REGISTRY SERVICE

16

Registry ID	110070414106
Name	POKRAJAC CORPORATION
Address	26105 SHERMAN RD
City	MENIFEE
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000387210
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	31-DEC-18
FRS Facility Detail Report URL	Link
distance from center (miles)	0.2515
data source	last updated from FACILITY REGISTRY SERVICE

17

Registry ID	110070539831
Name	PRO STRUCTURAL INC
Address	26105 SHERMAN RD 2ND FLR
City	MENIFEE
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000442903
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	19-APR-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.2544
data source	last updated from FACILITY REGISTRY SERVICE

18

Registry ID	110070477333
Name	RICHARD WHITAKER DBA CHUTE SYSTEMS
Address	1722 ILLINOIS AVE
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000353361
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	02-JAN-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3428
data source	last updated from FACILITY REGISTRY SERVICE

19

Registry ID	110070485848
Name	SUMMIT EQUIPMENT RENTALS
Address	26105 SHERMAN RD
City	MENIFEE
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000439231
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	03-JAN-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.2515
data source	last updated from FACILITY REGISTRY SERVICE

20

Registry ID	110070481508
Name	TOP PROMOTIONAL PRODUCTS
Address	1794 ILLINOIS AVE
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000374619
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	03-JAN-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3192
data source	last updated from FACILITY REGISTRY SERVICE

21

Registry ID	110070470688
Name	WEST COAST YAMAHA INC DBA LANGSTON MOTORSPORT
Address	1622 ILLINOIS AVE STE 1
City	PERRIS
Site Type	STATIONARY
Program Acronyms	RCRAINFO:CAL000348539
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	02-JAN-19
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3722
data source	last updated from FACILITY REGISTRY SERVICE

22	
Registry ID	110055842851
Name	WINCO FOODS #62
Address	3150 N. CASE ROAD
City	PERRIS
Site Type	STATIONARY
Program Acronyms	CA-CERS:10412848, CA-ENVIROVIEW:172067, RCRAINFO:CAL000341960
Interest Type	OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	15-SEP-13
Date Updated	14-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.4030
data source	last updated from FACILITY REGISTRY SERVICE

U.S. EPA Underground Storage Tanks (UST)

No records found

U.S. EPA Toxic Release Inventory System (TRIS)

No records found

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