LIMITED INITIAL STUDY
DEL ORO TOWNHOMES TRACT 39395 PROJECT
MENIFEE, CALIFORNIA

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SECTION 1.0 – PROJECT DESCRIPTION AND ENVIRONMENTAL SETTING

1.1 PROJECT BACKGROUND

The City of Menifee (City) is lead agency with respect to a proposed residential subdivision project consisting of 104 attached townhomes on the northwest corner of Holland Road and Palomar Road in the City of Menifee, Riverside County ; Tentative Tract Map (TTM) No. PLN25-0206 (TTM 39395) and Major Plot Plan No. PLN25-0207 (the "Project" or "Proposed Project"). The Project is being proposed by the applicant Menifee Holland Holdings, LLC ("Applicant"). On August 27, 2025, Applicant submitted a preliminary application for the Project pursuant to Senate Bill (SB) 330. On November 12, 2025, they submitted a formal development application for the Project and entitlements referenced above.

1.2 PROJECT LOCATION AND SITE CHARACTERISTICS

1.2.1 Location

The approximately 6.39-acre (5.01 net-acre) Project site is located at northwest corner of Holland Road and Palomar Road in the City of Menifee, Riverside County. The Assessor's Parcel Number (APN) is 364-070-049. The existing Project site contains bare ground.

1.2.2 Site Access and Circulation

Vehicular access to the Project site will be provided off Palomar Ave with an exit-only egress onto Holland Road.

Internal circulation is organized around a primary looped drive aisle with access from Palomar Ave and egress onto Holland Rd, providing continuous vehicular flow throughout the site. Secondary drive aisles branch from this loop to serve individual building clusters and garage entries. Drive aisle widths and turning radii are designed to accommodate two-way traffic, emergency vehicles, and service trucks.

Parking is primarily provided via garages accessed directly from internal alleys, with supplemental parallel and guest spaces along curb edges.

Pedestrian circulation is integrated via sidewalks, paseos, and trail connections linking residential units to common open space areas and adjacent main roadways.

1.2.3 General Plan Designation/Zoning

The Project site's General Plan land use designation is 20.1-24 dwelling units per acre residential (20.1-24 R). The Project site is zoned as High Density Residential. This zoning and land use designation permits multifamily dwellings, including apartments and condominiums, with a density range of 20.1 to 24 dwelling units per acre. Given the Project would develop 104 units on a 5.01 net acre site, the proposed density would be 20.8 dwelling units per acre, which is consistent with the use types and densities permitted under the Project site's General Plan land use designation and zoning.

1.2.4 Surrounding Land Uses and Project Setting

Surrounding land uses include single family residences to the east and south; multifamily apartments to the west; and Mount San Jacinto College Menifee Valley Campus and Bell Mountain Middle School to the north. The table below describes the surrounding General Plan Land Uses and Zoning.

Table 1. Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Menifee Village SP	SP
South	2.1-5 R	LDR-2
East	5.1-8 R	LMDR
West	20.1-24 R	HDR

SP (Specific Plan); HDR (High Density Residential); 20.1-24 R (20.1-24 dwelling units per acre residential); 5.1-8 R (5.1-8 dwelling units per acre residential); 2.1-5 R (2.1-5 dwelling units per acre residential); LDR-2 (Low Density Residential-2); LMDR (Low Medium Density Residential)

1.3 PROJECT DESCRIPTION

The Project consists of a residential subdivision of 104 attached townhomes on the northwest corner of Holland Road and Palomar Road in the City of Menifee, Riverside County (Project/Proposed Project). The Project includes a main access point on Palomar Road with an exit-only egress onto Holland Road. Amenities include open turf area, BBQ's, shade structure and picnic tables with scattered dog stations throughout, tot-lot, and a walking loop around the perimeter of the Project site.

The proposed residential subdivision would consist of 104 attached two-story townhomes with a maximum building height of 32 feet. The unit mix includes 21 two-bedroom units at 978 square feet, 41 two-bedroom units at 1,205 square feet, and 42 three-bedroom units at 1,402 square feet. The Project would provide a total of 212 parking spaces and approximately 63,438 square feet of common and private open space to serve residents.

Infrastructure Improvements

The Proposed Project includes improvements to the existing storm drain system within the Palomar Rd right-of-way, near its intersection with Midsummer Lane, that would be maintained by the City. Existing drainage infrastructure south of the proposed improvements are maintained by the Riverside County Flood Control and Water Conservation District (RCFCD). The proposed improvements would be maintained by the City. The proposed storm drain improvement includes the removal and replacement of approximately 80 linear feet of existing 60-inch reinforced concrete pipe (RCP) storm drain and associated appurtenances. The existing pipeline would be replaced with a reinforced concrete box (RCB) culvert measuring approximately 3 feet in height by 7 feet in width, or as determined by final engineering studies. The proposed RCB would be installed within the existing roadway alignment and tied into the existing storm drain system at both upstream and downstream ends.

Additional improvements include modification of an existing headwall structure, construction of a new headwall connection, and adjustment of gutter flowlines and curb elevations. The Project would also include removal of portions of the existing storm drain to achieve minimum cover beneath the proposed curb and gutter improvements, as well as minor grading to match existing street profiles.

The proposed Palomar Rd drainage improvements would occur entirely within the public right-of-way and would require temporary traffic control, trenching, excavation, and backfilling. The improvements are designed to maintain existing drainage patterns within an enclosed storm drain facility to facilitate the proposed widening of Palomar Rd and by the associated residential development. The future residential development is not anticipated to substantially increase the flows to the Palomar Road drainage improvements as onsite drainage will be directed to a separate drainage facility.

In addition, at the northern perimeter of the property, the existing condition consists of an open drainage channel running along the northerly site boundary. Under the Proposed Project, this existing drainage channel would be modified to remove an existing headwall and construct two new headwalls and associated storm drain outlet structures.

On-site infrastructure includes underground utility systems that would be aligned with internal drive aisles. Electrical distribution would be provided via a combination of pad-mounted transformers and service connections to individual units, supplemented by site lighting consisting of pole-mounted and bollard LED fixtures distributed along drive aisles and pedestrian paths. Water, sewer, and storm drain systems would be integrated with the internal circulation network, with connections tying into existing off-site utilities along adjacent public rights-of-way. Off-site improvements include frontage infrastructure along Holland Road and Palomar Road, such as sidewalks, curb and gutter, and utility tie-ins.

Sewer and water services would be provided by Eastern Municipal Water District. Electric service would be provided by Southern California Edison. Natural gas service would be provided by Southern California Gas Company. Telecommunications services, including phone and cable, would be provided by Frontier Communications.

1.3.1 Construction

Construction of the proposed Project is anticipated to begin in Spring 2027 and take approximately 24 months to complete. Construction activities would occur Monday through Saturday, except nationally recognized holidays, between the hours of 6:30 a.m. and 7:00 p.m, in accordance with Section 9.210.060 of the City Code.

The construction period would include excavation, grading, trenching, installation of utilities, retaining wall construction, building construction, architectural coating, paving activities, and installation of landscaping and hardscape elements. Site construction will also include installation of an underground storm storage system and grading improvements adjacent to the existing drainage channel located at the north end of the property. The Project site would be excavated to a depth up to 3 feet in selected areas. At commencement of construction, the project site is anticipated to contain a stockpile previously placed by others, approximately 42,000 cubic yards of material. The stockpile will be used as site fill material in proposed grading operations.

Vehicles associated with construction activities would primarily use Interstate 215 (I-215) and Palomar Rd to access the Project site. The Project would follow health and safety guidelines from the Centers for

Disease Control and Prevention (CDC), the Occupational Safety and Health Administration (OSHA), and contractor policies. Equipment staging and construction staff parking is expected to be located on-site.

Typical equipment expected to be used during Project construction and commissioning:

- Excavator
- Backhoe
- Dozer
- Roller/Compactor
- Dump truck
- Concrete mixer
- Flatbed-mounted utility crane
- Portable generator and welding equipment
- Forklift
- Pickup trucks
- Utility line trucks

1.3.2 AB 130

Assembly Bill (AB) 130, codified in Public Resources Code Section 21080.66, introduced a new statutory exemption from CEQA for in fill housing development projects that meet certain qualifying criteria, including but not limited to, conditions relating to parcel size, density, location, and use, including specific requirements for any housing on a project site located within 500 feet of a freeway. Among other qualifying criteria, the housing development project must be on sites of 20 acres or less, be located within an incorporated municipality or "urban area," as defined, be consistent with the local agency's General Plan or zoning, and meet certain minimum density requirements. AB 130 requires local agencies to approve housing development projects within certain statutory timeframes following the conclusion of the statute's tribal consultation process.

As demonstrated at Appendix A: *AB 130 Consistency Analysis*, the Proposed Project satisfies all but one of the qualifying criteria under AB 130.

As required under AB 130, on October 31, 2025 a Phase I Environmental Assessment Update Report (Phase I ESA) was prepared by McAlister GeoScience in support of the Proposed Project (see Appendix B).

The Proposed Project meets all applicable requirements of the statutory CEQA exemption under AB 130, except for one qualifying criteria: the Project site is within a burrowing owl survey area designated under the Western Riverside County Multiple Species Habitat Conservation Plan (WRCRCA). Burrowing owl is designated as a candidate species under the California Endangered Species Act (CESA). Under California

Government Code Section 66499.41 (a)(9)(J), the Proposed Project would be considered ineligible for an AB 130 CEQA exemption solely due to this single location-specific condition.[1]

However, pursuant to SB 131 (see Section 1.3.3 below), a project that qualifies for a statutory or categorical exemption under CEQA *but for* a single condition, qualifies for environmental review under CEQA that is limited to environmental effects caused solely by that single condition.[2] The environmental review for SB 131 projects is only required to examine effects that the lead agency determines, based upon substantial evidence in the record, are caused solely by the single condition that makes the proposed housing development project ineligible for the statutory exemption or categorical exemption. Therefore, this Limited Initial Study – Mitigated Negative Declaration ("Limited IS/MND") analyzes environmental impacts caused solely by the Project's site potential for burrowing owl habitat.

1.3.3 SB 131

Senate Bill (SB) 131 specifies that, for proposed housing development projects that would otherwise be exempt from CEQA pursuant to a statutory exemption, or specified categorical exemptions adopted before January 1, 2026, but for a single condition, application of CEQA is limited to the effects upon the environment caused solely by that single condition. For such projects, SB 131 requires the initial study or EIR to examine those effects that the lead agency determines, based upon substantial evidence in the record, are caused solely by the single condition that makes the proposed project ineligible for a statutory or categorical exemption. SB 131 does not apply to, among other things, a project that includes a distribution center, oil and gas infrastructure, or a project located on specified natural and protected lands.

The Proposed Project site is not located within a Cell Group, Criteria Cell, Criteria Area species survey area, or the Conservation Area/Reserve System of the Western Riverside County Multiple Species Habitat Conservation Plan, and it is not designated as preserve or reserve land under that plan (WRCRCA 2026). Although the site is within a Burrowing Owl survey area pursuant to the MSHCP, this designation merely requires the completion of a focused burrowing owl survey prior to grading and does not constitute protected, conserved, or reserve land status. Accordingly, because the Project site is not located on "natural and protected lands," as defined in Public Resources Code (PRC) Section 21067.5, the Project may qualify for limited environmental review from CEQA pursuant to SB 131, subject to compliance with applicable survey, documentation, and mitigation requirements.

[1] See, Gov. Code § 65913.4(a)(6)(J) (AB 130 does not apply if a Project is proposed on land that is "[h]abitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).")

[2] Pub. Res. Code § 21080.1(b)(1).

Figure 1 - Project Vicinity Map



Figure 2 - Project Location Map



1.4 REQUIRED PERMITS AND APPROVALS

In accordance with CEQA Guidelines Sections 15050 and 15367, the City is the designated Lead Agency for the Project and has principal authority and jurisdiction for CEQA actions and Project approval. Responsible Agencies are those agencies that have jurisdiction or authority over one or more aspects associated with the development of a proposed Project and/or mitigation.

The Proposed Project is subject to the following approvals from the City, as lead agency:

- Approval of Tentative Tract Map (TTM)
- Approval of Plot Plan (Design Review)
- Approvals and permits necessary to execute the proposed Project, including but not limited to, grading permit, building permit, encroachment permit, etc.

1.4.1 Responsible and/or Trustee Agencies

- Riverside County Fire Department
    - Plan check approval
- Western Riverside County Regional Conservation Authority (WRCRCA)
    - MSHCP Consistency Analysis

1.4.2 Other Agency Ministerial Permits

Regional Agencies

- Riverside County Flood Control (RCFC)
    - Encroachment permit

1.5 TRIBAL CONSULTATION

The following tribes were notified during the pre-application process on September 10th of 2025 and again during the entitlement process on April 27, 2026:

- Pechanga Band of Indians
- Soboba Band of Luiseno Indians
- Rincon Band of Luiseno Indians
- Agua Caliente Band of Cahuilla Indians - closed consultation on May 20, 2026 - see attached letter
- Torres Martinez Desert Cahuilla Indians

Tribal consultation is currently ongoing.

SECTION 2.0 – ENVIRONMENTAL DETERMINATION

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would potentially be affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklists on the following pages. For each of the potentially affected factors, mitigation measures are recommended that would reduce the impacts to less than significant levels.

☐ *Aesthetics*	☐ *Agriculture and Forestry Resources*	☐ *Air Quality*
☒ *Biological Resources*	☐ *Cultural Resources*	☐ *Energy*
☐ *Geology /Soils*	☐ *Greenhouse Gas Emissions*	☐ *Hazards & Hazardous Materials*
☐ *Hydrology /Water Quality*	☐ *Land Use / Planning*	☐ *Mineral Resources*
☐ *Noise*	☐ *Population / Housing*	☐ *Public Services*
☐ *Recreation*	☐ *Transportation*	☐ *Tribal Cultural Resources*
☐ *Utilities /Service Systems*	☐ *Wildfire*	☐ *Mandatory Findings of Significance*

2.2 DETERMINATION

On the basis of this initial evaluation:

1. I find that the project **could not** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

2. I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

3. I find the proposed project **may have a significant effect** on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

4. I find that the proposed project **may have a "potentially significant impact" or "potentially significant unless mitigated impact"** on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

5. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature	Date
Name	Title

SECTION 3.0 – EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if substantial evidence exists that an effect may be significant. If one or more "Potentially Significant Impact" entries are marked when the determination is made, an Environmental Impact Report (EIR) is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

SECTION 4.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

4.1 BIOLOGICAL RESOURCES

4.	BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
(b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
(c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
(d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
(e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
(f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

4.1.1 Environmental Setting

On April 2, 2026, a Biological Resources Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis (Biology Report) was prepared by FirstCarbon Solutions in support of the Proposed Project. The Biology Report is included in **Appendix C.**

The approximately 6.39-acre Project site is located on the northwest corner of Holland Road and Palomar Road intersection in the City of Menifee, in Riverside County, California. The Project site is currently unoccupied but has been previously used as a temporary staging ground for construction equipment from surrounding development. The Project site is bounded by Mt. San Jacinto College, Menifee Valley Campus and Bell Mountain Middle School to the north, Palomar Road and single-family residences to the east, Holland Road and single-family residences to the south, and multi-family residences followed by Hanover Lane to the west. The Bell Mountain is approximately 0.98 miles to the southwest. The Project site is located within the Romoland United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 1 North, Range 1 East.

The Biology Report's analysis of biological Project impacts is based on a literature review, database research, and a field survey, as discussed in Section 3, *Methods*, of the Biology Report.

4.1.2 Impact Analysis

a) Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Less than Significant with Mitigation Incorporated. According to the Biology Report, 65 special-status plant species have been recorded in the CNDDB within 10 miles of the Project site. Table 1 in Appendix B of the Biology Report includes the legal status of each species, their required habitat, and a summary analysis of the potential for each species to occur on the Project site. The potential for occurrence of a species was based on current biological conditions on the Project site and presence of suitable habitats, soil types, and proximity and number of occurrences recorded in the CNDDB. Because of the disturbed nature of the Project site, no special-status plant species have a potential of occurring.

The Biology Report identified 63 special-status wildlife species as occurring within 10 miles of the Project site. Table 2 in Appendix B of the Biology Report includes the legal status of each species, their required habitat types and features, and a summary analysis of the potential for each species to occur on the Project site. The potential for wildlife to occur on the Project site was based on presence of suitable habitats and proximity and recency of occurrences recorded in the CNDDB. Due to the disturbed nature of the Project site, the only special-status species with low potential to occur on the Project site is burrowing owl. No other species-status wildlife species were expected to occur within the Project site.

The MSHCP Burrowing Owl Survey Instructions (Step I-Habitat Assessment) do not explicitly distinguish between "high" and "low" quality habitat, but instead indicate that focused surveys (Step II) are required where suitable habitat is present on-site. The protocol states that if suitable burrowing owl habitat is present, focused surveys are required; conversely, if suitable habitat is not present, focused surveys are not required. The protocol states "If burrowing owl habitat is not present on-site (i.e., if the site is completely covered by chaparral, cement or asphalt) Step II of the survey is not necessary." Based on the habitat assessment conducted for the Project, the site was determined to provide marginal and low-quality habitat with no suitability due to existing disturbance, soil compaction, and limited availability of suitable burrows. Burrowing owls are generally associated with open grasslands, sparse scrublands, agricultural lands, and other areas that support suitable burrow systems. Therefore, focused burrowing owl surveys were not conducted during the field survey.

Although there is a low potential for occurrence of Burrowing Owls within the Project site, the site is located within the MSHCP Survey Area and burrowing owls are known to occupy disturbed or marginal habitats. Out of an abundance of caution, a pre-construction burrowing owl clearance survey will be conducted prior to ground disturbance to confirm absence and avoid potential impacts to the species.

Mitigation Measures (MM) BIO-1 and BIO-2 requires that a qualified biologist conduct a pre-construction burrowing owl survey within 30 days prior to ground disturbance, consistent with California Department of Fish and Wildlife (CDFW) guidelines and the Multiple Species Habitat Conservation Plan, including resurveys if delays occur and mapping of any occupied burrows. If

burrowing owls are detected, a City- and/or CDFW-approved Burrowing Owl Mitigation Plan must be implemented to establish seasonal avoidance buffers and, if necessary, conduct passive relocation in accordance with CDFW guidance. Implementation of MM BIO-1 and MM BIO-2 would result in less than significant impacts.

MM BIO-1 **Burrowing Owl Pre-construction Survey.** The Project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present on-site within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) guidelines and Multiple Species Habitat Conservation Plan (MSHCP) protocol. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the Project site and areas within 500 feet from the Project boundary (where possible and appropriate based on habitat). All occupied burrows shall be mapped in an aerial photo. The applicant shall provide a burrowing owl survey report and mapping to the City at least 15 days prior to the expected start of any Project-related ground disturbance activities or restart of activities. If the survey is positive for burrowing owls, the Project applicant shall implement MM BIO-1b. If no burrowing owls are detected during the pre-construction survey, no further action is necessary..

MM BIO-2 **Burrowing Owl Mitigation Plan**. If the pre-construction survey is positive for burrowing owls, the Project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Mitigation Plan, which must be submitted and approved by the City and/or CDFW prior to implementation. The Burrowing Owl Mitigation Plan shall contain the following elements (as outlined in the CDFW 2012 guidelines) at a minimum::

- Avoidance of burrowing owls during construction, including establishment of a 160- foot radius around occupied burrows during the nonbreeding season (September 1 through January 31) or a 200 to 500 meter (656 to 1,640 feet) radius around occupied burrows during the breeding season (February 1 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owls have dispersed from the area; or (2) breeding season owls have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area.

- A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques should be consistent with CDFW guidelines, including installation of artificial burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).

b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact. According to the Biology Report, the Project site contains one manmade V-ditch and does not contain any wetlands, riparian habitat, or other features that would be regulated under the jurisdiction United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), CDFW, or MSHCP. Per the MSHCP Permittee Implementation manual, the V-ditch qualifies for an exemption from MSHCP jurisdiction as an artificial feature constructed for stormwater drainage (Appendix C). The V-ditch lacks connection to waters of the U.S. and does not meet qualifications for a river, stream, or lake under RWQCB and CDFW. Therefore, there are no potentially jurisdictional waters or wetlands on the Project site.

Sensitive natural communities are vegetation communities or special wildlife habitats that are rare or occur in limited distributions or provide specific habitat requirements for special-status plant or wildlife species. CDFW maintains a list of natural vegetation communities found in California and ranks them based on rarity. Communities ranked S1–S3 are considered sensitive natural communities (Appendix C). The California Natural Diversity Database (CNDDB) identified six sensitive natural community types: Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Interior Basalt Flow Vernal Pool, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland. These vegetation communities are within the previous Holland classification system that CDFW considers "Legacy Sensitive Natural Communities." Updated Manual of California Vegetation (MCV) classifications of these communities may include classifications that are considered sensitive by CDFW.

No sensitive vegetation communities were recorded on or directly adjacent to the Project site including the six natural communities recorded in the CNDDB database search. The nearest sensitive natural community, according to the CNDDB, is Southern Cottonwood Willow Riparian Forest located 1.10 miles to the south. The next closest, Southern Coast Live Oak Riparian Forest, is 3.08 miles to the south. All other CNDDB occurrences recorded in the area are located further than 3.08 miles from the Project site.

As discussed in the Biology Report, the Project site is a vacant lot and is surrounded by residential development that only contains ruderal/bare and developed areas. This land cover type is characterized by disturbed, cleared, and/or bare ground that is being invaded by non-native ruderal plant species. This land cover type does not typically support suitable habitat for special-status plant species. The Project site does not have any riparian habitat nor does it have any sensitive natural communities as defined by the CNDDB. Therefore, the Proposed Project would have no impacts on riparian or other sensitive natural communities.

c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. According to the Biology Report, the Project site contains one manmade V-ditch and does not contain any wetlands, riparian habitat, or other features that would be regulated under the jurisdiction United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), CDFW, or MSHCP. Per the MSHCP Permittee Implementation manual, the V-ditch qualifies for an exemption from MSHCP jurisdiction as an artificial feature constructed for stormwater drainage

(Appendix C). The V-ditch lacks connection to waters of the U.S. and does not meet qualifications for a river, stream, or lake under RWQCB and CDFW. Therefore, there are no potentially jurisdictional waters or wetlands on the Project site. Therefore, the Proposed Project would have no impact on State or federally protected wetlands.

d) *Would the project Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Less than Significant Impact.

Wildlife Movement Corridors

Wildlife movement corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Urbanization and the resulting fragmentation of open space areas create isolated "islands" of wildlife habitat, forming separated populations. Corridors act as an effective link between populations.

The Project site was evaluated for evidence of a wildlife movement corridor during the general biological survey. The scope of the biological resource assessment did not include a formal wildlife movement corridor study utilizing track plates, camera stations, scent stations, or snares. Rather, the focus of this study was to determine whether a change in land use at the Project site could have significant impacts on the regional movement of wildlife. Conclusions are based on the information compiled during the literature review, including aerial photographs, United States Geological Survey (USGS) topographic maps, and resource maps for the vicinity; the field survey; and professional experience with the desired topography, habitat, and resource requirements of the special-status species potentially utilizing the Project site and vicinity.

The Biology Report determined that the Project site does not function as a wildlife corridor nor is it identified as an existing or proposed MSHCP Core or Linkage. Therefore, the Proposed Project would have no impacts the movement of native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors.

Nesting Birds

The Project site and adjacent lands support vegetation communities, land cover types, trees, and other habitat features that provide nesting habitat for avian species covered under the Migratory Bird Treaty Act (MBTA) and Fish and Game Code, including common native species. Construction of the Proposed Project could potentially impact nesting birds if ground-disturbing or vegetation-removing construction activities are initiated or conducted on and adjacent to the Project site during the avian breeding season (February 1 through September 15). Potential impacts to nesting migratory birds that could result from construction and operation of the Proposed Project include destruction of eggs or occupied nests, mortality of young, and abandonment of nests with eggs or young birds prior to fledging.

In compliance with the MBTA and Fish and Game Code, if ground-disturbing or vegetation-removing construction activities is proposed during the breeding/nesting season for migratory birds (typically February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot

survey buffer, no more than 7 days prior to the start of ground-disturbing activities in the construction area. If an active avian nest is located during the pre-construction survey, a qualified Biologist shall establish and demarcate an avoidance buffer using Environmentally Sensitive Area (ESA) fencing, pin flags, and or yellow caution tape. No construction activities or construction foot traffic is allowed to occur within the avoidance buffer(s). Construction personnel shall be instructed not to enter the ESAs, and the Biologist(s) shall ensure that ESA boundaries are maintained. The ESA buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.

Therefore, compliance with the MBTA and Fish and Game Code would result in less than significant impacts to nesting bird species.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. According to the Biology Report, the Project site does not have any trees that would meet the requirements under the City's tree preservation ordinance. As such, the Proposed Project would not conflict with any local policies or ordinances protecting biological resources. No impact would occur.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less than Significant with Mitigation Incorporated. As discussed in the Biology Report, the Project site is located within the MSHCP plan area but is not within or adjacent to a Criteria Cell. The Project site is not in or adjacent to a Conservation Area or Public/Quasi-Public (PQP) Conserved Land and is not located within an existing or proposed MSHCP Core or Linkage. Because of its location outside of any Criteria Cells or Cell Groups, the Proposed Project is not subject to Reserve Assembly Analysis requirements under the MSHCP. Because the Project site is not located in or adjacent to an MSHCP Conservation Area, the proposed Project would not be subject to MSHCP Guidelines Pertaining to the Urban/Wildlands Interface.

The Project is located in the following Covered Species survey areas:

- Burrowing Owl Survey Area

The Project area is not located in any of the following Covered Species survey areas:

- Amphibians Survey Area
- Mammals Survey Area
- Delhi Sands Flower-loving Fly Survey Area
- Criteria Area Species
- Narrow Endemic Species

Additionally, the Project site is not located within any Additional Needs Survey Areas. The proposed project is therefore not subject to these survey requirements under the MSHCP. The project site does not occur within the Endemic Plant Species Survey Area (NEPSSA), Criteria Area Plant Species Survey Area (CAPSSA), Mammal Survey Area, and/or Amphibian Survey Area. Nor does the Project site contain any riparian habitat that could be suitable for MSHCP Section 6.1.2 Riparian/Riverine species such as least Bell's vireo (Vireo bellii pusillus), western yellow-billed cuckoo (Coccyzus americanus), or southwestern willow flycatcher (Empidonax traillii extimus).

The Project applicant shall implement Standard BMPs of the MSHCP (MSHCP Final Plan, Volume I, Appendix C).

Given the Project is within an MSHCP Burrowing Owl Survey Area, completion of a burrowing owl survey and subsequent measures, as described in MM BIO-1 and MM BIO-2, would ensure the Project is consistent with the MSHCP, and impacts would be mitigated to less-than-significant levels.

SECTION 5.0 – REFERENCES

Western Riverside County Regional Conservation Authority (WRCRCA)

2026 RCA MSHCP Information Map. Available at: https://experience.arcgis.com/experience/379b037fb33b4cc0ad8849c5dca76db6#data_s=id%3A11243e6896df41cfb29be4531b8a1206-199818ef149-layer-15%3A9121814

APPENDIX A – AB 130 CONSISTENCY ANALYSIS

AB 130 CONSISTENCY ANALYSIS
DEL ORO TOWNHOMES TRACT 39395 PROJECT
MENIFEE, CALIFORNIA

Prepared for:

CITY OF MENIFEE
29844 Haun Road
Menifee, California 92586

Prepared by:

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June 2026

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SECTION 1.0 – AB 130

The following analysis assesses the ability of the housing development project (the "Project") located at Assessor's Parcel Number 364-070-049 in the City of Menifee (the "City"), California to qualify for the new California Environmental Quality Act ("CEQA") exemption that recently became effective with the adoption and effectiveness of Assembly Bill 130 of 2025 ("AB 130").

AB 130, codified in Public Resources Code Section 21080.66, introduced a new statutory exemption from CEQA for in fill housing development project that meet certain qualifying criteria, including but not limited to, conditions relating to parcel size, density, location, and use, including specific requirements for any housing on the project site located within 500 feet of a freeway. Among other qualifying criteria, the housing development project must be on sites of 20 acres or less, be located within an incorporated municipality or "urban area," as defined, be consistent with the local agency's General Plan or zoning, and meet certain minimum density requirements. AB 130 requires local agencies to approve housing development projects within certain statutory timeframes following the conclusion of the statute's tribal consultation process. If a project qualifies for this exemption, it not only receives a full exemption from CEQA, it also creates an enforceable deadline upon the City to act to approve or disapprove the project (30 days from the completion of a specified tribal consultation process).

Table 1. General Requirements

Requirement	Consistent?	Analysis
21080.66(a)(1) – Lot Size A. Except as provided in subparagraph (B), the Property is not more than 20 acres. B. The Property or the parcel size for a builder's remedy project, as defined in paragraph (11) of subdivision (h) of Section 65589.5 of the Government Code, or the Property or the parcel size for a project that applied pursuant to paragraph (5) of subdivision (d) of Section 65589.5 of the Government Code as it read before January 1, 2025, is not more than five acres.	Yes	The Project site is 6.39-acres (5.01 net-acres). This is fewer than the 20 acres allowed pursuant to subparagraph (A). Therefore, the Project is consistent with subparagraph (A).

21080.66(a)(2) – Project Location The Property meets either of the following criteria: A. Is located within the boundaries of an incorporated municipality. B. Is located within an urban area, as defined by the United States Census Bureau.	Yes	The Property is located within the City of Menifee, which is an incorporated municipality. Therefore, the Project is consistent with subparagraph (A).
21080.66(a)(3) – Infill Development Status The Property meets any of the following criteria: A. Has been previously developed with an urban use.[1] B. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. C. At least 75 percent of the area within one-quarter mile radius of the site is developed with urban uses. D. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.	Yes	At least 75 percent of the perimeter of the Project site adjoins parcels that are developed with urban uses. The parcel is surrounded by residential uses to the west, south, and east, and the Property also borders Mt. San Jacinto College, a public community college (a "public institution"), directly to the north. Therefore, the Project is consistent with subparagraphs (B) and (D), and is likely also consistent with subparagraph (C) due to the presence of the residential neighborhood substantially surrounding the property to the west, east, and south.
21080.66(a)(4) – GP/ZC Consistency	Yes	The Property is located on parcel that carries the land use designation "20.1-24R," which permits "multifamily

[1] An "urban use" is defined by Public Resources Code section 21080.66(f)(3) to mean "any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses."

A. The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program as defined in Section 30108.6. For purposes of this section, a housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent. B. If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one. The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program		dwellings; includes apartments and condominiums." Additionally, the Property is zoned "High Density Residential (HDR)." See Menifee Zoning Code § 9.130.030 "Allowed Uses and Approval Requirements" for the discrete list of uses permitted within the HDR zone. This zoning and land use designation permits multifamily dwellings, including apartments and condominiums, with a density range of 20.1 to 24 dwelling units per acre. Given the Project would develop 104 units on a 5.01 net acre site, the proposed density would be 20.8 dwelling units per acre, which is consistent with the use types and densities permitted under the Project site's General Plan land use designation and zoning.
21080.66(a)(5) – Minimum Density Requirement The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.	Yes	The applicable density specified in Government Code section 65583.2(c)(3)(B) is 30 du/ac. The Project proposes 20.8 units per acre. This is greater than the 15 du/ac requirement; therefore, the Project is consistent with Section 21080.66(a)(5).

21080.66(a)(6) – SB 35 Environmental Criteria The project satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code. See Table 2.	Yes (except for single condition)	See Table 2. The Project satisfies all except one of these criteria. Under SB 131, the Proposed Project may utilize the AB 130 exemption provided there is a single condition that disqualifies its use.
21080.66(a)(7) – Historic Resources The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.	Yes	The Project does not require demolition of a historic structure that was placed on a national, state, or local register before the date a preliminary application was submitted for the project. The existing Project site is bare dirt ground. Therefore, the Project complies with Section 21080.66(a)(7).
21080.66(a)(8) – Hotels Prohibited For a project that was deemed complete pursuant to paragraph (5) of subdivision (h) of Section 65589.5 of the Government Code on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. For purposes of this section, "other transient lodging" does not include either of the following: A. A residential hotel, as defined in Section 50519 of the Health and Safety Code. B. After the issuance of a certificate of occupancy, a resident's use or marketing of a unit as short-term lodging, as defined in Section 17568.8 of the Business and Professions Code, in a manner consistent with local law.	Yes	The Project is a "housing development project" that consists of residential units only. No portion of the Project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.
21080.66(b) – Tribal Consultation Required The local government shall engage in formal notification and consultation with each California Native American tribe that is traditionally and culturally affiliated with the Property, pursuant to the various requirements of Government Code section 21080.66(b).	Yes	Pursuant to Section 21080.66(b), the City shall engage in formal notification and consultation with each California Native American tribe that is traditionally and culturally affiliated with the Property.

21080.66(c)(1) – Phase I ESA Required A. The local government shall, as a condition of approval for the development, require the development proponent to complete a Phase I Environmental Assessment, as defined in Section 78090 of the Health and Safety Code. B. If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. C. If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy. D. If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy	Yes	On October 31, 2025 a Phase I Environmental Assessment Update Report (Phase I ESA) was prepared by McAlister GeoScience in support of the Proposed Project (see Appendix B of the Limited Initial Study Del Oro Townhome Tract 39395 Project). The Phase I ESA has not revealed evidence of a recognized environmental condition (REC), a controlled recognized environmental condition (CREC), a historical recognized environmental condition (HREC), a de minimis condition or a Business Environmental Risk (BER) in connection with the Project site. It was determined no mitigations are required.
21080.66(c)(2) – Units Near Freeways For any house on the site located within 500 feet of a freeway, all of the following shall apply: The building shall have a centralized heating, ventilation, and air-conditioning system.	Yes	No portion of the Property is located within 500 feet of a freeway. The nearest qualifying freeway – the Escondido Freeway (U.S. Interstate 215) is approximately 2,000 feet to the west of the Property. Therefore, the Project complies with Section 21080.66(c)(2).

The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway. The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16. The air filtration media shall be replaced at the manufacturer's designated interval. The building shall not have any balconies facing the freeway.		
21080.66(d) – Labor and Wage Requirements Additional labor requirements for housing development Projects shall apply: The payment of at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations, to construction workers employed in the execution of a 100 percent affordable housing development project. Compliance with the labor standards outlined in Government Code Section 65913.4(a)(8) for buildings over 85 feet in height above grade.	Yes	Since the Project would likely not exceed 85 feet, and is not 100% affordable, there are no applicable prevailing wage, skilled and trained workforce, or similar requirements.

Table 2. Gov. Code § 65913.4(a)(6) – SB 35 Environmental Criteria Screening

Requirement: The development is not located on a site that is any of the following:	Consistent?	Analysis

(A. – Coastal Zone) i. An area of the coastal zone subject to paragraph (1) or (2) of subdivision (a) of Section 30603 of the Public Resources Code. ii. An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan. iii. An area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment. iv. In a parcel within the coastal zone that is not zoned for multifamily housing. v. In a parcel in the coastal zone and located on either of the following: I. On, or within a 100-foot radius of, a wetland, as defined in Section 30121 of the Public Resources Code. II. On prime agricultural land, as defined in Section 30113 and 30241 of the Public Resources Code	Yes	Pursuant to Government Code Section 65913.4(a)(6)(A), the Property is not located within the coastal zone (CCC 2026).
(B. – Prime Farmland) Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring	Yes	Pursuant to Government Code Section 65913.4(a)(6)(B), the Property is not classified as Prime Farmland or Farmland of Statewide Importance (DOC 2026a). Although the Project site contains Farmland of Local Importance (DOC 2026a), it is not land zoned or designated for agricultural protection or preservation by a local ballot measure

criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.		that was approved by the voters of that jurisdiction, as agricultural preservation in Riverside County is established through County Board of Supervisors designations and Williamson Act contracts rather than voter-approved initiatives.
(C. – Wetlands) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	Yes	Pursuant to Government Code Section 65913.4(a)(6)(C), the Property is not located within a wetland (USFWS 2026)
(D. – Very High Fire Hazard Severity Zone) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to, standards established under all of the following or their successor provisions: i. Section 4291 of the Public Resources Code or Section 51182, as applicable. ii. Section 4290 of the Public Resources Code.	Yes	Pursuant to Government Code Section 65913.4(a)(6)(D), the Property is not located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code (CAL FIRE 2026).

iii. Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations)		
(E.– Hazardous Waste) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply: i. The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5. ii. The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.	Yes	Pursuant to Government Code Section 65913.4(a)(6)(E), the Property is not a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code (DTSC 2026; SWRCB 2026)
(F. – Earthquake Fault Zones) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by	Yes	Pursuant to Government Code Section 65913.4(a)(6)(F), the Property is not located within a delineated earthquake fault zone (DOC 2026b)

the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.		
(G. – Special Flood Hazard Area) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: i The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. i The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood	Yes	Pursuant to Government Code Section 65913.4(a)(6)(G), the Property is not located within a Special Flood Hazard Area, as determined by FEMA (FEMA 2026).

plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.		
(H. – Regulatory Floodway) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.	Yes	Pursuant to Government Code Section 65913.4(a)(6)(H), the Property is not located within a regulatory floodway as determined by FEMA (FEMA 2026).
(I. – Natural Community Conservation Plan/Habitat Conservation Plan) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C.	Yes	Pursuant to Government Code Section 65913.4(a)(6)(I), the Property is not located upon lands identified for conservation pursuant to a Natural Community Conservation Plan, Habitat Conservation Plan, or other natural resource protection plan. The Property is located within the general bounds of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but the Property itself does not consist of "lands identified for conservation."

Sec. 1531 et seq.), or other adopted natural resource protection plan.		The Proposed Project site is not located within a Cell Group, Criteria Cell, Criteria Area species survey area, or the Conservation Area/Reserve System of the Western Riverside County Multiple Species Habitat Conservation Plan, and it is not designated as preserve or reserve land under that plan (WRCRCA 2026). Although the site is within a Burrowing Owl survey area pursuant to the MSHCP, this designation merely requires the completion of a focused burrowing owl survey prior to grading and does not constitute protected, conserved, or reserve land status.
(J. – Habitat for Protected Species) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).	No	The Project site is within a burrowing owl survey area designated under the Western Riverside County Multiple Species Habitat Conservation Plan (WRCRCA). Burrowing owl is designated as a candidate species under the California Endangered Species Act (CESA). Under California Government Code Section 66499.41 (a)(9)(J), the Proposed Project would be considered ineligible for an AB 130 CEQA exemption solely due to this single location-specific condition. However, pursuant to SB 131, the presence of a single condition does not preclude the use of a streamlined environmental review. SB 131 allows the Lead Agency to prepare a limited Mitigated Negative Declaration (MND) that focuses specifically on the identified resource issue. The limited MND prepared for the Proposed Project addresses potential impacts to burrowing owl consistent with WRCRCA requirements and applicable CESA considerations, while relying on the statutory AB 130 exemption for all other environmental issue areas.
K. – Conservation Easement) Lands under conservation easement.	Yes	Pursuant to Government Code Section 65913.4(a)(6)(K), the Project site is not located on lands under a conservation easement.

SECTION 2.0 – REFERENCES

The following is a list of references used in the preparation of this document.

California Coastal Commission (CCC)
2026 Maps. Coastal Zone Boundary. Available at: https://coastal.ca.gov/maps/czb/

California Department of Forestry and Fire Protection (CAL FIRE)
2026 Fire Hazard Severity Zone Viewer. Available at: https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0

California Department of Conservation (DOC)
2026a California Important Farmland Finder. Available at: https://maps.conservation.ca.gov/dlrp/ciff/.

2026b Fault Activity Map of California. Available at: https://maps.conservation.ca.gov/cgs/fam/

California Department of Toxic Substances Control (DTSC)
2026 EnviroStor Database. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=Search

Federal Emergency Management Agency (FEMA)
2026 National Flood Hazard Layer Viewer. Available at: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

State Water Resources Control Board (SWRCB)
2026 GeoTracker Database. Available at: https://geotracker.waterboards.ca.gov/

United States Department of Fish and Wildlife (USFWS)
2026 National Wetlands Inventory. Available at: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Western Riverside County Regional Conservation Authority (WRCRCA)
2026 RCA MSHCP Information Map. Available at: https://experience.arcgis.com/experience/379b037fb33b4cc0ad8849c5dca76db6#data_s=id%3A11243e6896df41cfb29be4531b8a1206-199818ef149-layer-15%3A9121814

APPENDIX B – PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE REPORT

McAlister
GeoScience
235E. Broadway, Suite 1040 Long Beach, California 90802 (562) 489-7908

October 31, 2025

Menifee Holland Holdings, LLC

VIA Electronic Mail

Attention: Satish Lion, President of Lion Partners

Subject: Phase I Environmental Site Assessment Update
5.65 Acres of Undeveloped Land, Menifee, California

Dear Mr. Lion:

Attached is one electronic copy of the Phase I Environmental Site Assessment Update report for the property comprised of approximately 5.65 acres with the Assessor's Parcel Number (APN) 364070049 located at the northwest corner of Holland and Palomar Road in the City of Menifee, California (the Subject Property).

McAlister GeoScience appreciates the opportunity to provide this report. Please contact me should you have any questions.

Sincerely,



David McAlister

Phase I Environmental Site Assessment Update Report

5.65 acres of Undeveloped Land
Menifee, California 92584

October 31, 2025

Prepared for:

Menifee Holland Holdings, LLC

Prepared by:

McAlister GeoScience
235 E. Broadway, Suite 1040
Long Beach, California 90802



David McAlister

Executive Summary

McAlister GeoScience was retained by Menifee Holland Holdings, LLC (the Client) to conduct a Phase I Environmental Site Assessment Update (Phase I ESA Update) for the property comprised of approximately 5.65 acres of land with the Assessor's Parcel Number (APN) 364070049 located on the Northwest Corner of Holland and Palomar Road (the Subject Property). McAlister GeoScience understands the Subject Property is being considered for purchase and development of townhomes.

The Subject Property consists of approximately 5.65 acres of vacant land with soil stockpiles located on the northwest corner of Holland and Palomar Road, in Menifee, CA. The Subject Property is zoned as "HDR" or "High Density Residential. Two paved roads surround the Subject Property: Palomar Road to the east and Holland Road to south. The surrounding properties consist of: single-family residential homes to east and south, multi-family apartments to the west and schools to the north.

The historic aerial photographs and historical topographical maps indicate the Subject Property was vacant land in 1901 and appears to be agricultural land from at least 1938 to 1979. From 1989 to 2020, the Subject Property appears to be undeveloped land. A review of the city directories revealed no listings for the Subject Property.

Based on the soil sampling results conducted by Hillman Consulting the historic agricultural use of the Subject Property has not impacted the soil/ and or groundwater and no further action is recommend.

McAlister GeoScience has performed a Phase I ESA of the Subject Property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the *Limiting Factors, Project Limitations,* and *Data Gaps* sections of this report.

This assessment has not revealed evidence of a recognized environmental condition (REC), a controlled recognized environmental condition (CREC), a historical recognized environmental condition (HREC), a *de minimis* condition or a Business Environmental Risk (BER) in connection with the Subject Property.

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, McAlister GeoScience does not have any additional recommendations at this time.

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1.0 Introduction

McAlister GeoScience was retained by Holland Holdings, LLC (the Client) to conduct a Phase I Environmental Site Assessment Update (Phase I ESA Update) for the property comprised of approximately 5.65 acres of land with the Assessor's Parcel Number (APN) 364070049 located on the Northwest Corner of Holland and Palomar Road (the Subject Property). McAlister GeoScience understands the Subject Property is being considered for purchase and development of townhomes.

The Phase I ESA work for this project was conducted pursuant to authorization of the scope of work, assumptions, and terms and conditions set forth in the McAlister GeoScience proposal dated September 13, 2024 and in accordance with the scope of work and limitations of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, designation E1527-21.

The purpose of this Phase I ESA was to assess, to the extent feasible, *Recognized Environmental Conditions* in connection with the Subject Property. A *Recognized Environmental Conditions (REC)* is defined by the ASTM standard as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to a 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.

A *Controlled Recognized Environmental Conditions (CREC)* is defined by the ASTM standard as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority [for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority], with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls [for example, property use restrictions, activity and use limitations, institutional controls or engineering controls].

A *Historical Recognized Environmental Conditions (HREC)* is defined by the ASTM standard 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 [for example, property use restrictions, activity and use limitations, institutional controls or engineering controls]):

A *de minimis* condition is defined by the ASTM standard as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor are they controlled recognized environmental conditions. However, please note that these *de minimis* conditions could become recognized environmental conditions if improperly handled or managed.

A *Business Environmental Risk (BER)* is defined by the ASTM standard as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Subject Property, not necessarily related to those Environmental issues required to be investigated while conducting an ESA. Consideration of BER issues may involve addressing one or

more non-scope considerations.

Figures depicting the Property and vicinity are found in the "Figures" section at the end of this report. Figure 1 is a site location map showing the location of the property. Figure 2 is a site plan showing additional detail and site features. Color copies of photographs taken during the site reconnaissance are found in Appendix A.

1.1 Limiting Factors

Limiting factors were not encountered during the course of this Phase I ESA.

1.2 Assumptions

For the purposes of this assessment, McAlister GeoScience has made the following assumptions:

- Information provided during any interview (written or oral) was accurate and correct;
- Database information reviewed was accurate and correct;
- Historical information reviewed was accurate and correct;
- Information reviewed at any governmental agency was accurate and correct;
- Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey (USGS) Topographic Maps; and
- The property has been correctly and accurately identified by the client, client representatives, property contact, property owner, and/or property representatives.

1.3 Project Limitations

This assessment is limited to the standards set forth in 40 CFR Part 312. This assessment specifically excludes assessment of the following:

- Asbestos and asbestos-containing materials;
- Lead and lead-containing materials;
- Wind hazard areas;
- Radon;
- Indoor air quality;
- Wetlands;
- Regulatory compliance;
- Cultural and historic resources;
- Air emissions;
- Industrial hygiene;
- Health and safety;
- Ecological resources;
- Endangered species;
- Biological agents, Mold; and
- Noise.

There are other limitations on completeness of information for this assessment. They are provided and documented on a case-by-case basis throughout this document.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluation. The conclusions presented in this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling of any kind was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical or physical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted. As applicable, McAlister GeoScience has relied in good faith upon representations and information furnished by individuals with respect to operations and existing property conditions, to the extent that they have not been contradicted by data obtained from other sources. Accordingly, McAlister GeoScience accepts no responsibility for any deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. McAlister GeoScience makes no warranty, express or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-21.

This Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. The assessment is not intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use and environmental liens. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or

circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 Professionals

This document has been prepared by an Environmental Professional as defined by the EPA, 40 CFR Part 312.10. All work performed for this assessment was performed by or under the direct supervision of an Environmental Professional.

1.5 Data Gaps

The ASTM Standard defines a data gap as "a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information." A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires the ESA report identify and comment on significant data gaps. McAlister GeoScience did not identify any significant data gaps associated with the assessment.

2.0 Property Description

2.1 Property Location and Description

The Subject Property consists of approximately 5.65 acres of vacant land located on the northwest corner of Holland and Palomar Road, in Menifee, CA. Assessor's Parcel Number (APN) 364212021. The Subject Property at the time of the site reconnaissance was developed for residential use and consists of vacant land.

2.2 Site and Vicinity Characteristics

2.2.1 General Property Type and Use

The Subject Property is developed for residential purposes. According to the City of Menifee, the Subject Property is zoned as "HDR" or "High Density Residential."

2.2.2 General Type and Use of Surrounding Areas

The Subject Property lies approximately 2,000 feet east of the 215 Freeway in Menifee, CA. Two paved roads surround the Subject Property: Palomar Road to the east and Holland Road to south. The surrounding properties consist of: single-family residential homes to east and south, multi-family apartments to the west and schools to the north.

2.2.3 Subject Property Size

The Subject Property is approximately 5.65 acres in size.

2.2.4 Number and Size of Buildings on Site

The Subject Property consists of vacant land and no structures are present.

2.2.5 Areas Assessed

The Subject Property was accessed as possible via pre-established pathways during the time of the site reconnaissance. Various vistas were used to inspect other areas of the property not accessible by the pathways noted above.

2.2.6 Topography

The surface of the Subject Property is approximately 1,439 feet above mean sea level and is relatively flat with slopes gently to the northwest.

2.2.7 Surface Water

Surface water was not present on the Subject Property at the time of the site reconnaissance. A drainage channel is present along the eastern boundary of the Subject Property.

2.2.8 Groundwater

Depth to First Groundwater:	Depth to groundwater is approximately 87-95 feet below ground surface using data collected from the Preliminary Geotechnical Investigation and Percolation Testing report by GeoCon West Inc. for the Subject Property.
Regional Flow Direction:	The regional groundwater flow direction is expected to be toward the north using data obtained from EDR-GeoCheck
Information Sources:	State of California Water Resources Control Board (geotracker.waterboards.ca.gov), EDR-GeoCheck and Preliminary Geotechnical Investigation and Percolation Testing report by GeoCon West Inc.

2.2.11 Geologic Setting

The Subject Property is located within the Perris Block of the Peninsular Ranges Geomorphic Province. The Perris Block is characterized by granitic highlands which display three elevated erosional surfaces surrounded by alleviated valleys. Faulting within the areas consists of northwest trending faults including the San Andres, San Jacinto, Elsinore, and Newport faults.

Local geology consists of Lower Mesozoic, meta-sedimentary bedrock including alluvial fan deposits consisting of gravel, sand and silt.

2.2.12 Potable Water Supply

Potable water will be supplied to the Subject Property by the City of Menifee.

2.2.13 Sanitary Sewer System

Sanitary Sewer service will be supplied to the Subject Property by the City of Menifee.

3.0 Historic Use Information

The following is a list of historical site use information sources reviewed as part of this Assessment.

- Aerial Photographs: 1938 – 2020 Provided by EDR (Appendix B);
- Topographic Maps: 1901 – 2022 Provided by EDR (Appendix B);
- Sanborn Fire Insurance Maps: No Coverage Provided by EDR (Appendix B); and
- City Directories: 1971- 2020 Provided by EDR (Appendix B).

3.1 Summary of Prior Uses – The Property

The historic aerial photographs and historical topographical maps indicate the Subject Property was vacant land in 1901 and appears to be agricultural land from at least 1938 to 1979. From 1989 to 2020, the Subject Property appears to be undeveloped land. A review of the city directories revealed no listings for the Subject Property.

Based on the soil sampling results conducted by Hillman Consulting the historic agricultural use of the Subject Property has not impacted the soil/ and or groundwater and no further action is recommend.

3.2 Summary of Prior Uses – Adjacent and Surrounding Properties

3.2.1 Summary

The historical review of the surrounding properties revealed the surrounding properties were primarily undeveloped or agricultural land from 1901 to 1996. By 2002, the east adjacent residential homes and schools to the north are depicted. No significant change to the surrounding properties was identified since 2002.

3.2.2 Aerial Photographs

The review of historic aerial photographs revealed the surrounding properties were primarily undeveloped or agricultural land from 1938 to 1996. By 2002, the east adjacent residential homes and schools to the north are depicted. No significant change to the surrounding properties was identified since 2002.

3.2.3 Fire Insurance Maps

A search for historical aerial photographs, historical fire insurance maps and historical topographic maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). The EDR Report indicated that fire insurance map coverage for the vicinity of the Subject Property was not available. A copy of the search documentation letter is presented in Appendix B.

3.2.4 Topographic Maps

The review of historic topographic maps revealed the surrounding properties were vacant land from 1901 to 1979. The 2012 to 2022 maps do not depict any significant features with the exception of the schools to the north and the adjoining roads.

3.2.5 City Directories

A search was conducted for city directories which include coverage of the site area using the EDR City Directory Collection and other sources, if needed. Directories for the following years were identified for the site area:

- EDR Digital Archive: 2020;
- Cole Information: 1992-2017; and
- Haines Criss-Cross Directory: 1985-1995.

A review of the city directories revealed residential listing for the surrounding properties from 1985 to 2020. No environmental concerns were identified for the nearby listings.

3.3 Previous Environmental Reports

The following environmental reports were provided and reviewed for the Subject Property:

Phase I Environmental Site Assessment by Hillman Consulting dated May 16, 2014

Hillman Consulting (Hillman) performed a previous Phase I Environmental Site Assessment (ESA) for 33.85 acres of land consisting of the Subject Property and other adjoining parcels in May 16, 2024. The following was conducted and determined:

- Hillman conducted an ESA for the four rectangular parcels totaling approximately 33.85 acres on the north and south sides of Holland Road between Hanover Lane and Palomar Road;
- Hillman determined the historic usage of the site for agricultural crop fields and the potential presence of pesticide/ herbicide residual, is considered to be a REC; and
- Hillman identified presence of non-native fill located on the east portion of the southeastern parcel (not the current Subject Property) is considered to be a REC.

Phase II Subsurface Investigation Report by Hillman Consulting dated June 4, 2014

Hillman Consulting (Hillman) performed a previous Phase II Subsurface Investigation (Phase II) for 33.85 acres of land consisting of the Subject Property and other adjoining parcels on June 4, 2024. The following was conducted and determined:

- Hillman conducted Phase II subsurface investigation which included 15 shallow soil borings across the site to test the underlying soil for evidence of pesticides and select heavy metals;
- Hillman also sampled each of the four areas which had filled material piles, to provide an indication of potential contaminants in the non-native material;
- Results of the soil sampling indicated no detectable levels of organo-chlorine pesticides and no significant concentrations of heavy metals in the soil;
- Results of pile testing indicated no significant or actionable levels of contamination, except for one sample which contained low concentrations of oil-range hydrocarbons; and
- Hillman determined no further investigation is required.

An invoice from American Integrated Services dated June 30, 2014 was provided by the user. According to the document, 150 tons of non-hazardous soil was removed from the property on between June 5th and 6th 2014. No concerns were identified in connection with the removed soil.

Based on the soil sampling results conducted by Hillman Consulting the historical agricultural use of the Subject Property has not impacted the soil/ and or groundwater, no further action is recommended.

3.4 Other Sources of Information

3.4.1 California EPA, Department of Toxic Substances Control (Cal-EPA DTSC)

The online DTSC database, EnviroStor was reviewed. There are no sites listed within a 0.50-mile radius from the Subject Property.

3.4.2 California Regional Water Quality Control Board – (RWQCB)

The online RWQCB database, GeoTracker was reviewed. There are no sites listed within a 0.50-mile radius from the Subject Property.

3.4.3 California State NPMS

The online National Pipeline Mapping System (NPMS) for the immediate vicinity of the Subject Property was reviewed. No pipelines are within the immediate vicinity of the Subject Property.

3.4.4 State of California CalGEM

The online mapping system maintained by the State of California Geologic Energy Management Division (CalGEM) formerly the Department of Oil, Gas, and Geothermal Resources (DOGGR) for the immediate vicinity of the Subject Property was reviewed. No wells are within the immediate vicinity of the Subject Property.

3.4.5 SWRCB SMARTS

The State Water Resources Control Board maintains the Stormwater Multiple Application and Report Tracking System (SMARTS) database containing storm water monitoring, reporting, and enforcement data for industrial facilities and construction sites. The database was reviewed for records listing the Subject Property and other sites immediately adjacent to the Subject Property. No violations were noted for the Subject Property or adjacent sites.

3.4.6 South Coast AQMD FIND Database

The online South Coast Air Quality Management District (AQMD), Facility Information Detail (FIND) database was reviewed for the Subject Property. The Subject Property was not listed on the AQMD FIND database.

3.4.7 Riverside County Department of Environmental Health

An attempt was made to contact the Riverside County Department of Environmental Health for records, no response was received.

3.4.8 Riverside County Fire Department

An attempt was made to contact the Riverside County Fire Department for records, no response was received.

3.4.9 Riverside County Building and Safety Department

An attempt to review Riverside Couty Building and Safety Department files was made; however, files were not available for review at the time the report was issued. If files become available which would change conclusions or recommendations of this report, an addendum will be issued at such time.

3.4.10 City of Menifee Building Department

An attempt to review Menifee Building Department files was made; however, files were not available for review at the time the report was issued. If files become available which would change conclusions or recommendations of this report, an addendum will be issued at such time.

3.4.11 Local General Aviation Traffic

The air traffic reporting website, FlightAware.com was reviewed and the Subject Property is located in 7.25 miles southeast of Perris Valley Airport. Flights to and from this airport include aircraft burning "Low Lead" aviation gasoline containing tetraethyl lead. Properties located within one-half mile (2,640 feet) of an airport where leaded aviation gasoline is used have the potential for soil impacts associated with aerially-deposited lead. Based on the distance, the potential presence of tetraethyl lead at the Subject Property is not considered an environmental concern.

4.0 User Provided Information

Holland Holdings, LLC is identified as the user of this Phase I ESA.

The ASTM standards identify tasks to be performed by the user to help identify the possibility of recognized environmental conditions in connection with the Subject Property. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing a Phase I ESA. In order to qualify for the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information, if available, to the environmental professional.

Interviews were conducted in accordance with Code of Federal Regulations (CFR) 40 CFR § 312.30 requiring the Environmental Professional conducting the Phase I ESA to take into account commonly known info, including that of the user of the report. Additionally, 40 CFR §§ 312.22(a)(2) and (a)(4), and 40 CFR §§ 312.28, 312.30, and 312.31, require reviewing knowledge of the buyer. Also included in the interview, in accordance with 40 CFR §§ 312.22(a)(3) and 312.29, interviews included consideration of the relationship of the purchase price to the fair market value as an indicator of RECs The summary of the various responses is summarized below and copies of the completed questionnaire is included in Appendix D.

4.1 Title Records

A title report was not provided by the user.

4.2 Environmental Liens or Activity and Use Limitations

The user is not aware of any environmental liens or current activity or land use restrictions related to the Subject Property.

4.3 Specialized Knowledge

The user has no specialized knowledge of the Subject Property, such as engineering controls or institutional controls at the site because of environmental contamination, chemical spills or environmental cleanups performed. The user is not aware of any environmental litigation, action or notices filed against the property, or of oil tanks, landfilling or drug lab activities onsite.

4.4 Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information related to the Subject Property as provided by the user is consistent with a portion of the findings discussed in this report. Specifically, the property currently consists of undeveloped land.

4.5 Valuation Reduction for Environmental Issues

The user is not aware of any reductions in value for the Subject Property due to potential environmental contamination.

4.6 Owner, Property Manager and Occupant Information

The owners of the Subject Property were not identified by the user.

4.7 Reason for Performing this Phase I ESA

As discussed above, this Phase I ESA was requested by the user as part of the potential purchase of the property.

4.8 Property Owner / Manager

An interview questionnaire was presented to Satish Lion. Mr. Lion did not identify potential soil and/ or groundwater impacts for the Subject Property. Mr. Lion provided previous environmental investigations and other pertinent documents for the subject Property, as discussed in relevant sections of this report.

5.0 Information from site reconnaissance

The following is a summary of observations made during the site reconnaissance.

5.1 Date of Reconnaissance

The site reconnaissance was conducted on October 30, 2025. At the time of the site reconnaissance, the weather was sunny and approximately 70 degrees Fahrenheit. There were no significant portions of the Subject Property which were inaccessible or excluded from this survey.

5.2 Activities/Processes Conducted at the Property

The Subject Property consists of vacant land with soil stockpiles. Photographs taken during the site reconnaissance are included in Appendix A.

5.3 Adjacent Property Uses

The areas immediately adjacent to the Subject Property are summarized below.

North: The Subject Property is bordered to the northwest by Mt. San Jacinto College, 28237 La Piedra Road and by Bell Mountain Middle School, 28525 La Piedra Road to the northeast.

West: The Subject Property is bordered to the west by Jefferson Avena Apartments, 30950 Hanover Lane.

East: The Subject Property is bordered to the east by Palomar Road, just beyond which are various single-family residential homes.

South: The Subject Property is bordered to the south by Holland Road, just beyond which are various single-family residential homes.

At the time of the site reconnaissance, none of the surrounding properties appear to pose a potential threat to the soil and/or groundwater at the Subject Property.

5.4 Potentially Hazardous Chemicals Observed or Known to be Present at the Subject Property

No hazardous chemicals were observed at the Subject Property during the site reconnaissance. Various soil stockpiles were observed throughout the Subject Property, no environmental concerns were identified.

5.5 On-site Roads and Parking Areas

The Subject Property is bound by Palomar Road to the east and Holland Road to the South. Parking on-site is not provided.

5.6 Above Ground Tanks

No above ground storage tanks (AST) were observed at the Subject Property during the site reconnaissance.

5.7 Underground Tanks

There was no indication of underground storage tanks observed during the site reconnaissance.

5.8 Unusual or Noxious Odors

Unusual or noxious odors were not noticed during the site reconnaissance.

5.9 Pools of Liquid

Pools of liquid were not observed during the site reconnaissance.

5.10 Pits/Ponds/Lagoons – Exterior, On-site or Neighboring

Pits, ponds, and/or lagoons were not observed during the site reconnaissance.

5.11 Transformers or PCB-Suspect Hydraulic Systems

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act. In accordance with US Code of Federal Regulations the owner of a transformer or other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

No transformers or PCB-suspect hydraulic systems were observed on the Subject Property.

5.12 Stained Soil or Pavement

Stained soil or pavement was not observed during the site reconnaissance.

5.13 Stressed Vegetation

Stressed vegetation was not observed during the site reconnaissance.

5.14 Discharges to Drains, Ditches, or Streams

Storm water at the Subject Property will infiltrate directly into the soil. A concrete drainage channel is present along the eastern boundary, and a drainage ditch is present along the northern boundary of the Subject Property. A stormwater drainage outfall was observed on the northern edge of the property. No indications of releases or issues were identified with the drainage systems on site.

5.15 Wells

Wells were not observed on the Subject Property.

5.16 Leach Fields/Septic Tanks/Cesspools

Leach fields, septic tanks, or cesspools were not observed during the site reconnaissance.

5.17 Indication of Fill Sites or Dumping

Indications of fill sites were not observed during the site reconnaissance. The land appeared graded. Minor erosion was noted on the northern boundary. Concrete debris was observed on the northeastern portion of the property. No concerns were identified with the erosion or debris.

5.18 Sumps/Pits/Floor Drains

Sumps, pits or floor drains were not observed during the site reconnaissance.

5.19 Buildings or Portions of Buildings

The Subject Property consists of vacant land with no buildings or structures.

6.0 Regulatory Agency Search/Agency File Review

6.1 Emergent Compounds

Emerging Compounds not regulated under CERCLA may be regulated under state law and may be federally regulated in the future. Phase I Environmental Site Assessment standard E1527-21 Section X6.10, specifies Emerging Contaminants not identified as a hazardous substance by CERCLA, USEPA regulations, and the courts, are not included in the scope of this ASTM standard. Emerging Contaminants (PFAS/PFOA) should be discussed as other Non-Scope Consideration. As per Phase I ESA ASTM standard Section 13.1.5 (Lists of Additional Issues) Non-Scope Considerations and Emerging Compounds are issues to be assessed in connection with commercial real estate. For the purposes of consistency PFOS and PFOA are included with the other PFAS constituents in the following Sections.

Per- and Polyfluoroalkyl Substances (PFAS) are a diverse and complex group of synthetic chemical compounds, including perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA). These compounds are resistant to heat, oil, stains, grease, and water, and do not degrade easily in the environment. Compounds such as PFAS have been used in industrial and consumer products since the 1950s and are found in many everyday products such as clothing, furniture, carpet, adhesives, food packaging, and firefighting foams. These PFAS compounds are toxic chemicals that have been linked to harmful effects on humans, animals, and the environment. A primary exposure route is drinking contaminated municipal and well water.

On July 8, 2024, the USEPA implemented the final rule designating the two PFAS constituents PFOA and PFOS as hazardous substances under CERCLA. Any related regulatory records identified for the subject property in the regulatory database report are discussed in the following sections.

Based on the review of historical sources, regulatory records, interviews, and the site reconnaissance, there is no documented or overt evidence of a significant PFAS release at the subject property.

This statement is not intended to indicate that there will not be some level of PFAS present at the subject property, as per USEPA information these substances have been shown to be anthropogenically present in most environments.

6.2 Regulatory Database Listings

McAlister GeoScience retained Environmental Data Resources, Inc. (EDR) to provide federal, state, and local regulatory agency databases for sites, including the Subject Property, listed within the search distances described in the ASTM Standard Practice for Environmental Site Assessments E 1527-21. These databases provide lists of facilities that use, store or dispose of hazardous substances, as well as sites with known or suspected contaminated soil or groundwater.

The regulatory agency review consisted of acquisition and review of a regulatory agency database search report of regulatory agency files for sites of interest. Selection of sites considered to have a potential to impact the Subject Property was based on the location of a reported release site with respect to its distance from the Subject Property and the reported groundwater flow direction. Generally, reported release sites within one-fourth of a mile up-gradient, or one-eighth of a mile cross-gradient or down-gradient of the Subject Property are selected for follow-up file review. Sites listed in the database search report but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release) are not considered to have a potential to impact the soil and/or groundwater at the Subject Property.

The database search report is presented in Appendix C and includes a description of the electronic files searched and associated search distances. Refer to Appendix C for all databases searched by EDR.

6.2.1 Subject Property Database Listings

The Subject Property was listed on the following databases reviewed:

- Greystar Menifee, the Subject Property was listed on the NPDES and CIWQS databases, listed for a storm water construction permit. The permits were active from August 22, 2023 to September 18, 2024. Based on the nature of the listings and no indications of spills or releases, they are not considered an environmental concern.

6.2.2 Surrounding Property Database Listings

The adjoining properties were not listed on the databases reviewed.

No other related releases likely to impact the subject property have been identified on the remaining listings in the surrounding area. As a result, these properties do not present a threat to groundwater and/or soil at the Subject Property.

7.0 Vapor Encroachment

7.1 Evaluation

McAlister GeoScience performed a Tier 1 vapor encroachment assessment at the Subject Property in accordance with ASTM Standard E 2600-08, *Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions*. The purpose of the vapor encroachment assessment is to evaluate the potential for migration of vapors into existing or planned structures on the Subject Property due to contaminated soil and/or groundwater on the property or within close proximity to the Subject Property.

The objective of a Tier 1 vapor encroachment assessment is to conduct an initial screen to determine if a potential vapor intrusion condition (pVIC) exists in connection with the Subject Property. When used as a screening tool, a Tier 1 vapor encroachment assessment uses non-numerical information designed to identify conditions and/or physical settings where a pVIC is unlikely to occur. The minimum information needed to conduct a Tier 1 screen includes:

- Existing / planned use of the Subject Property;
- Type of structures existing or planned for the Subject Property;
- Surrounding area description;
- Federal, state, local, and tribal government records on the Subject Property and surrounding areas;
- Historical records;
- General physical setting including soil type, geological, hydrological, hydrogeological, and topographical information;
- Significant natural or man-made conduits; and
- Specialized user knowledge;

A pVIC is defined as the potential for the presence or likely presence of any compound of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property at a concentration that presents or may present an unacceptable health risk to occupants. A pVIC exists when the screening defined by the vapor encroachment assessment indicates the potential for a Vapor Intrusion Condition but where there is insufficient data to ascertain the presence or likely presence of COC in the indoor air environment of existing or planned structures on a target property. A condition determined to be *de minimis* is not a pVIC.

A vapor intrusion condition (VIC) is defined as the presence or likely presence of an COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property at a concentration that presents or may present an unacceptable health risk to occupants.

7.2 Findings

There are no database listings or operations conducted at the Subject Property or surrounding properties considered an environmental concern; therefore, not likely to present a pVIC for the Subject Property.

7.3 Opinions

There are no database listings or operations conducted at the Subject Property or surrounding properties considered an environmental concern; therefore, not likely to present a pVIC for the Subject Property.

7.4 Conclusions

There are no database listings of concern as a pVIC for the Subject Property.

8.0 Summary, Conclusion, and Recommendations

8.1 Summary

McAlister GeoScience was retained by Holland Holdings, LLC (the Client) to conduct a Phase I Environmental Site Assessment Update (Phase I ESA Update) for the property comprised of approximately 5.65 acres of land with the Assessor's Parcel Number (APN) 364070049 located on the Northwest Corner of Holland and Palomar Road (the Subject Property). McAlister GeoScience understands the Subject Property is being considered for purchase and development of townhomes.

The Subject Property consists of approximately 5.65 acres of vacant land with soil stockpiles located on the northwest corner of Holland and Palomar Road, in Menifee, CA. The Subject Property is zoned as "HDR" or "High Density Residential. Two paved roads surround the Subject Property: Palomar Road to the east and Holland Road to south. The surrounding properties consist of: single-family residential homes to east and south, multi-family apartments to the west and schools to the north.

The historic aerial photographs and historical topographical maps indicate the Subject Property was vacant land in 1901 and appears to be agricultural land from at least 1938 to 1979. From 1989 to 2020, the Subject Property appears to be undeveloped land. A review of the city directories revealed no listings for the Subject Property.

Based on the soil sampling results conducted by Hillman Consulting the historic agricultural use of the Subject Property has not impacted the soil/ and or groundwater and no further action is recommend.

8.2 Conclusion

McAlister GeoScience has performed a Phase I ESA of the Subject Property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the *Limiting Factors, Project Limitations,* and *Data Gaps* sections of this report.

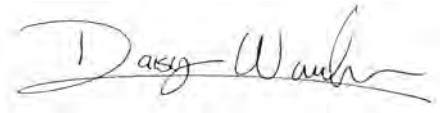
This assessment has not revealed evidence of a recognized environmental condition (REC), a controlled recognized environmental condition (CREC), a historical recognized environmental condition (HREC), a *de minimis* condition or a Business Environmental Risk (BER) in connection with the Subject Property.

8.3 Recommendations

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, McAlister GeoScience does not have any additional recommendations at this time.

9.0 Signatures of Environmental Professionals

Ms. Daisy Wanless performed the Site reconnaissance, compiled report data, and wrote portions of the Phase I ESA report. Mr. David McAlister provided technical review. The signatures of Ms. Wanless and Mr. McAlister are included in this Section of the report.



Daisy Wanless
Staff Scientist



Environmental Professional

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR § 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

10. References

American Society for Testing and Materials (ASTM) 2021. Practice E 1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

California Department of Water Resources (DWR). *Planned Utilization of the Ground Water [sic] Basins of the Coastal Plain of Los Angeles County. CDWR Bulletin 104. Appendix A, Ground Water [sic] Geology.* 1961

City of Menifee Department of Public Works- https://www.cityofmenifee.us/99/Public-Works

Department of Water Resources (DWR). California's Groundwater. Bulletin No. 118. October 2003.

Environmental Data Resources, Inc,. *The EDR – Radius Map*, Inquiry No. 8156958, October 30, 2025.

Environmental Data Resources, Inc. *The EDR – City Directory Abstract,* Inquiry No. 7796581, October 18, 2024.

Environmental Data Resources, Inc. *Sanborn® Map Report,* Inquiry No. 7796581, October 18, 2024.

Environmental Data Resources, Inc. *The EDR – Aerial Photography Print Service*, Inquiry No. 7796581, October 18, 2024.

Environmental Data Resources, Inc. *The EDR –Historical Topographic Map Report (USGS Los Angeles CA 7.5 minute)*, Inquiry No. 7796581, October 18, 2024.

Flight Aware. *Flight Tracker / Flight Status*. flightaware.com

Google Earth - http://earth.google.com/

Geotechinical Investigation and Percolation Testing report by Geocon West Inc., July 28, 2014

Phase I Environmental Site Assessment by Hillman Consulting dated May 16, 2014

Phase II Subsurface Investigation Report by Hillman Consulting dated June 4, 2014

Riverside County Building and Safety- https://building.rctlma.org/

Riverside County Department of Environmental Health- https://rivcoeh.org/

Riverside County Fire Department- https://www.rvcfire.org/#

Riverside County Office of the Assessor - https://www.rivcoacr.org/

Riverside County Public Works- https://rivco.org/public-works-and-community-services

State of California Department of Conservation, Geologic Energy Management Division (CalGEM). https://www.conservation.ca.gov/calgem

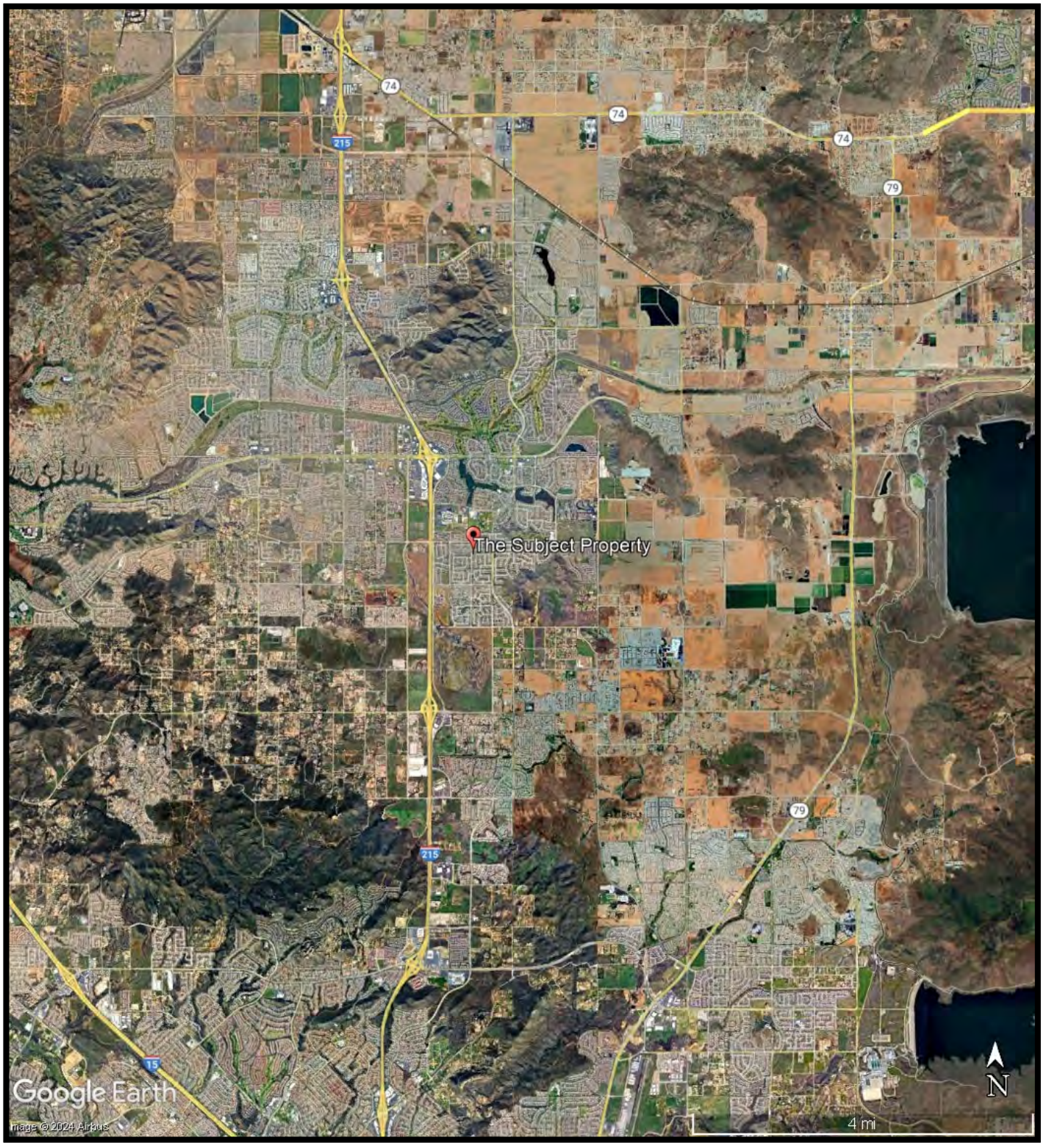
State of California Department of Toxic Substances Control , EnviroStor online Database – http://envirostor.dtsc.ca.gov/

State of California Water Resources Control Board, GeoTracker Online Database - http://geotracker.swrcb.ca.gov/

State of California Water Resources Control Board, Stormwater Multiple Application and Report Tracking System (SMARTS) Online Database - https://smarts.waterboards.ca.gov/smarts/faces/SwPublicUserMenu.xhtml

South Coast Air Quality Management District (AQMD), Facility Information Detail (FIND) online Database – www3.aqmd.gov/webappl/fim/prog/

Figures



SOURCE: *Google Earth*

Legend

Subject Property

GW FLOW

N

TITLE: **Site Location Map**

LOCATION: **5.65 acres of undeveloped land**
Menifee, California

McAlister GeoScience
235 E. Broadway, Suite 1040 Long Beach, CA 90802
562-489-7908 **DirtyProperty.com**

CHECKED:	D.McAlister
DRAFTED:	D.Wanless
PROJECT:	25-10025
DATE:	10-31-2025

FIGURE: **1**



SOURCE: ***Google Earth***

Legend

- Subject Property Boundaries
- Concrete Drainage Channel

N

TITLE: **Site Plan**

LOCATION: **5.65 acres of undeveloped land**
Menifee, California

McAlister GeoScience
235 E. Broadway, Suite 1040 Long Beach, CA 90802
562-489-7908 **DirtyProperty.com**

CHECKED:	D.McAlister
DRAFTED:	D.Wanless
PROJECT:	25-10025
DATE:	10-31-2025

FIGURE: **2**

Appendix A

Site Photographs

Appendix A – Photographic Log

5.65 acres of undeveloped land
Menifee, California

Photo: 1 **Description:** The Subject Property, Northwest corner of Holland Road and Palomar Road in Menifee, CA. **Orientation:** Facing southeast	

Photo: 2 **Description:** The Subject Property from Palomar Road. **Orientation:** Facing northwest	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 3 **Description:** Southern boundary of the Subject Property **Orientation:** Facing southwest	

Photo: 4 **Description:** Western portion of the Subject Property. **Orientation:** Facing north	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 5 **Description:** Northwestern portion of the Subject Property. **Orientation:** Facing east	

Photo: 6 **Description:** Northeastern portion of the Subject Property. **Orientation:** Facing southwest	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 7 **Description:** Grate and central portion of property. **Orientation:** Facing southeast	

Photo: 8 **Description:** Storm drain, northern edge of property. **Orientation:** Facing east	

McAlister GeoScience

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Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 9 **Description:** Storm drain, northern edge of property. **Orientation:** Facing south and down	

Photo: 10 **Description:** Minor erosion on northern edge of property. **Orientation:** Facing south and down	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 11 **Description:** East adjoining drainage channel. **Orientation:** Facing southeast	

Photo: 12 **Description:** East adjoining drainage channel. **Orientation:** Facing north	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 13 **Description:** East adjoining drainage channel. **Orientation:** Facing south	

Photo: 14 **Description:** Concrete debris, northeast corner of property. **Orientation:** Facing northwest	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 15 **Description:** Northern drainage ditch. **Orientation:** Facing south	

Photo: 16 **Description:** Irrigation control valves on northern edge of property. **Orientation:** Facing northwest	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 17 **Description:** East adjoining property. **Orientation:** Facing southeast	

Photo: 18 **Description:** West adjoining property. **Orientation:** Facing southwest	

5.65 acres of undeveloped land
Menifee, California

Photo: 19 **Description:** West adjoining property. **Orientation:** Facing northwest	

Photo: 20 **Description:** South adjoining properties. **Orientation:** Facing southeast	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 21 **Description:** North adjoining property. **Orientation:** Facing northeast	

Photo: 22 **Description:** North adjoining property. **Orientation:** Facing northwest	

McAlister GeoScience

235 E. Broadway, Suite 1040
Long Beach, California 90802

Appendix B

Historic Aerial Photographs, Topographic Maps, and Fire Insurance Maps

Menifee, CA

Menifee, CA

Menifee, CA 92584

Inquiry Number: 7796581.8

October 18, 2024

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

10/18/24

Site Name:

Menifee, CA
Menifee, CA
Menifee, CA 92584
EDR Inquiry # 7796581.8

Client Name:

McAlister GeoScience
235 E Broadway Ste 1040
Long Beach, CA 90802
Contact: Jorge Ramos

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1996	1"=500'	Acquisition Date: September 30, 1996	USGS/DOQQ
1989	1"=500'	Flight Date: August 15, 1989	USDA
1985	1"=500'	Flight Date: July 28, 1985	USDA
1978	1"=500'	Flight Date: September 20, 1978	USDA
1967	1"=500'	Flight Date: May 15, 1967	USDA
1961	1"=500'	Flight Date: August 18, 1961	USDA
1953	1"=500'	Flight Date: August 28, 1953	USDA
1949	1"=500'	Flight Date: May 23, 1949	USDA
1938	1"=500'	Flight Date: June 14, 1938	USDA

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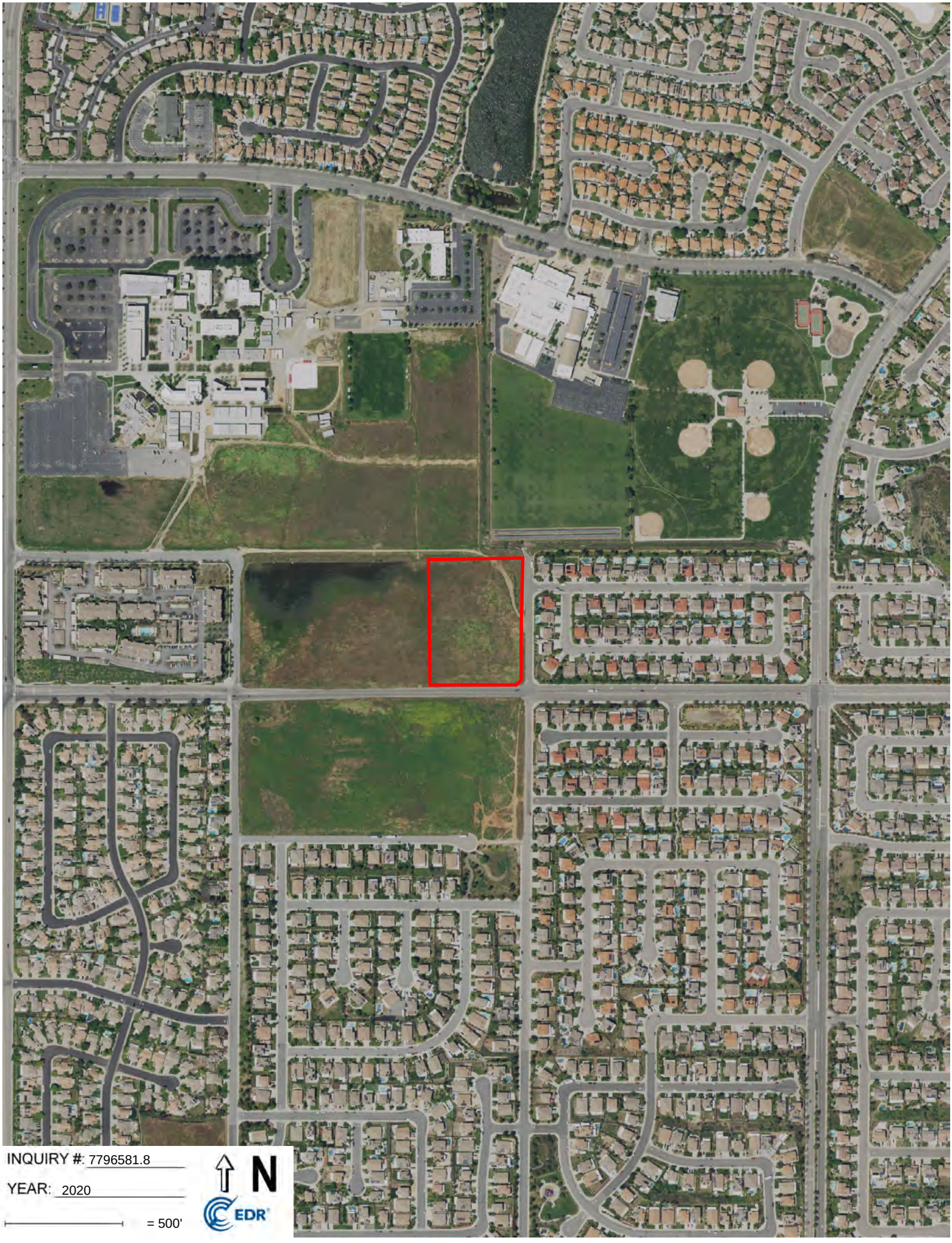
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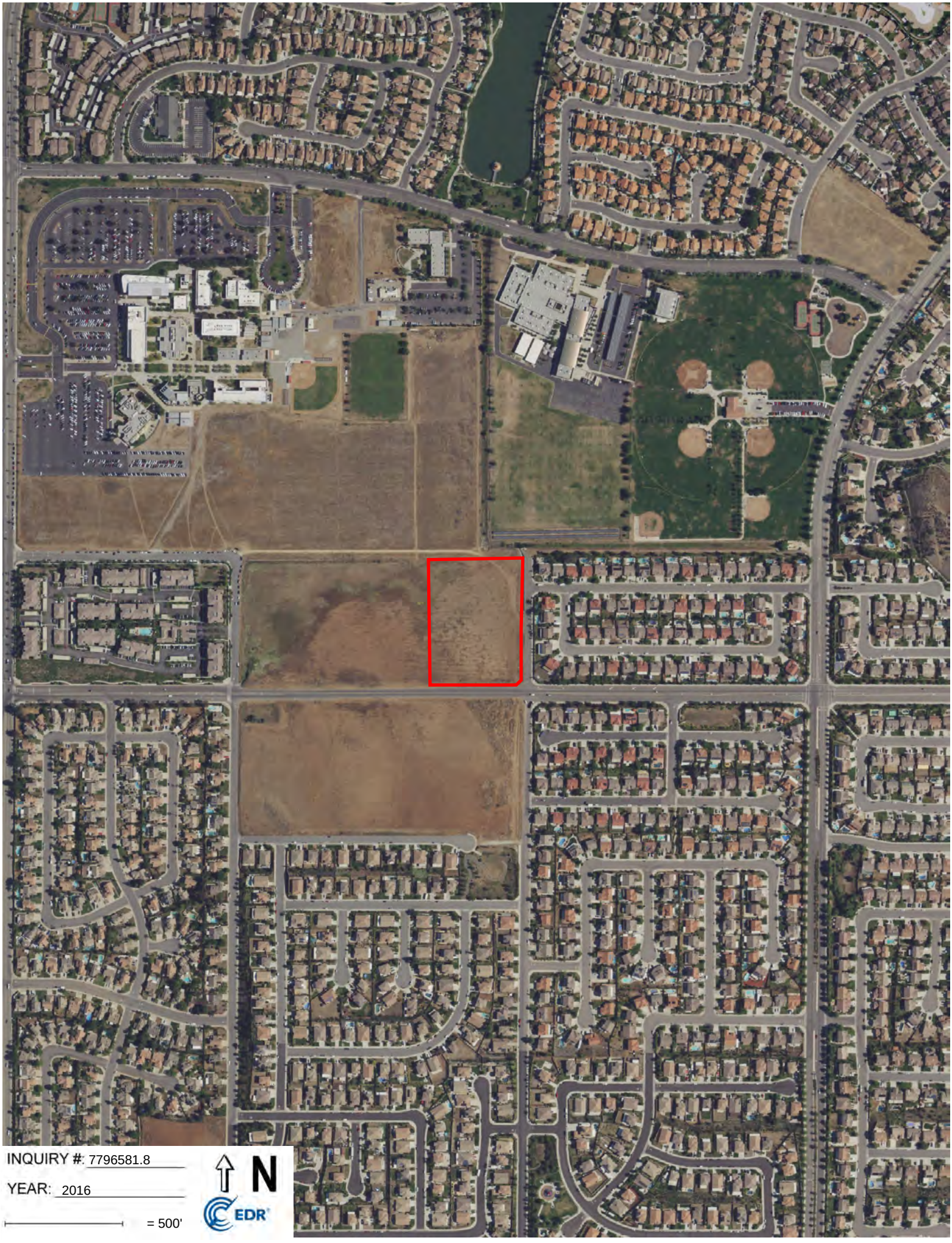
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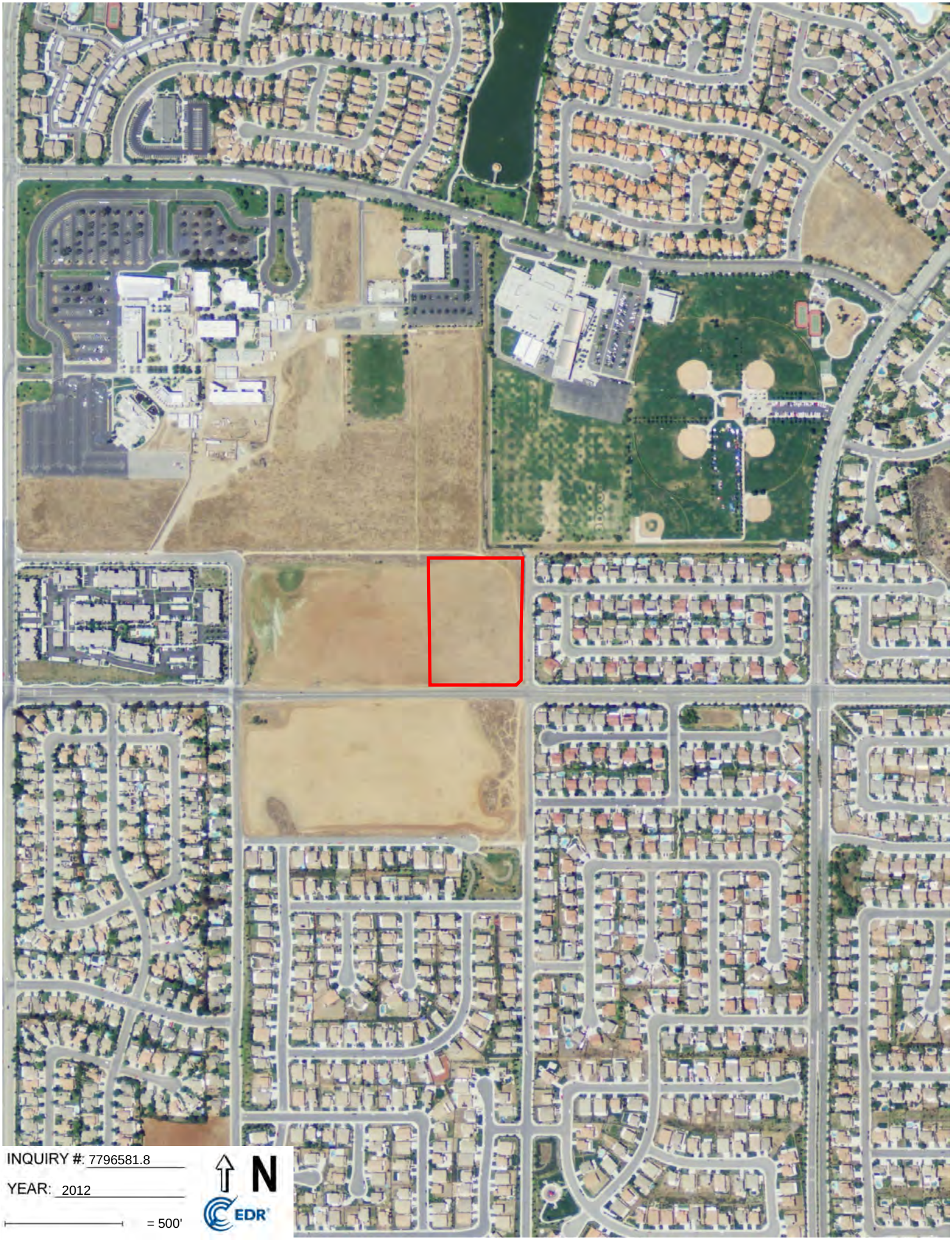
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INQUIRY #: 7796581.8
YEAR: 2020
= 500'
N
EDR


INQUIRY #: 7796581.8
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 7796581.8
YEAR: 2012
= 500'
N
EDR


INQUIRY #: 7796581.8
YEAR: 2009
= 500'
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EDR


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YEAR: 2006
= 500'
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YEAR: 2002
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EDR



INQUIRY #: 7796581.8

YEAR: 1996

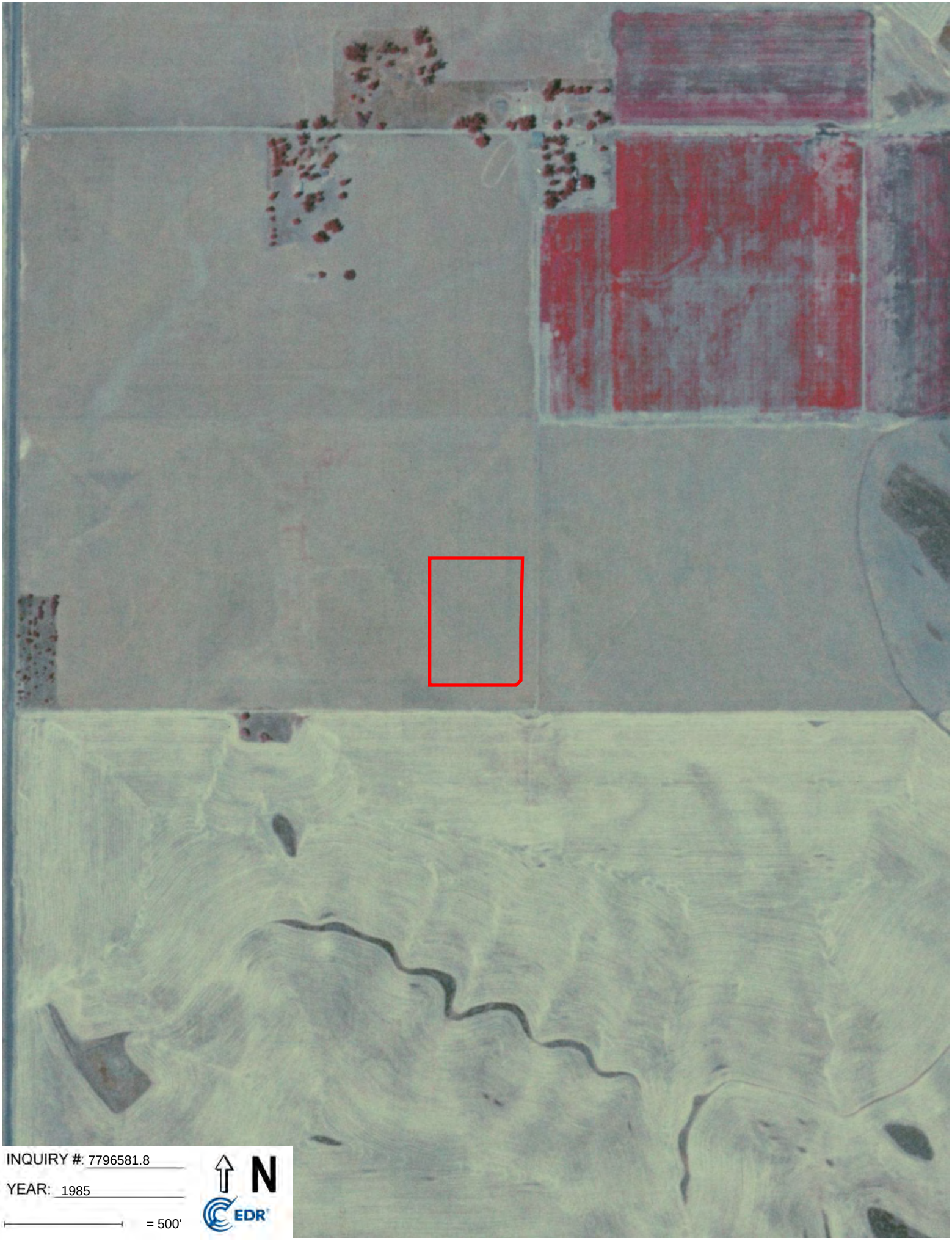
= 500'

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EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.


INQUIRY #: 7796581.8
YEAR: 1989
= 500'
N
EDR


INQUIRY #: 7796581.8
YEAR: 1985
= 500'
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EDR


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YEAR: 1978
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EDR


INQUIRY #: 7796581.8
YEAR: 1967
= 500'
N
EDR



INQUIRY #: 7796581.8

YEAR: 1961

= 500'

N

EDR


INQUIRY #: 7796581.8
YEAR: 1953
= 500'
N
EDR



INQUIRY #: 7796581.8

YEAR: 1949

= 500'

N

EDR



INQUIRY #: 7796581.8

YEAR: 1938

= 500'

N

EDR

Menifee, CA

Menifee, CA

Menifee, CA 92584

Inquiry Number: 7796581.4

October 18, 2024

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

10/18/24

Site Name:

Menifee, CA
Menifee, CA
Menifee, CA 92584
EDR Inquiry # 7796581.4

Client Name:

McAlister GeoScience
235 E Broadway Ste 1040
Long Beach, CA 90802
Contact: Jorge Ramos

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by McAlister GeoScience were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 24-10021

Project: 5.65 Acres of Undeveloped Lar

Coordinates:

Latitude:	33.671406 33° 40' 17" North
Longitude:	-117.16336 -117° 9' 48" West
UTM Zone:	Zone 11 North
UTM X Meters:	484856.21
UTM Y Meters:	3725735.07
Elevation:	1439.00' above sea level

Maps Provided:

2022	1943
2018	1942
2015	1901
2012	
1979	
1973	
1953	
1947	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets



Romoland
2022
7.5-minute, 24000

2018 Source Sheets



Romoland
2018
7.5-minute, 24000

2015 Source Sheets



Romoland
2015
7.5-minute, 24000

2012 Source Sheets

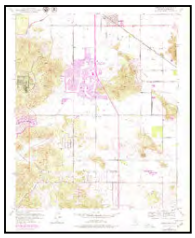


Romoland
2012
7.5-minute, 24000

Topo Sheet Key

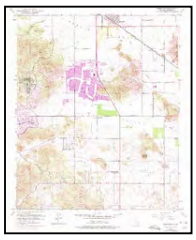
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1979 Source Sheets



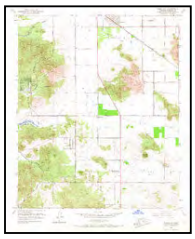
Romoland
1979
7.5-minute, 24000
Aerial Photo Revised 1976

1973 Source Sheets



Romoland
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1953 Source Sheets



Romoland
1953
7.5-minute, 24000
Aerial Photo Revised 1951

1947 Source Sheets



MURRIETA
1947
15-minute, 50000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1943 Source Sheets



Murrieta
1943
15-minute, 62500
Aerial Photo Revised 1939

1942 Source Sheets



Murrieta
1942
15-minute, 62500
Aerial Photo Revised 1939

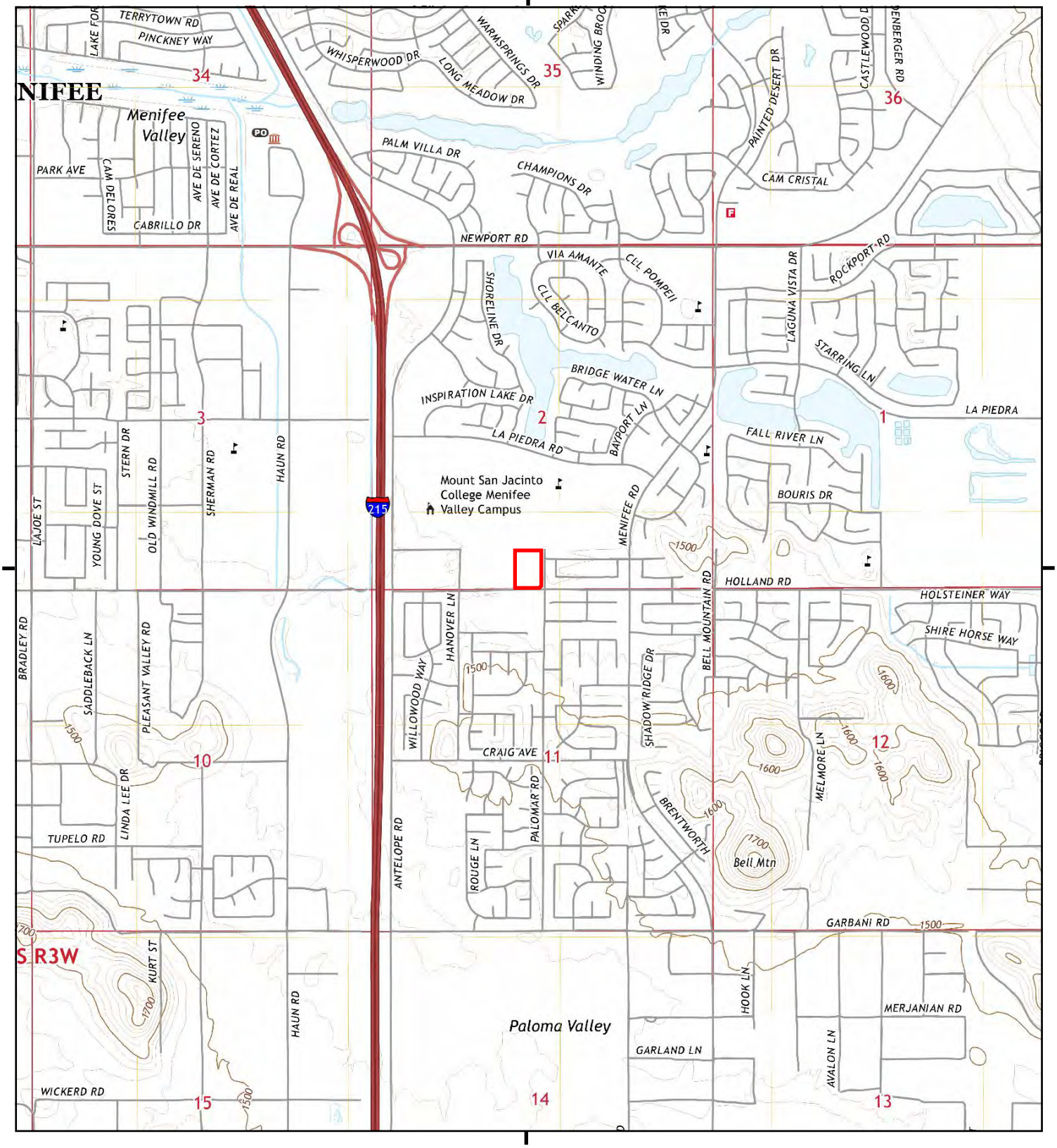
1901 Source Sheets



Elsinore
1901
30-minute, 125000

Historical Topo Map

2022



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

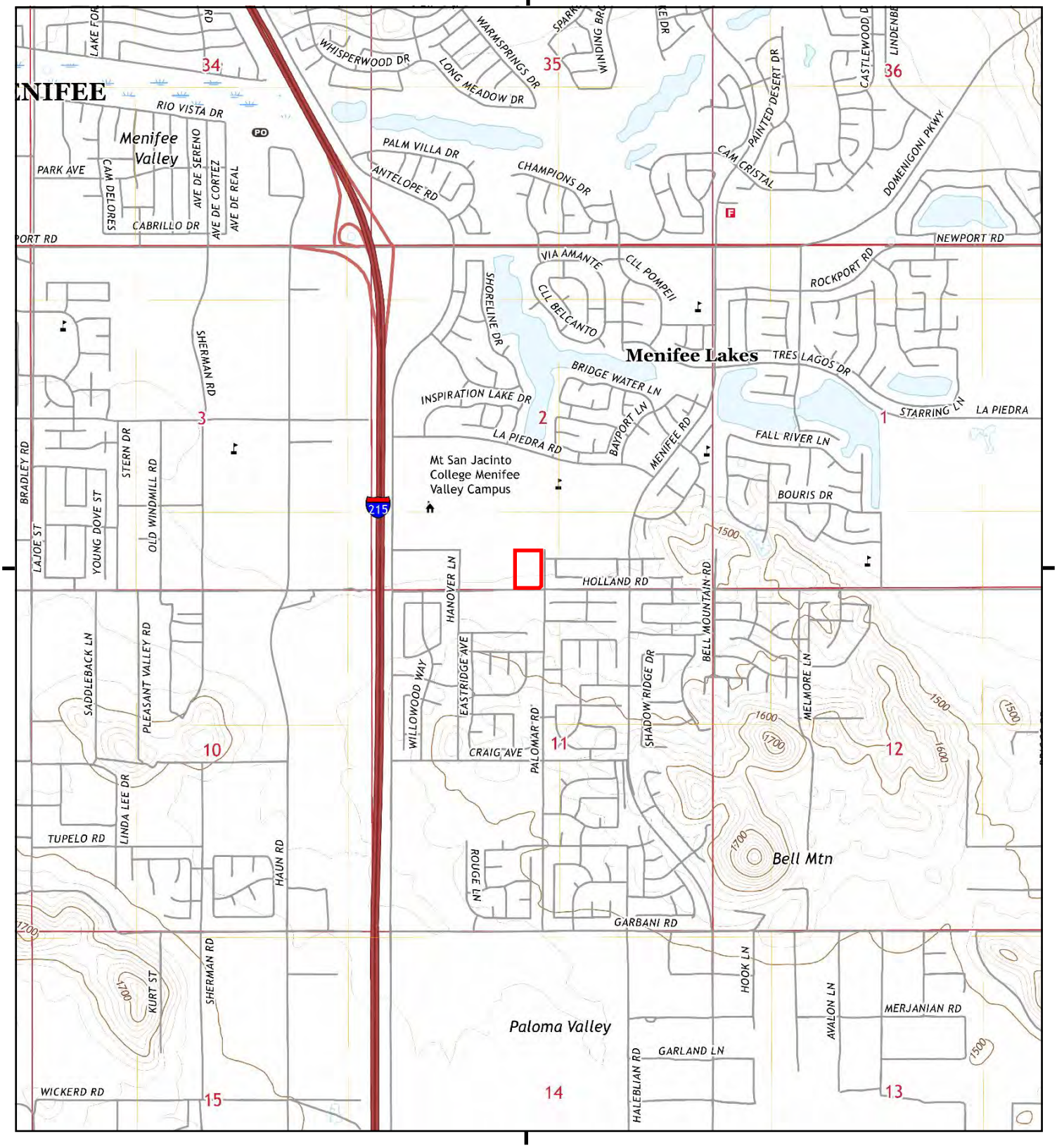
TP, Romoland, 2022, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N

Historical Topo Map

2018



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

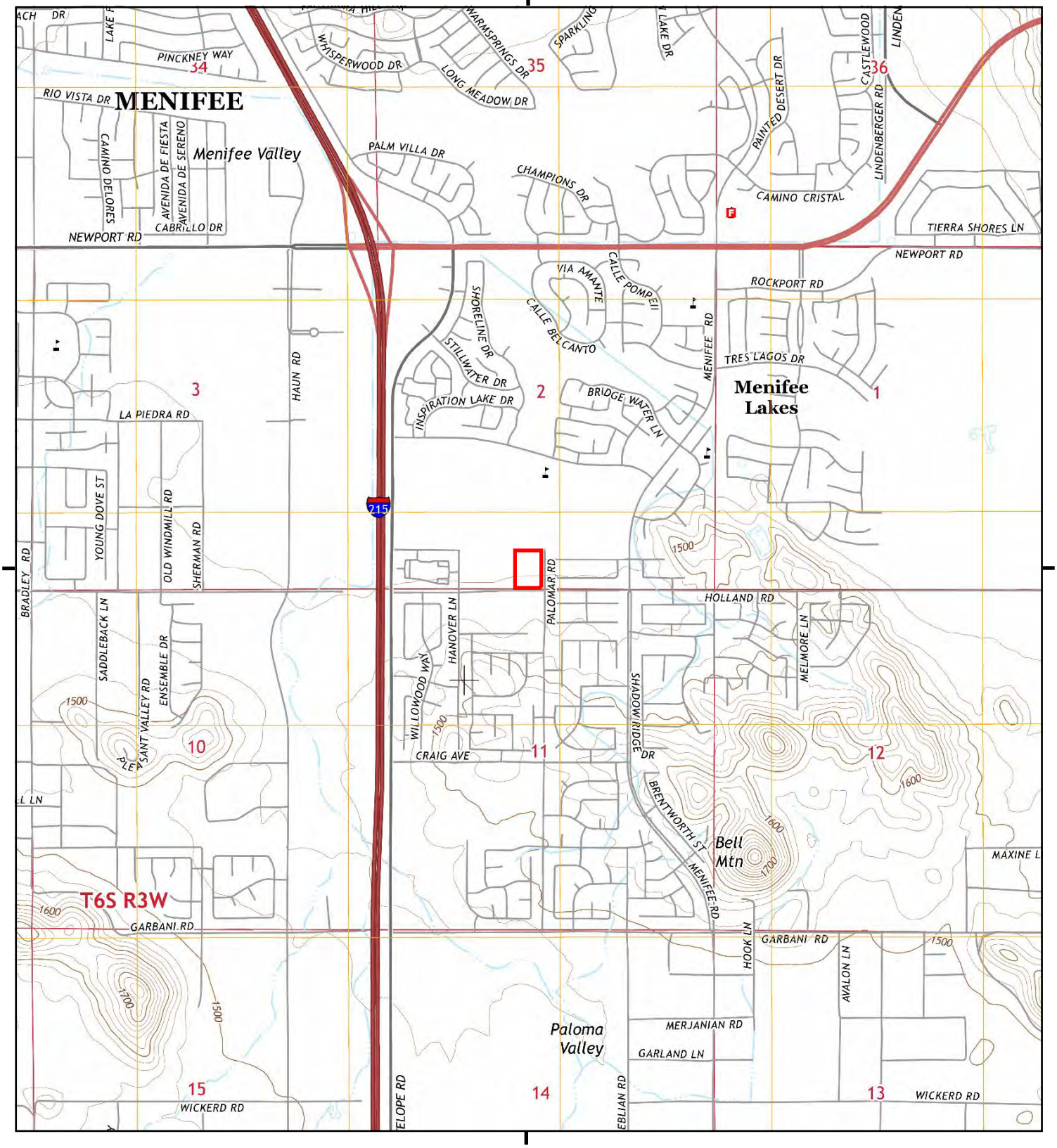
TP, Romoland, 2018, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N

Historical Topo Map

2015



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

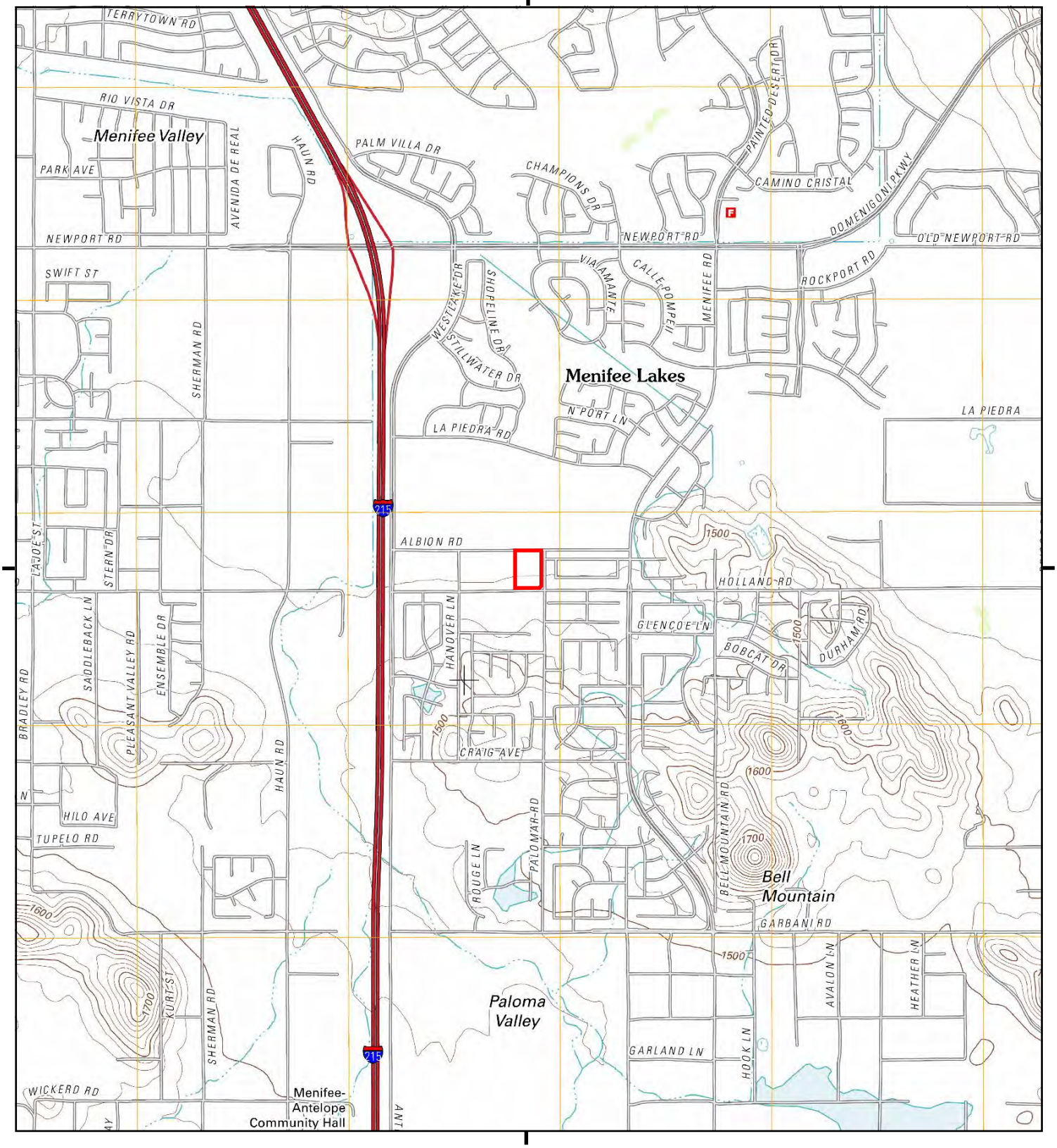
TP, Romoland, 2015, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N

Historical Topo Map

2012



This report includes information from the following map sheet(s).

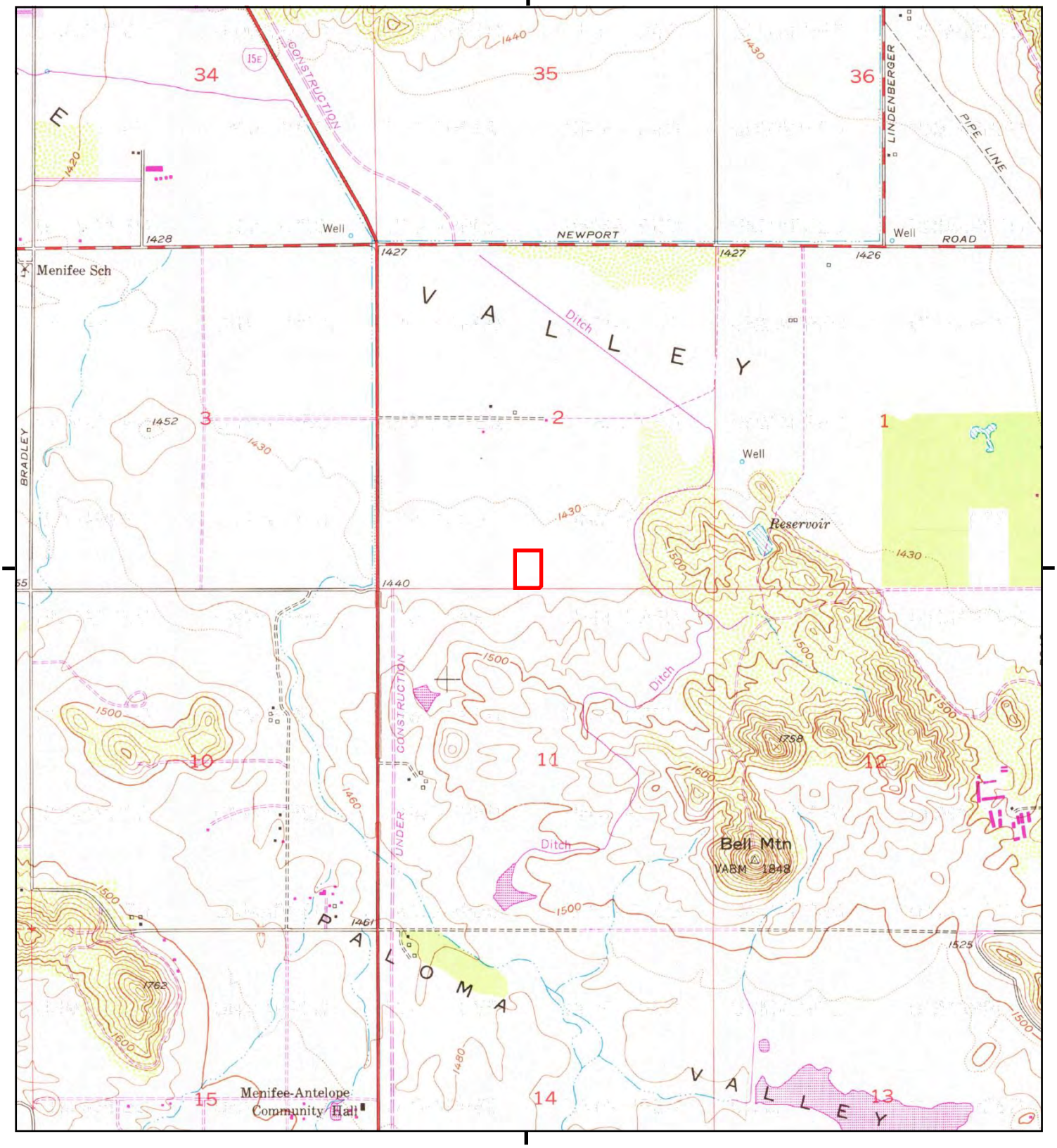
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Romoland, 2012, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

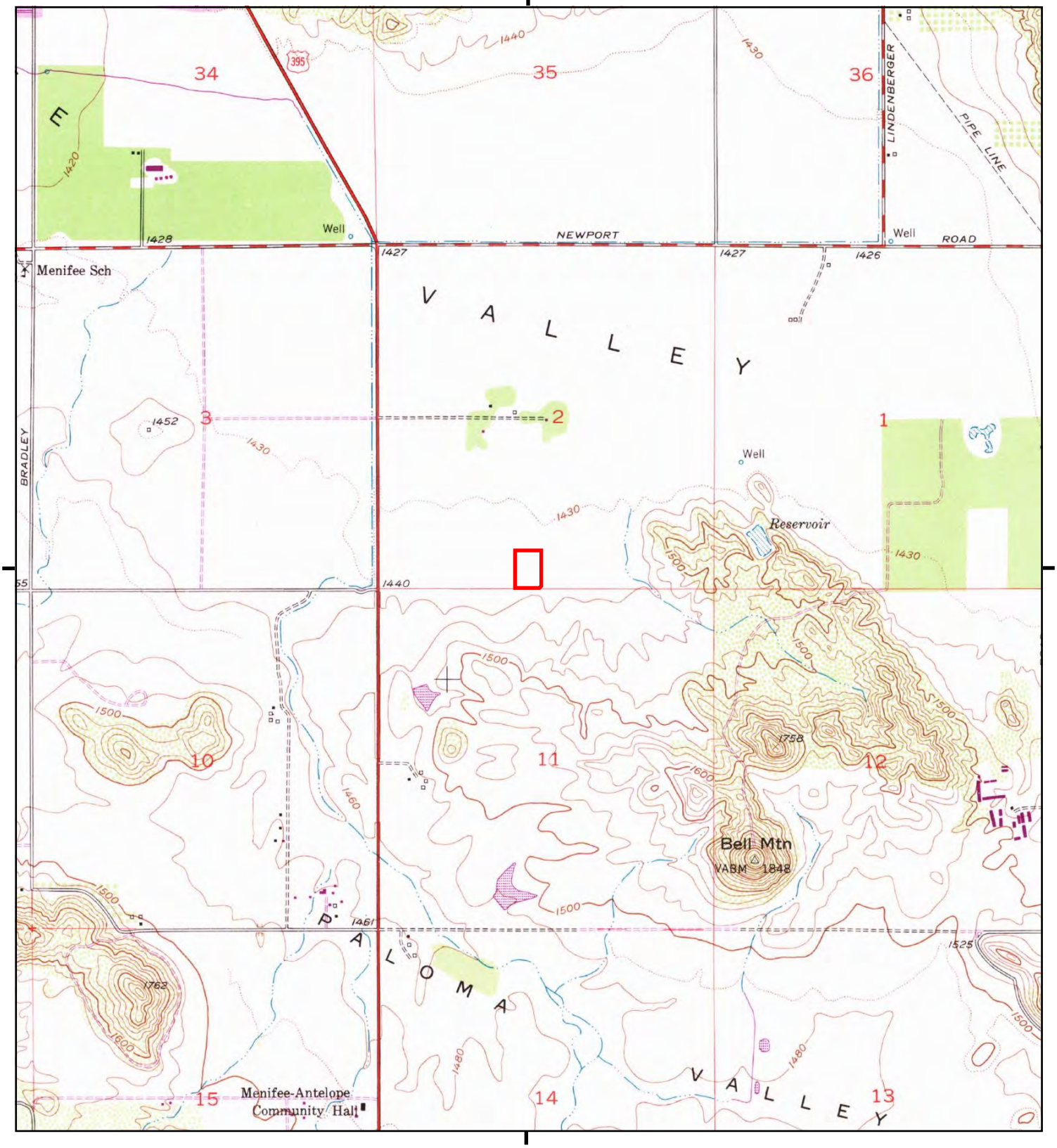
TP, Romoland, 1979, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N

Historical Topo Map

1973



This report includes information from the following map sheet(s).

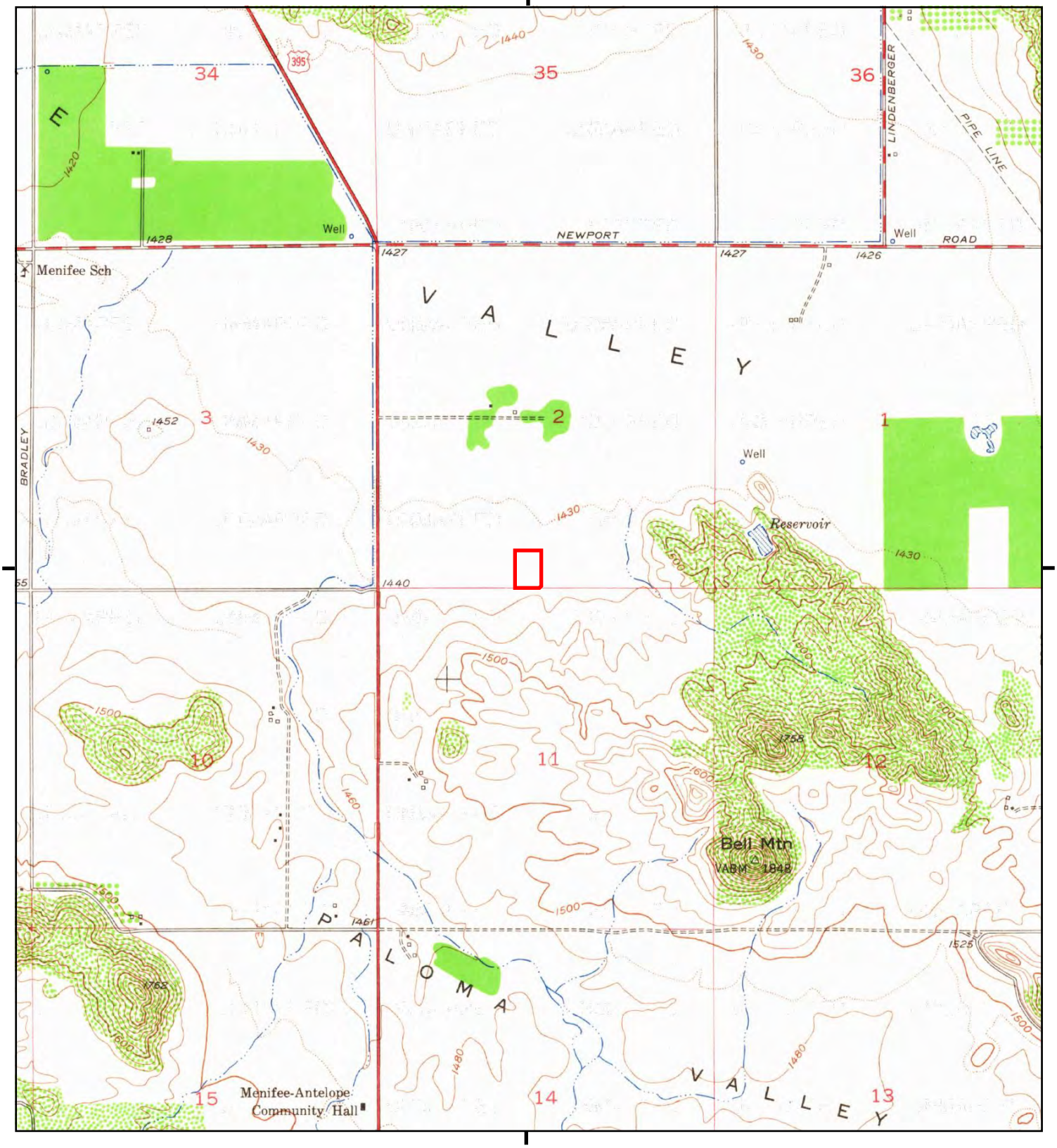
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Romoland, 1973, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

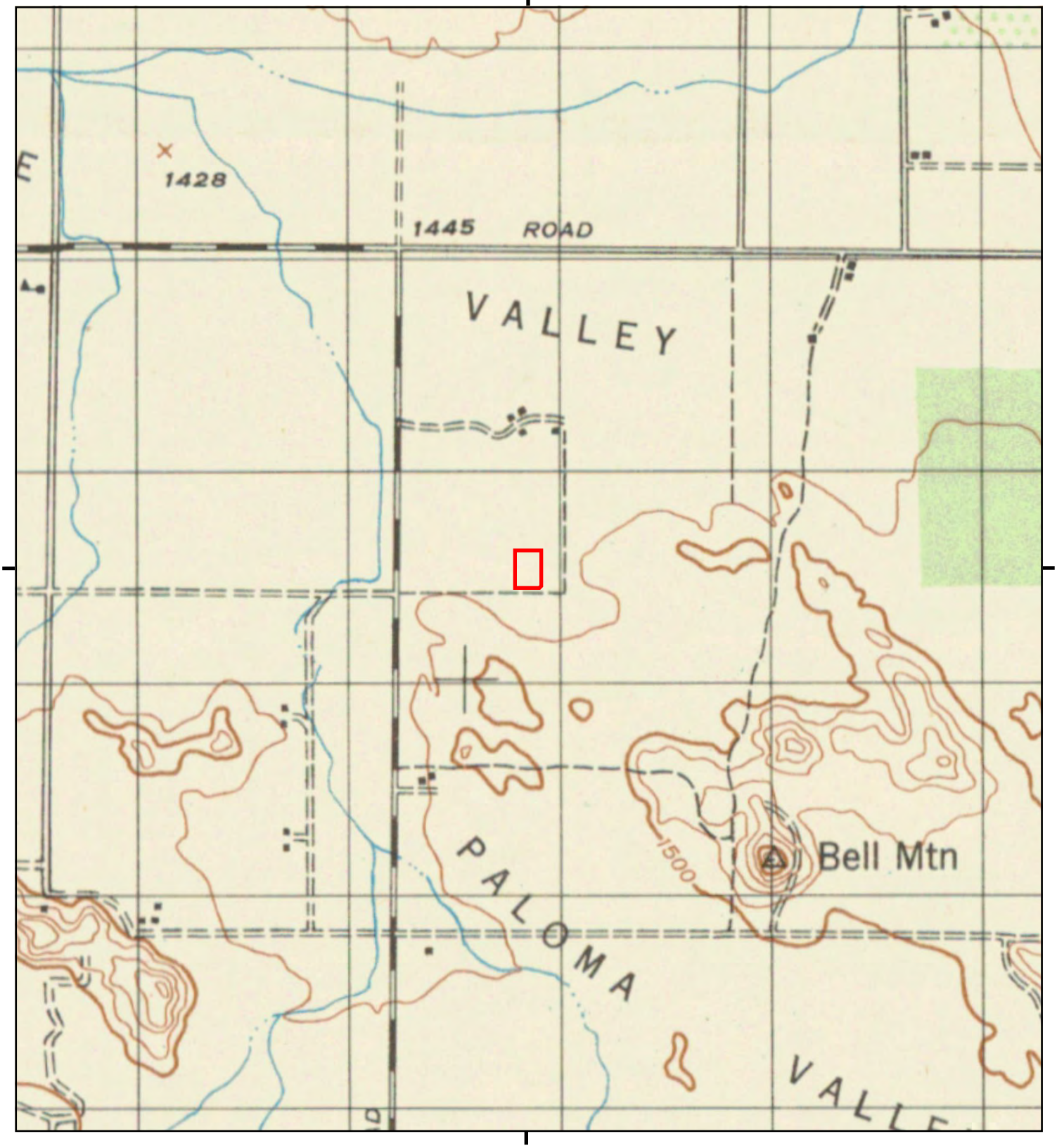
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Romoland, 1953, 7.5-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

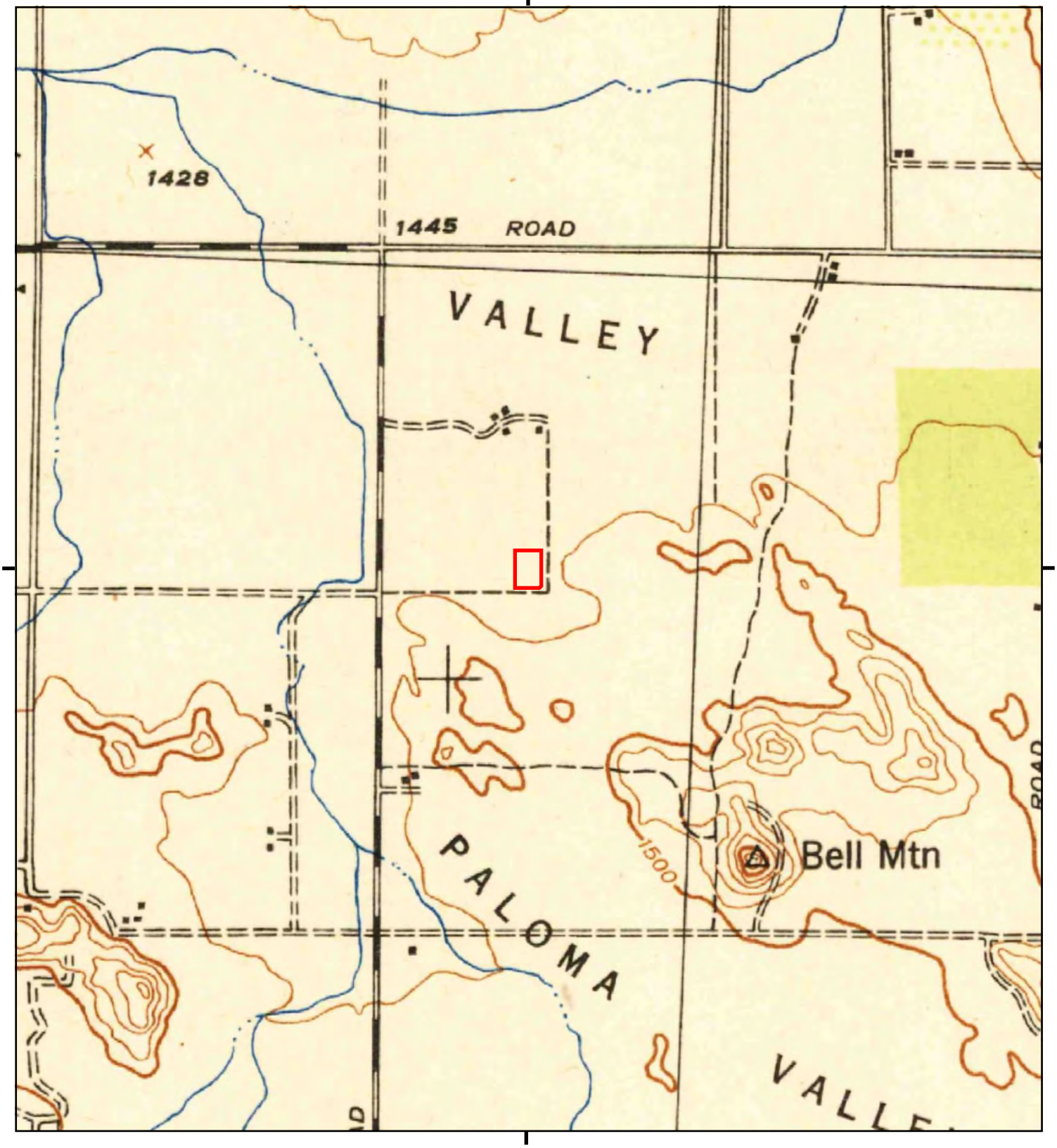
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, MURRIETA, 1947, 15-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

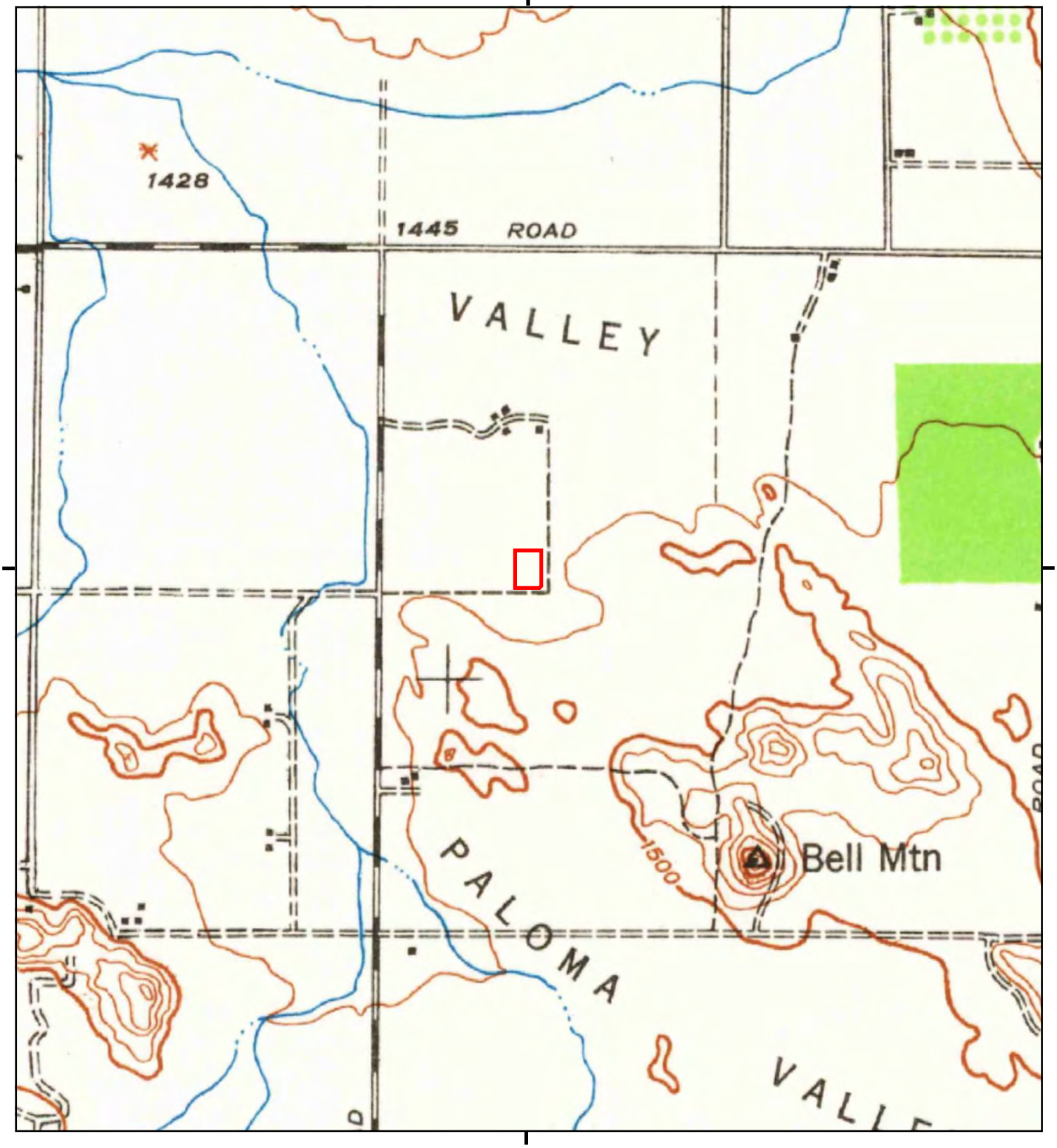
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Murrieta, 1943, 15-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

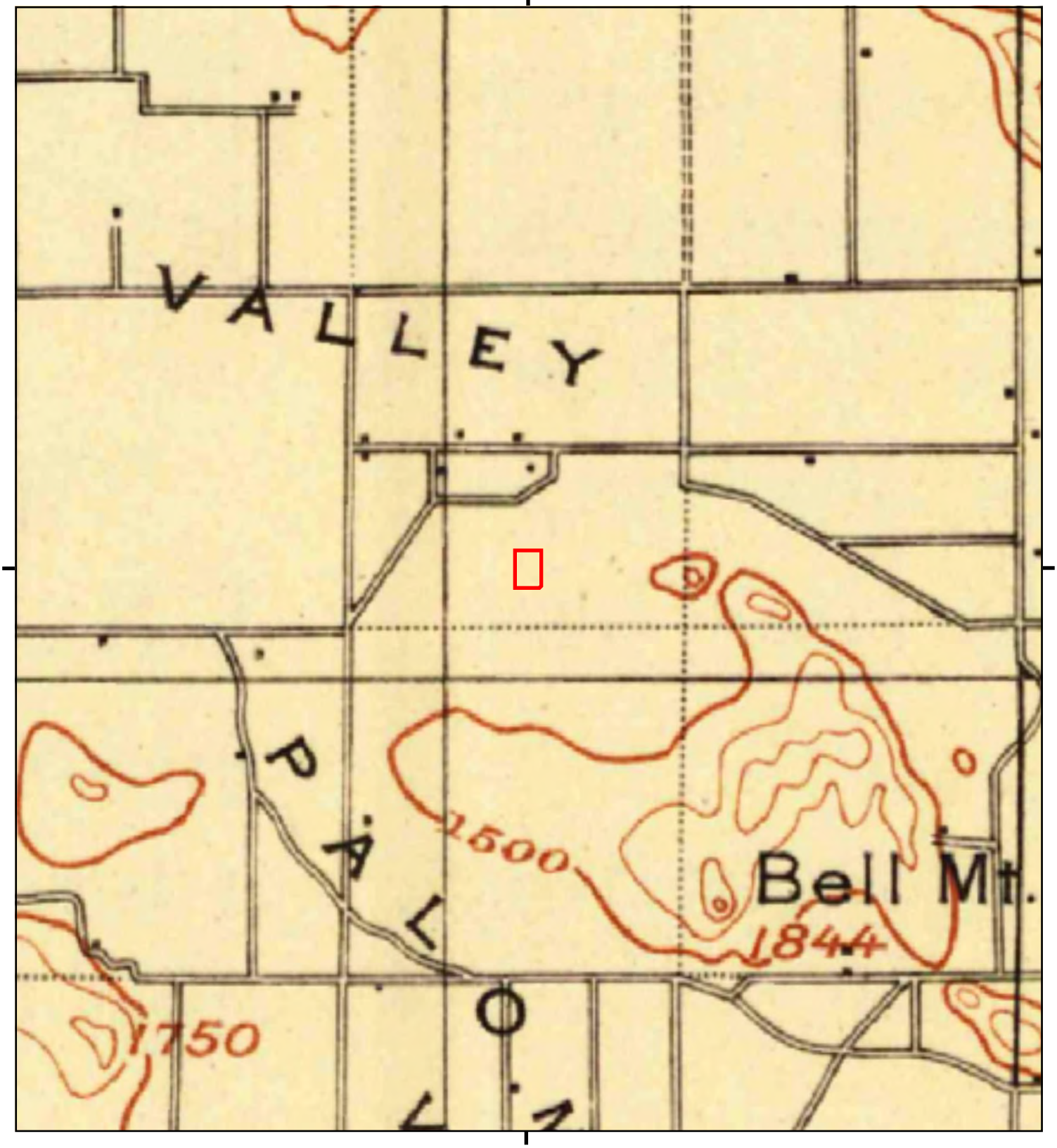
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Murrieta, 1942, 15-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Elsinore, 1901, 30-minute

SITE NAME: Menifee, CA
ADDRESS: Menifee, CA
Menifee, CA 92584
CLIENT: McAlister GeoScience

N

Menifee, CA

Menifee, CA

Menifee, CA 92584

Inquiry Number: 7796581.3

October 18, 2024

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/18/24

Site Name:	Client Name:
Menifee, CA	McAlister GeoScience
Menifee, CA	235 E Broadway Ste 1040
Menifee, CA 92584	Long Beach, CA 90802
EDR Inquiry # 7796581.3	Contact: Jorge Ramos

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by McAlister GeoScience were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # FA02-49DF-BD71

PO # 24-10021

Project 5.65 Acres of Undeveloped Land

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: FA02-49DF-BD71

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix C

EDR Radius Map Report

Holland and Palomar Road
Holland and Palomar Road
Menifee, CA 92584

Inquiry Number: 8156958.2s
October 30, 2025

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=01489AA1-6755-4B18-971C-8A6365627A18

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	11
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

HOLLAND AND PALOMAR ROAD
MENIFEE, CA 92584

COORDINATES

Latitude (North):	33.6714060 - 33° 40' 17.06''
Longitude (West):	117.1633600 - 117° 9' 48.09''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	484855.9
UTM Y (Meters):	3725541.8
Elevation:	1439 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50005839 ROMOLAND, CA
Version Date:	2022

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20220415
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
HOLLAND AND PALOMAR ROAD
MENIFEE, CA 92584

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	GREYSTAR MENIFEE	NWC HOLLAND ROAD AND	NPDES, CIWQS		TP

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
GREYSTAR MENIFEE NWC HOLLAND ROAD AND MENIFEE, CA 92584	NPDES Facility Status: Terminated CIWQS	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators

RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System
US ENG CONTROLS ---- Engineering Controls Sites List
US INST CONTROLS ---- Institutional Controls Sites List

Federal ERNS list

ERNS ---- Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ---- State Response Sites

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR ---- EnviroStor Database

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ---- Solid Waste Information System

Lists of state and tribal leaking storage tanks

LUST ---- Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ---- Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST ---- Underground Storage Tank Listing
UST ---- Active UST Facilities
AST ---- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---- Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP ---- Voluntary Cleanup Program Properties
INDIAN VCP ---- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS ---- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---- Waste Management Unit Database

SWRCY Recycler Database
HAULERS Registered Waste Tire Haulers Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
ODI Open Dump Inventory
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
HIST Cal-Sites Historical Calsites Database
SCH School Property Evaluation Program
CDL Clandestine Drug Labs
CERS HAZ WASTE California Environmental Reporting System Hazardous Waste
Toxic Pits Toxic Pits Cleanup Act Sites
US CDL National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST SWEEPS UST Listing
HIST UST Hazardous Substance Storage Container Database
CA FID UST Facility Inventory Database
CERS TANKS California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS Environmental Liens Listing
LIENS 2 CERCLA Lien Information
DEED Deed Restriction Listing

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
CHMIRS California Hazardous Material Incident Report System
LDS Land Disposal Sites Listing
MCS Military Cleanup Sites Listing
SPILLS 90 SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System

EXECUTIVE SUMMARY

ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
MINES MRDS	Mineral Resources Data System
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
UST FINDER	UST Finder Database
UST FINDER RELEASE	UST Finder Releases Database
E MANIFEST	Hazardous Waste Electronic Manifest System
PFAS	PFAS Investigation Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
CHROME PLATING	Chrome Plating Facilities Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HIST CORTESE	Hazardous Waste & Substance Site List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database

EXECUTIVE SUMMARY

HWTS ---------- Hazardous Waste Tracking System
HAZNET ---------- Facility and Manifest Data
MINES ---------- Mines Site Location Listing
MWMP ---------- Medical Waste Management Program Listing
PEST LIC ---------- Pesticide Regulation Licenses Listing
PROC ---------- Certified Processors Database
Notify 65 ---------- Proposition 65 Records
HAZMAT ---------- Hazardous Material Facilities
UIC ---------- UIC Listing
UIC GEO ---------- UIC GEO (GEOTRACKER)
WASTEWATER PITS ---------- Oil Wastewater Pits Listing
WDS ---------- Waste Discharge System
WIP ---------- Well Investigation Program Case List
MILITARY PRIV SITES ---------- MILITARY PRIV SITES (GEOTRACKER)
PROJECT ---------- PROJECT (GEOTRACKER)
WDR ---------- Waste Discharge Requirements Listing
CERS ---------- CERS
NON-CASE INFO ---------- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---------- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---------- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---------- SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ ---------- Well Stimulation Project (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

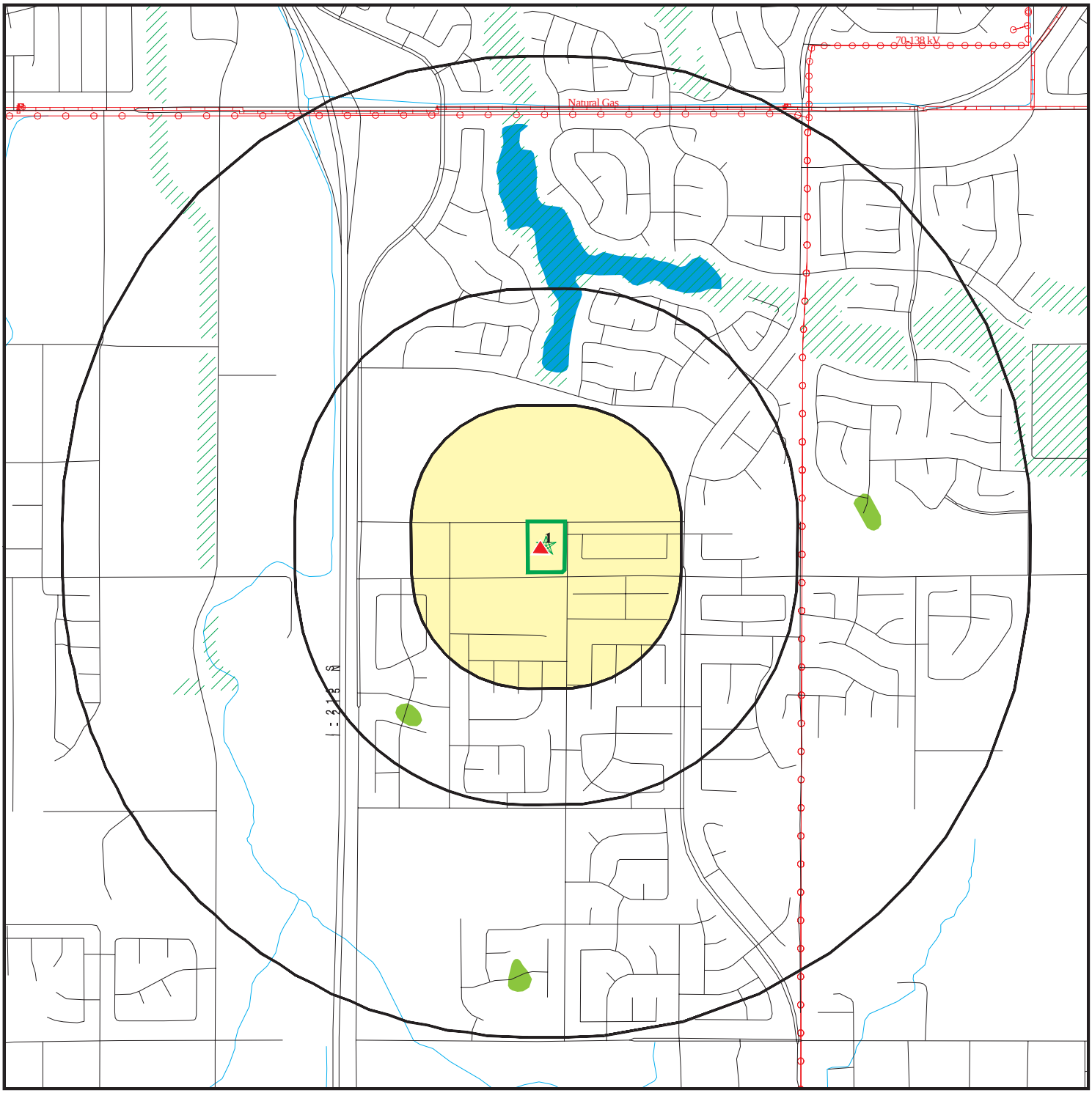
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 8156958.2S



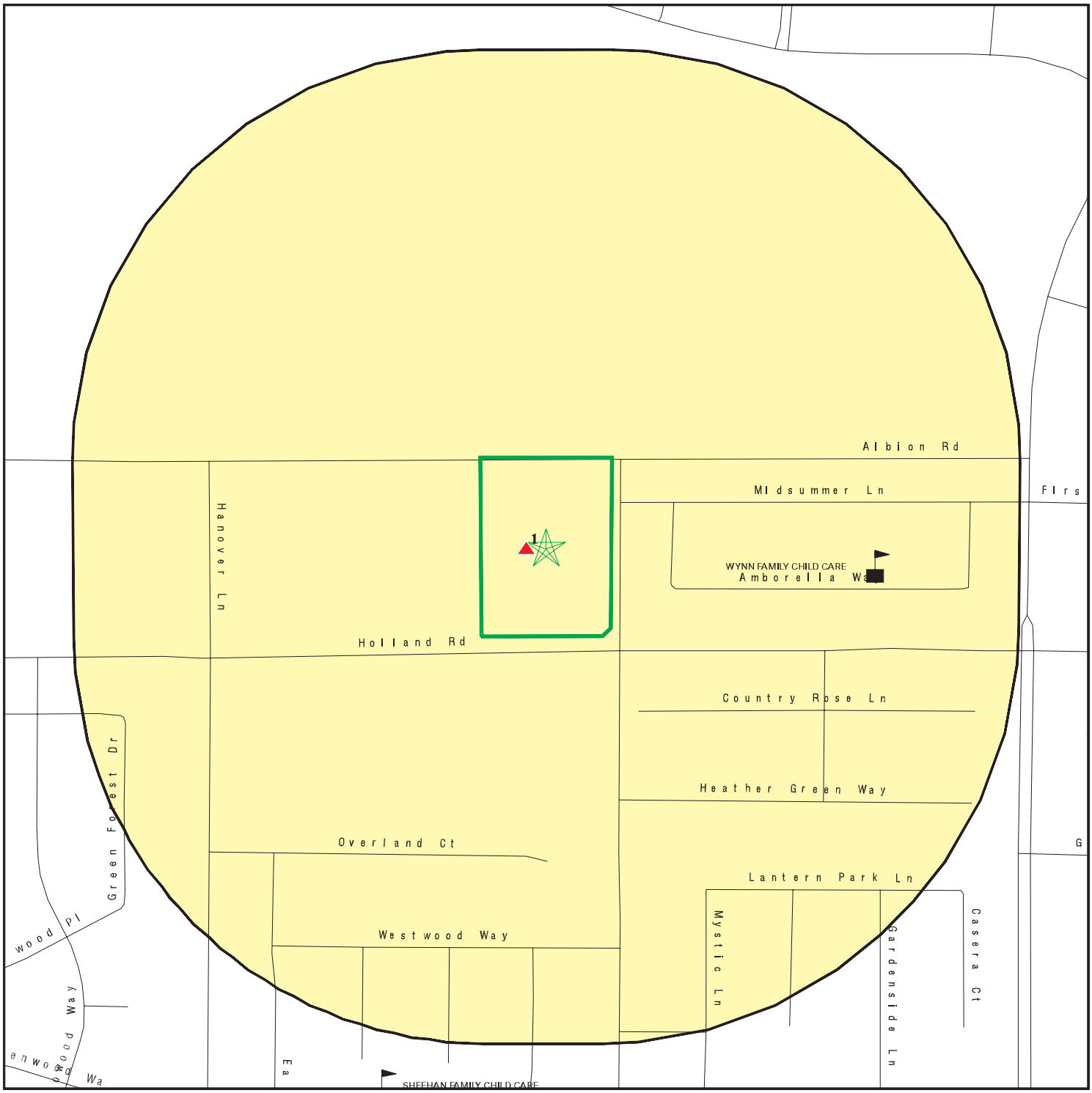
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Holland and Palomar Road	CLIENT:	McAlister GeoScience
ADDRESS:	Holland and Palomar Road Menifee CA 92584	CONTACT:	Daisy Wanless
		INQUIRY #:	8156958.2s
LAT/LONG:	33.671406 / 117.16336	DATE:	October 30, 2025 1:13 pm

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DETAIL MAP - 8156958.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Holland and Palomar Road	CLIENT: McAlister GeoScience
ADDRESS: Holland and Palomar Road Menifee CA 92584	CONTACT: Daisy Wanless
LAT/LONG: 33.671406 / 117.16336	INQUIRY #: 8156958.2s DATE: October 30, 2025 1:14 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP	1	NR	NR	NR	NR	NR	1
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP	1	NR	NR	NR	NR	NR	1
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		2	0	0	0	0	0	2

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 **GREYSTAR MENIFEE** **NPDES** **S130549658**
Target **NWC HOLLAND ROAD AND PALOMAR ROAD** **CIWQS** **N/A**
Property **MENIFEE, CA 92584**

Actual:
1439 ft.

NPDES:

Name:	GREYSTAR MENIFEE
Address:	NWC HOLLAND ROAD AND PALOMAR ROAD
City,State,Zip:	MENIFEE, CA 92584
Facility Status:	Terminated
NPDES Number:	CAS000002
Region:	8
Agency Number:	0
Regulatory Measure ID:	564741
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	8 33C401696
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/22/2023
Termination Date Of Regulatory Measure:	09/18/2024
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	380 Stevens Avenue
Discharge Name:	Greystar Development West LLC
Discharge City:	Solana Beach
Discharge State:	California
Discharge Zip:	92075
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

Name:	GREYSTAR MENIFEE
Address:	NWC HOLLAND ROAD AND PALOMAR ROAD
City,State,Zip:	MENIFEE, CA 92584
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	8 33C401696
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	11/27/2024

GREYSTAR MENIFEE (Continued) **S130549658**

Operator Name:	Greystar Development West LLC
Operator Address:	380 Stevens Avenue
Operator City:	Solana Beach
Operator State:	California
Operator Zip:	92075

CIWQS:

Name:	Greystar Menifee
Address:	NWC HOLLAND ROAD AND PALOMAR ROAD
City,State,Zip:	MENIFEE, CA 92584
Agency:	Greystar Development West LLC
Agency Address:	380 Stevens Avenue Suite 305, Solana Beach, CA 92075
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	8
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	8 33C401696
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	08/22/2023
Termination Date:	09/18/2024
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	1
Violations within 5 years:	1
Latitude:	33.671391
Longitude:	-117.163571

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/05/2025
Date Data Arrived at EDR: 06/20/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 68

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 10/28/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/19/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/19/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/10/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 4

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 07/17/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/20/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 07/17/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/20/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/31/2025
Date Data Arrived at EDR: 07/31/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 82

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 07/31/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 07/11/2025
Number of Days to Update: 39

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/27/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 07/11/2025
Number of Days to Update: 39

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22
Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 04/23/2025
Date Made Active in Reports: 04/24/2025
Number of Days to Update: 1
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/16/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 86

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Semi-Annually

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 05/13/2025
Date Data Arrived at EDR: 05/22/2025
Date Made Active in Reports: 05/27/2025
Number of Days to Update: 5

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/27/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/21/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 07/17/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 83
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/20/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/12/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 09/05/2025
Number of Days to Update: 85
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 12/26/2025
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
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. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/09/2024
Date Data Arrived at EDR: 09/11/2024
Date Made Active in Reports: 12/06/2024
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 05/30/2025
Date Data Arrived at EDR: 05/30/2025
Date Made Active in Reports: 08/18/2025
Number of Days to Update: 80

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/19/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/05/2025
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 10/28/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/23/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 07/17/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 10/20/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a 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 location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 03/21/2024
Date Made Active in Reports: 06/12/2024
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/28/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/14/2025
Date Data Arrived at EDR: 04/15/2025
Date Made Active in Reports: 07/07/2025
Number of Days to Update: 83

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 10/13/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site 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.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 07/28/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 84

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 07/14/2025
Date Data Arrived at EDR: 07/15/2025
Date Made Active in Reports: 10/06/2025
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/13/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/30/2025
Date Data Arrived at EDR: 05/30/2025
Date Made Active in Reports: 08/18/2025
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/19/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA 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.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/23/2025
Date Data Arrived at EDR: 05/23/2025
Date Made Active in Reports: 08/14/2025
Number of Days to Update: 83

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/11/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 4

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/31/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 85

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 07/11/2025
Number of Days to Update: 39

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 07/11/2025
Number of Days to Update: 39

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 07/23/2025
Date Data Arrived at EDR: 07/23/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 6

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 07/23/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/02/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/07/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/03/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 07/31/2025
Next Scheduled EDR Contact: 11/10/2025
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/11/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/11/2025
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 7

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/11/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/14/2025
Date Data Arrived at EDR: 07/14/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/14/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2025
Date Data Arrived at EDR: 08/04/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 8

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 91

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/08/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 28

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 11/10/2025
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 10/02/2024
Date Made Active in Reports: 01/10/2025
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 09/30/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 05/07/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 27

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 10/23/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/16/2024
Date Made Active in Reports: 01/14/2025
Number of Days to Update: 90

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 08/28/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 07/31/2025
Next Scheduled EDR Contact: 11/10/2025
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/17/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 06/30/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 88
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/20/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 06/30/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 91

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/13/2026
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 09/29/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/11/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 09/29/2025
Date Data Arrived at EDR: 10/01/2025
Date Made Active in Reports: 10/28/2025
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/01/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 70

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/18/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 09/24/2025
Number of Days to Update: 85

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/01/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 84

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by 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.

Date of Government Version: 05/28/2025
Date Data Arrived at EDR: 05/28/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 6

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/22/2025
Date Data Arrived at EDR: 05/05/2025
Date Made Active in Reports: 05/21/2025
Number of Days to Update: 16

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 02/14/2025
Date Data Arrived at EDR: 03/11/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 84

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/29/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/22/2025
Date Data Arrived at EDR: 06/25/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/07/2025
Date Data Arrived at EDR: 05/13/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 77

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/07/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 09/24/2025
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 84

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/15/2024
Date Data Arrived at EDR: 03/06/2025
Date Made Active in Reports: 06/03/2025
Number of Days to Update: 89

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 09/02/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 06/23/2025
Date Data Arrived at EDR: 06/26/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 62

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 09/26/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 07/06/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA’s UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA’s Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 08/13/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: Semi-Annually

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 08/13/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: Varies

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 08/13/2025
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS sites included in the Envirostor and GeoTracker databases. Locations of potential sources of per - and polyfluoroalkyl substances (PFAS). This does not mean that PFAS has been produced, used, or discharged at these sites.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/28/2025
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 09/02/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 09/02/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/12/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 09/05/2025
Number of Days to Update: 85

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

CUPA LIV-PLE: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 09/19/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 87

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/07/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: Varies

DRYCLEAN N SIERRA: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 08/22/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 05/05/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 05/14/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/05/2025
Number of Days to Update: 77

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 05/21/2025
Date Data Arrived at EDR: 05/28/2025
Date Made Active in Reports: 08/15/2025
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 08/19/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Annually

DRYCLEAN MOJAVE: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 05/02/2025
Date Data Arrived at EDR: 05/02/2025
Date Made Active in Reports: 07/18/2025
Number of Days to Update: 77
Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 08/21/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75
Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 04/03/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 83
Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTERY BAY: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 04/15/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 83
Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 05/02/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 83
Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN VENTURA: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 05/05/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 83
Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75
Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GLENN: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 08/28/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 77
Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RVR: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88
Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N SONOMA: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 08/23/2024
Date Data Arrived at EDR: 08/26/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 71
Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BAY AREA: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 06/05/2025
Date Data Arrived at EDR: 06/11/2025
Date Made Active in Reports: 08/20/2025
Number of Days to Update: 70
Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 05/02/2025
Date Data Arrived at EDR: 05/08/2025
Date Made Active in Reports: 07/28/2025
Number of Days to Update: 81
Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List
Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/26/2024
Date Made Active in Reports: 04/16/2024
Number of Days to Update: 81
Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 10/23/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

DRYCLEAN SAN JOAQUIN: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 05/05/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 07/28/2025
Number of Days to Update: 82
Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN LAKE: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 05/02/2024
Number of Days to Update: 76
Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDOCINO: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 08/26/2024
Date Data Arrived at EDR: 09/03/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 71
Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 09/03/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69
Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 10/02/2024
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/20/2024
Number of Days to Update: 78
Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 05/15/2023
Date Data Arrived at EDR: 05/17/2023
Date Made Active in Reports: 08/14/2023
Number of Days to Update: 89
Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 08/21/2024
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412
Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN N COAST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473
Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 05/22/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 8
Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/19/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Varies

DRYCLEAN SHASTA: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 08/29/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69
Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 05/02/2025
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 03/11/2025
Date Made Active in Reports: 05/23/2025
Number of Days to Update: 73
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/11/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/14/2025
Date Data Arrived at EDR: 07/14/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 81
Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 10/14/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 07/08/2025
Date Data Arrived at EDR: 07/09/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 86
Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/08/2025
Date Data Arrived at EDR: 05/13/2025
Date Made Active in Reports: 07/30/2025
Number of Days to Update: 78

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 10/28/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/12/2025
Date Data Arrived at EDR: 05/13/2025
Date Made Active in Reports: 07/30/2025
Number of Days to Update: 78

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/07/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/12/2025
Date Data Arrived at EDR: 05/13/2025
Date Made Active in Reports: 07/30/2025
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/07/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 06/25/2025
Date Data Arrived at EDR: 06/25/2025
Date Made Active in Reports: 09/18/2025
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 09/29/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/02/2025
Date Made Active in Reports: 08/18/2025
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 06/30/2025
Date Made Active in Reports: 08/18/2025
Number of Days to Update: 49

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 09/29/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 05/29/2025
Date Data Arrived at EDR: 05/29/2025
Date Made Active in Reports: 08/18/2025
Number of Days to Update: 81

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2025
Date Data Arrived at EDR: 05/23/2025
Date Made Active in Reports: 08/15/2025
Number of Days to Update: 84

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/04/2025
Date Data Arrived at EDR: 08/05/2025
Date Made Active in Reports: 10/23/2025
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 05/23/2025
Date Data Arrived at EDR: 05/23/2025
Date Made Active in Reports: 08/14/2025
Number of Days to Update: 83

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 05/30/2025
Date Data Arrived at EDR: 05/30/2025
Date Made Active in Reports: 08/18/2025
Number of Days to Update: 80

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/04/2025
Date Data Arrived at EDR: 06/04/2025
Date Made Active in Reports: 08/27/2025
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Annually

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 05/29/2025
Date Data Arrived at EDR: 05/29/2025
Date Made Active in Reports: 08/19/2025
Number of Days to Update: 82

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region’s active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/02/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 05/30/2025
Date Data Arrived at EDR: 05/30/2025
Date Made Active in Reports: 08/19/2025
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 05/06/2025
Date Data Arrived at EDR: 05/06/2025
Date Made Active in Reports: 05/07/2025
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/21/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 07/14/2025
Date Data Arrived at EDR: 07/14/2025
Date Made Active in Reports: 10/06/2025
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/13/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 06/02/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/26/2025
Number of Days to Update: 85

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 03/17/2025
Date Data Arrived at EDR: 03/19/2025
Date Made Active in Reports: 05/30/2025
Number of Days to Update: 72

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 07/15/2025
Date Data Arrived at EDR: 07/16/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 84

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 79

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 07/08/2025
Date Data Arrived at EDR: 07/09/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 86

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 07/30/2025
Date Data Arrived at EDR: 07/30/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 83

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 07/30/2025
Date Data Arrived at EDR: 07/30/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 83

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List

Cupa facility list

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/15/2025
Number of Days to Update: 76

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/09/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List

Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 07/01/2025
Date Data Arrived at EDR: 07/09/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 86

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/03/2025
Date Data Arrived at EDR: 07/03/2025
Date Made Active in Reports: 09/26/2025
Number of Days to Update: 85

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/17/2024
Number of Days to Update: 75

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 09/30/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 07/09/2024
Date Made Active in Reports: 09/27/2024
Number of Days to Update: 80

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 10/09/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/03/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 09/05/2025
Number of Days to Update: 85

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/03/2025
Date Data Arrived at EDR: 06/12/2025
Date Made Active in Reports: 09/05/2025
Number of Days to Update: 85
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation LA County List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/29/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 85
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/16/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/16/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/09/2025
Number of Days to Update: 84
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/08/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 05/12/2025
Date Data Arrived at EDR: 05/14/2025
Date Made Active in Reports: 06/16/2025
Number of Days to Update: 33

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/25/2025
Date Data Arrived at EDR: 09/26/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 12

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Varies

NAPA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/25/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 84

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Orange County
Petroleum and non-petroleum spills.

Date of Government Version: 07/30/2025
Date Data Arrived at EDR: 07/30/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/30/2025
Date Data Arrived at EDR: 07/30/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/29/2025
Date Data Arrived at EDR: 04/30/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 78

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: No Update Planned

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/22/2025
Date Data Arrived at EDR: 05/22/2025
Date Made Active in Reports: 08/14/2025
Number of Days to Update: 84
Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/19/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64
Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/12/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 15
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/06/2025
Date Data Arrived at EDR: 03/07/2025
Date Made Active in Reports: 05/22/2025
Number of Days to Update: 76
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 07/25/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 84

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/29/2025
Date Data Arrived at EDR: 05/29/2025
Date Made Active in Reports: 06/18/2025
Number of Days to Update: 20

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 10/27/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/23/2025
Date Data Arrived at EDR: 05/23/2025
Date Made Active in Reports: 08/15/2025
Number of Days to Update: 84

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/23/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2024
Date Data Arrived at EDR: 01/15/2025
Date Made Active in Reports: 03/28/2025
Number of Days to Update: 72

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24
Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/19/2025
Next Scheduled EDR Contact: 12/08/2025
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 05/02/2025
Date Data Arrived at EDR: 05/07/2025
Date Made Active in Reports: 07/30/2025
Number of Days to Update: 84
Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10
Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 07/10/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/20/2025
Number of Days to Update: 83
Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
A listing of properties that fall within a Maher Ordinance, for all of San Francisco. The Maher Ordinance requires San Francisco Department of Public Health (DPH) oversight for the characterization and mitigation of hazardous substances found in soil, soil vapor, and groundwater in areas designated within the Maher map. The Maher map includes areas with current or historical industrial use or zoning; areas within 100 feet of current or historical underground tanks; filled former Bay, marsh, or creek areas; or areas within 150 feet of a current or former elevated highway. City of San Francisco Planning.

Date of Government Version: 07/13/2025
Date Data Arrived at EDR: 07/14/2025
Date Made Active in Reports: 10/06/2025
Number of Days to Update: 84
Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 10/14/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/03/2025
Next Scheduled EDR Contact: 12/22/2025
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/07/2025
Date Data Arrived at EDR: 05/08/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 82

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/19/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/26/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/26/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 05/16/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/05/2025
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

SITE MIT SANTA CRUZ: Site Mitigation Santa Cruz County List
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20

Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/05/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/09/2025
Next Scheduled EDR Contact: 12/29/2025
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 09/30/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/05/2024
Date Data Arrived at EDR: 11/20/2024
Date Made Active in Reports: 02/13/2025
Number of Days to Update: 85

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/12/2025
Next Scheduled EDR Contact: 12/01/2025
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 02/11/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 79

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/09/2025
Date Data Arrived at EDR: 04/10/2025
Date Made Active in Reports: 06/27/2025
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 02/09/2026
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/07/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/09/2025
Number of Days to Update: 80

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/13/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/28/2025
Next Scheduled EDR Contact: 02/16/2026
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/09/2025
Number of Days to Update: 84

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/13/2025
Next Scheduled EDR Contact: 01/26/2026
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 04/28/2025
Date Data Arrived at EDR: 05/30/2025
Date Made Active in Reports: 08/19/2025
Number of Days to Update: 81

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/29/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 09/16/2025
Date Data Arrived at EDR: 09/17/2025
Date Made Active in Reports: 10/02/2025
Number of Days to Update: 15

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 09/16/2025
Next Scheduled EDR Contact: 01/05/2026
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 07/02/2025
Date Data Arrived at EDR: 07/29/2025
Date Made Active in Reports: 10/21/2025
Number of Days to Update: 84

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 10/15/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2025
Date Data Arrived at EDR: 07/31/2025
Date Made Active in Reports: 10/16/2025
Number of Days to Update: 77

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 07/31/2025
Next Scheduled EDR Contact: 11/17/2025
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/23/2025
Next Scheduled EDR Contact: 02/02/2026
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/01/2025
Next Scheduled EDR Contact: 01/19/2026
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/06/2025
Next Scheduled EDR Contact: 11/24/2025
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/27/2025
Next Scheduled EDR Contact: 12/15/2025
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

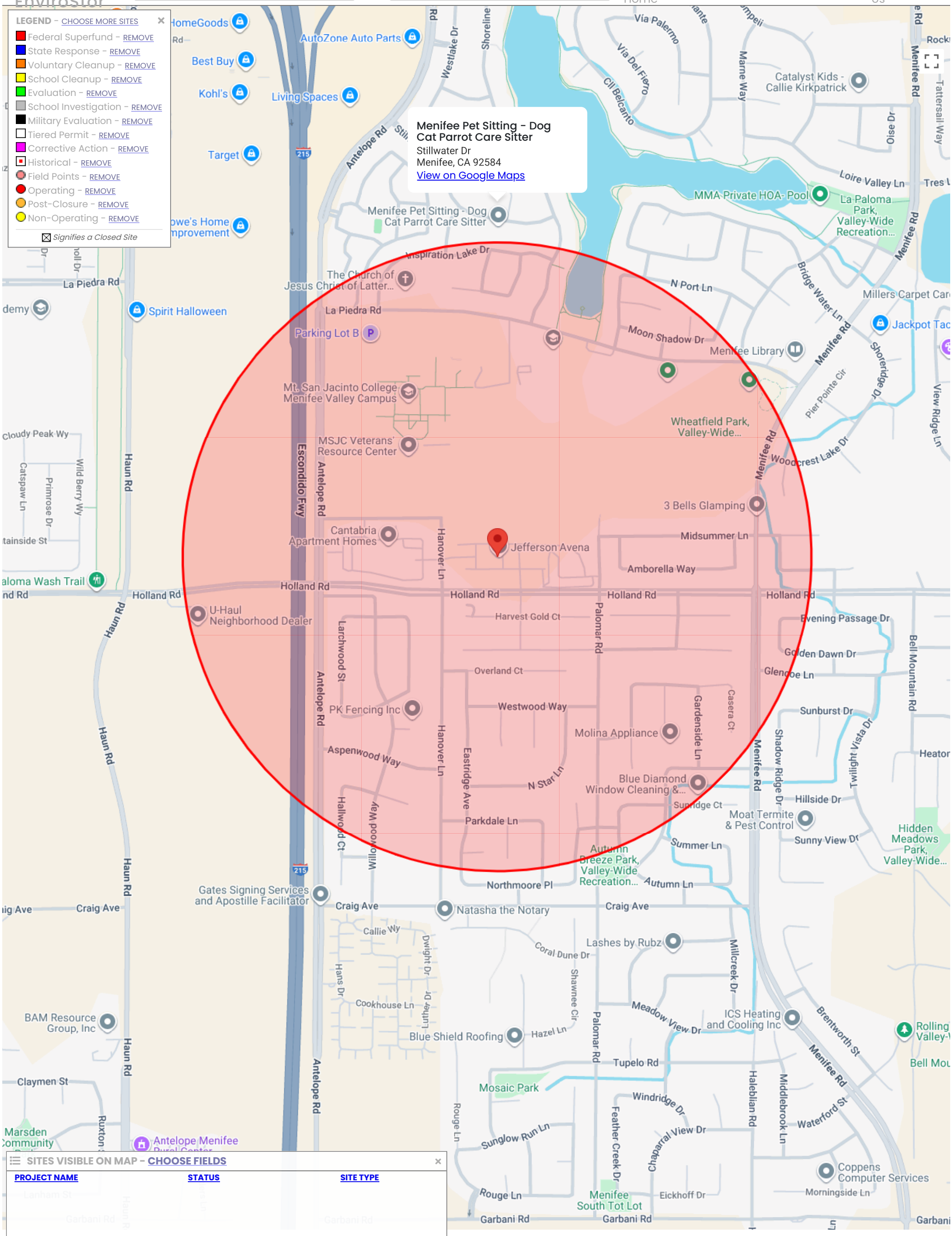
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

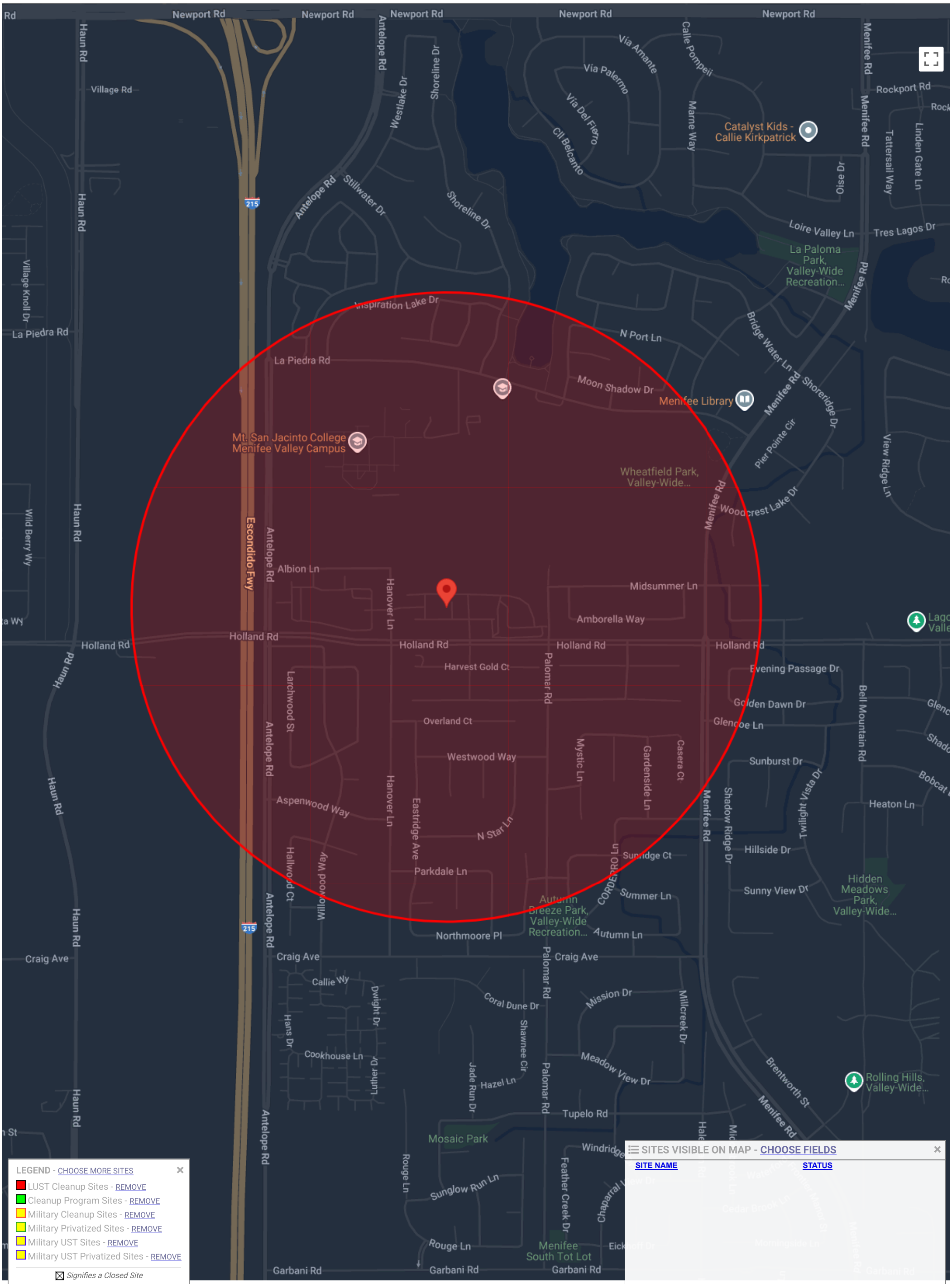
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Appendix D

Other Useful Information



Sites Shown on Map: 0 Total Sites



LEGEND - CHOOSE MORE SITES
- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE
- Military UST Privatized Sites - REMOVE

Signifies a Closed Site

ACTIVE MAP COVERAGES:
- Military Bases - REMOVE

SITES VISIBLE ON MAP - CHOOSE FIELDS

SITE NAME	STATUS

Map data ©2025 100 m

Sites Shown on Map: 2 Total Sites 0 Open Sites 2 Closed Sites 0 Sites w/Water Quality Data

Request Visibility: Unpublished

Request 25-781 Open

Dates

Received

October 30, 2025 via web

Requester

Daisy Wanless

dwanless@mcageosci.com

235 E Broadway Suite 1040, Long Beach, CA, 90802

5624897908

McAlister GeoScience

Staff assigned

Departments

Building

Point of contact

Request

This is a public record request as a part of the Phase I ESA Due Diligence process for any and all records of hazardous waste generation, hazardous material use, underground storage tanks, known releases, environmental hazards, public health hazards, and/or any violations for the following property:

Riverside APN: 364070049

NW Corner of Holland and Palomar Road, Menifee, CA

Please forward to appropriate departments. Thank you.

Timeline Documents

Requester + Staff

Message to requester

Thank you for submitting your request to the City of Menifee.

Chuck Benjamin

The City has received your request pursuant to the California Public Records Act (Government Code section 7920.000 et seq.). The City will provide a response to you within 10 calendar days of the receipt of this request or on the next business day if the 10th day falls on a holiday or office closure.

The Public Records Act requires that the City inform you of whether it is in possession of public records, provide records to you, or inform you of a need for a 14-day extension.

Please feel free to contact the City Clerk Department at 951-672-6777 with any questions regarding this request.

October 30, 2025, 1:44pm

Department assignment Anyone with access to this request

Building

October 30, 2025, 1:44pm by the requester

Request opened Anyone with access to this request

Request received via web

October 30, 2025, 1:44pm by the requester

Request Visibility: Unpublished

Request 25-6799 Open

Dates

Due

November 9, 2025

Received

October 30, 2025 via web

Requester

Daisy Wanless

dwanless@mcageosci.com

235 E Broadway Suite 1040, Long Beach, CA, 90802

5624897908

McAlister GeoScience

Additional information

Request

This is a public record request as a part of the Phase I ESA Due Diligence process for any and all records of hazardous waste generation, hazardous material use, underground storage tanks, known releases, environmental hazards, public health hazards, and/or any violations for the following property:

Riverside APN: 364070049

NW Corner of Holland and Palomar Road, Menifee, CA

Timeline Documents

Message to requester

Requester + Staff

Thank you for submitting your request to the Riverside County Public Records Request system. We will review your request and will respond within the required timeframe.

October 30, 2025, 1:42pm

Department assignment

Anyone with access to this request

If you are requesting records from multiple departments, please use the drop-down to add each department to your request.

Invoices

No invoices due

Staff assigned

Departments

Environmental Health

TLMA Building & Safety

Fire Department

Point of contact

Jessica L Henderson

Environmental Health, TLMA Building & Safety , Fire Department

October 30, 2025, 1:42pm by Daisy Wanless

Request opened

Anyone with access to this request

Request received via web

October 30, 2025, 1:42pm by Daisy Wanless

Menifee, CA
Menifee, CA
Menifee, CA 92584

Inquiry Number: 7796581.5
October 23, 2024

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, LLC. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. This Report is provided on an "AS IS", "AS AVAILABLE" basis. **NO WARRANTY EXPRESS OR IMPLIED IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, LLC AND ITS SUBSIDIARIES, AFFILIATES AND THIRD PARTY SUPPLIERS DISCLAIM ALL WARRANTIES, OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, ARISING OUT OF OR RELATED TO THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES REGARDING ACCURACY, QUALITY, CORRECTNESS, COMPLETENESS, COMPREHENSIVENESS, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, NON-INFRINGEMENT, MISAPPROPRIATION, OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, LLC OR ITS SUBSIDIARIES, AFFILIATES OR THIRD PARTY SUPPLIERS BE LIABLE TO ANYONE FOR ANY DIRECT, INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY TYPE OR KIND (INCLUDING BUT NOT LIMITED TO LOSS OF PROFITS, LOSS OF USE, OR LOSS OF DATA), ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS REPORT OR ANY OF THE DATA AND INFORMATION PROVIDED IN THIS REPORT.** Any analyses, estimates, ratings, environmental risk levels, or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only an assessment performed by a qualified environmental professional can provide findings, opinions or conclusions regarding the environmental risk or conditions in, on or at any property.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2020	☐	☑	EDR Digital Archive
2017	☐	☑	Cole Information
2014	☐	☑	Cole Information
2010	☐	☑	Cole Information
2005	☐	☑	Cole Information
2000	☐	☑	Cole Information
1995	☐	☑	Cole Information
1992	☐	☑	Cole Information
1990	☐	☑	Haines Criss-Cross Directory
1985	☐	☑	Haines Criss-Cross Directory
1980	☐	☐	Haines Criss-Cross Directory
1976	☐	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Menifee, CA
Menifee, CA 92584

No Addresses Found

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
HOLLAND RD			
2020	pg. A1	EDR Digital Archive	
2017	pg. A5	Cole Information	
2014	pg. A7	Cole Information	
2010	pg. A9	Cole Information	
2005	pg. A11	Cole Information	
2000	pg. A13	Cole Information	
1995	pg. A14	Cole Information	
1992	pg. A15	Cole Information	
1990	pg. A16	Haines Criss-Cross Directory	
1985	pg. A17	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1976	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source
PALOMAR RD			
2020	pg. A2	EDR Digital Archive	
2017	pg. A6	Cole Information	
2014	pg. A8	Cole Information	
2010	pg. A10	Cole Information	
2005	pg. A12	Cole Information	
2000	-	Cole Information	Target and Adjoining not listed in Source
1995	-	Cole Information	Target and Adjoining not listed in Source
1992	-	Cole Information	Target and Adjoining not listed in Source
1990	-	Haines Criss-Cross Directory	Street not listed in Source
1985	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HOLLAND RD 2020

25401	ALBERTO MALTA
	BRENNA MALTA
	TERESA MALTA
25509	AARON NALL
	ALFREDA WADDELL
	BONNIE NALL
	DESARAE CROWLEY
25609	ROSEMARIE BLACKBURN
25690	JOHN REHDER
	KIMBERLEY LAMON
	LINDA FUHRMAN
	MICHAEL HOUGH
	RUBY REHDER
	THOMAS FUHRMAN
25710	CHARLES AVERY
	SHEILA ACOSTA
25731	BRENT OVERTURF
	DEAN HARKEY
	IDAMAE HARKEY
	SHANNON HARKEY
25785	RENE RAMOS
	VERONICA PICAZO
25861	ASHLEY EBBERTS
25891	EAGLE RIDGE CHURCH
27141	BARBARA ESLINGER
	ERALDO MAESTAS
	LARRY WHITE
	MARY MAESTAS
27191	MARTH WALKER
27200	RAYMOND MONTENEGRO
	YVONNE MONTENEGRO
27247	MAUREEN ADRAIN
	PAUL CORTEBACH
	PAUL'S LANDSCAPE SVC
27260	ELISA AREVALO
	JASON GARCIA
	NICOLE ONEAL
27400	ADVANTAGE AIR CONDITIONING
	JENNIFER HAUSER
	PHILLIP HAUSER
27887	LINDA HUNT
	MENIFEE SELF STORAGE
	STAX UP STORAGE
	U-HAUL NEIGHBORHOOD DEALER
27989	BEDON CONSTRUCTION
29100	LAGO VISTA SPORTS PARK

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

PALOMAR RD 2020

23750	FRANCISCO MORFIN
24146	FREDRICK JIMENEZ
	INEZ JIMENEZ
24180	KYLE GALLAWAY
25373	RICHARD ELLER
26035	DUKES WILLIAM S MD
27702	ANTHONY AGUILAR
31132	JAYNE BARRY
31148	JANICE LAKE
	JILLIANNE LITTLE
	RAYMOND LIU
31164	CHRISTINA LEE
	JULIE LEE
	SHAN LEE
31180	DORI LEE
	JERRY LEE
31196	MANUEL UBALDE
	SONIA UBALDE
31212	DONALD LITTERST
	GABRIELA FLORES
	ROBIN LITTERST
31213	CONNIE ARMSTEAD
31228	COBHAM NORTH AMERICA
	ROBERT MCGEE
	THERESA MCGEE
31231	DANIELLE TOLIVER
	TAMARA HARRISON
31244	ALIDA HOUWAART
	WILHELM HOUWAART
31249	ABSALON CABRERA
31267	CHRISTOPHER MESSEROLE
	ERIN MEISTER
	KELLY MESSEROLE
31276	JO PAGES
31285	KAREN MANZONI
31292	CYNTHIA LIBUNAO
	MICHAEL LIBUNAO
	MYRANDA LIBUNAO
31303	CARMEN PERCHES
	MELISSA RICKETTS
31308	JAMES PETTY
	JANILL PETTY
	JILLIAN PETTY
	JONATHAN PETTY
	UNEEDA PETTY
31321	A C 'S SUPREME PATIO-RAIN
	ANTHONY COCILOVA
	AVANT-GARDE HAIR ARTISTRY
	KAITLYN COCILOVA
	SHANNON COCILOVA

PALOMAR RD 2020 (Cont'd)

31324	GUADALUPE PEREZ
	ISAAC PEREZ
	ISIDRO PEREZ
	IZZY PEREZ
31339	ALYSSA FLOREZ
	JOANN FLOREZ
	JONATHAN FLOREZ
	RACHEL FLOREZ
31340	ALISA YAMANAKA
	CHRISTINA YAMANAKA
	VIET VU
	VU YAMANAKA
31357	SANDRA JOHNSON
31508	CYNTHIA FAIRMAN
	ERIC FAIRMAN
	MATTHEW FAIRMAN
31522	CORY STRAND
	MIGUEL VAZQUEZ
31536	ALEC MADDUX
	ALISA MADDUX
	ALLISA MADDUX
	JAMES MADDUX
	LISA MADDUX
	MICHAEL MADDUX
31550	ALBARO JUAREZ
	ELENA JUAREZ
	TISHA JUAREZ
31564	JESSICA FIRMES
	JOSHUA FIRMES
	MARK WIGGAN
31578	JOSEPH MATYE
	STEPHANIE MATYE
31592	RAYMOND MULLAN
31606	CHRISTOPHER RIPKO
	RACHEL RIPKO
31620	ELAINE GRIER
	FRED GRIER
	IRENA REDD
	KAREN LAMB
	RICHARD LAMB
31634	BETTY TAYLOR
	DANIEL TAYLOR
	MARGARET TAYLOR
	STEVEN TAYLOR
31676	BRANDY DONINI
31690	DONALD MCCLARY
	ROSEMARY MCCLARY
31718	ANDREW BENENATI
	IRENE BENENATI
31732	HEATHER BOLEN

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

PALOMAR RD 2020 (Cont'd)

31732 JAMES BOLEN
JAMES BURTON
SUZANNE BOLEN
31746 JASON PATTERSON
JOANNA PATTERSON

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 2017

25401	MALTA, ALBERTO D
25509	WADDELL, ALFREDA K
25609	BLACKBURN, L G
25690	FUHRMAN, THOMAS P
25710	RIOS, RENEE
25731	HARKEY, DEAN A
25809	TORRES, GONZALO L
25891	EAGLE RIDGE CHURCH
27247	ADRAIN, MAUREEN L
27260	AREVALO, ELISA L
27350	FIELDING, MARY A
27400	HAUSER, ALEXANDER
27887	MENIFEE SELF STORAGE
	STAXUP STORAGE MENIFEE
	UHAUL
27989	BEDON CONSTRUCTION

Target Street	Cross Street	Source
-	✓	Cole Information

PALOMAR RD 2017

31132	BERRY, JAMES M
31164	LEE, SHAN M
31180	LEE, JERRY D
31196	UBALDE, MANUEL E
31212	FLORES, GABRIELA
31228	MCGEE, ROBERT M
31231	HARRISON, FRANKLIN D
31244	HOUWAART, WILHELM G
31249	CABRERA, ABSALON A
31267	MESSEROLE, CHRISTOPHER A
31276	CONNER, LONNIE T
31292	POLSON, NICHOLE E
31303	GULLETT, COREY
31308	PETTY, JONATHAN
31321	COCILOVA, ANTHONY L
31324	PEREZ, ISIDRO
31339	FLOREZ, RICHARD
31340	YAMANAKA, ALISA L
31357	JOHNSON, ERIC W
31508	FAIRMAN, ERIC N
31522	WISDOM, KERI L
31536	MADDUX, MICHAEL P
31550	JUAREZ, ALBARO T
31592	MULLAN, RAYMOND S
31606	RIPKO, CHRISTOPHER R
31620	DANIEL, JULI
31662	SIMPKINS, WALLACE H
31690	MCCLARY, DONALD B
31704	FURZER, ROBERT C
31718	MAKULA-PAYAN, MEGAN
31732	BOLEN, JAMES F
31746	GOULD, JENNA

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 2014

25075	OCCUPANT UNKNOWN,
25401	OCCUPANT UNKNOWN,
25509	WADDELL, ALFREDA K
25609	BLACKBURN, L G
25690	FRAZZINI, GRACE M
25710	RIOS, RENEE
25731	HARKEY, DEAN A
25785	CODY, JEFFREY J
25809	OCCUPANT UNKNOWN,
25861	EBBERTS, THOMAS D
25891	EAGLE RIDGE CHURCH
26011	MIDDLETON, NORMAN L
26240	OCCUPANT UNKNOWN,
27191	OCCUPANT UNKNOWN,
27200	ELENES, ARMANDO
27247	CAMERON, ANTOINE
27260	AREVALO, ELISA L
27350	FIELDING, FREDERICK E
27400	OCCUPANT UNKNOWN,
27887	MENIFEE SELF STORAGE UHAUL
27989	BEDON CONSTRUCTION

Target Street	Cross Street	Source
-	✓	Cole Information

PALOMAR RD 2014

31132	YANCEY, NEAL R
31148	LITTLE, JILLIANNE
31164	LEE, SHAN M
31180	LEE, JERRY D
31196	UBALDE, JOHN D
31212	JARAMILLO, JOSE
31213	ARMSTEAD, CONNIE J
31228	MCGEE, ROBERT M
31231	HARRISON, TAMARA R
31244	HOUWAART, WILHELM G
31249	CRUCEAN, GENE
31267	MEISTER, CODY S
31276	CONNER, LONNIE T
31292	ROWE, KIMBERLY A
31303	BECHTOLD, MELISSA A
31308	PETTY, JAMES W
31321	COCILOVA, ANTHONY L
31324	PEREZ, ISIDRO
31339	LEWIS, BENJAMIN M
31340	VU, THUTRUC T
31357	RINEHART, LISCHA N
31508	FAIRMAN, ERIC A
31522	WISDOM, JOE
31536	MADDUX, MICHAEL P
31550	OCCUPANT UNKNOWN,
31578	HUERTA, MONICA
31592	RICHARDSON, DAVIELLE V
31606	RIPKO, CHRISTOPHER R
31620	MASON, MARGARET
31634	TAYLOR, STEVEN R
31662	SIMPKINS, WALLACE H
31676	CORDERO, YADER A
31690	MCCLARY, DONALD B
31704	FURZER, ROBERT C
31718	OCCUPANT UNKNOWN,
31732	BURTON, JAMES A
31746	GOULD, KENNETH W

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 2010

25075 OCCUPANT UNKNOWN,
25401 OCCUPANT UNKNOWN,
25609 BLACKBURN, L G
25690 WHITLEY, GERRYAN
25710 ACOSTA, SHEILA A
25731 HARKEY, MADISON
25785 CODY, JEFFREY J
25809 CARBAJAL, HELEN L
25861 EBBERTS, ASHLEY
25891 EAGLE RIDGE CHURCH
26011 MIDDLETON, NORMAN L
MIDDLETONS BODY SHOP
26240 OCCUPANT UNKNOWN,
27191 GUTIERREZ, ANDRES
27200 CROUCH, NICHOLAS D
27247 KAZMARK, STACEY A
27260 GARCIA, JASON J
27350 FIELDING, FREDERICK E
27400 ADVANTAGE AIR CONDITIONING
HAUSER, PHILLIP A
27887 MENIFEE SELF STORAGE
UHAUL CO
27989 BEDON CONSTRUCTION
PARKER, DONALD C
28887 ALLEN AUTO GLASS

Target Street	Cross Street	Source
-	✓	Cole Information

PALOMAR RD 2010

31132	CRUZ, JOSE D
31148	FELIX, MICHAEL A
31164	GOLDEN PHOENIX
	LEE, SHAN M
31180	LEE, LAWRENCE F
31196	OCCUPANT UNKNOWN,
31212	VILLA, CELSO
31213	ARMSTEAD, CONNIE J
31228	MCGEE, ROBERT M
31231	HARRISON, TAMARA
31244	HOUWAART, WILHELM G
31249	CABRERA, ABSALON A
31267	MEISTER, CODY
31276	CONNER, VICKI D
31292	SPERO, DREW M
31303	BECHTOLD, JOSHUA R
31308	PETTY, JAMES W
31321	COCILOVA, ANTHONY L
31324	WALLING, ROGER L
31339	LEWIS, BENJAMIN M
31340	VU, VIET Q
31357	ROUSSEAU, DEAN A
31508	OCCUPANT UNKNOWN,
31522	OCCUPANT UNKNOWN,
31536	MADDUX, MICHAEL P
31550	OCCUPANT UNKNOWN,
31564	RICHTER, KEITH F
31578	WILLIAMS, TOM J
31592	OCCUPANT UNKNOWN,
31597	RODRIGUES, KEN A
31606	MARTIN, TALULAH T
31620	OCCUPANT UNKNOWN,
31634	TAYLOR, STEVEN R
31662	SIMPKINS, WALLACE H
31676	CORDERO, YADER A
31690	MCCLARY, DONALD B
31704	FURZER, ROBERT C
31732	ROBBINS, LARAMI
31746	GOULD, KENNETH W

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 2005

25075 OCCUPANT UNKNOWN,
25609 BLACKBURN, ROSEMARIE
25690 CARBIGRIND SPECIALTIES
FUHRMAN, THOMAS P
25710 ACOSTA, SHEILA A
25731 HARKEY, SHANNON E
LITTLE HARBOR VACS & GIFTS
25785 CODY, JEFFREY J
25809 CARBAJAL, RICARDO C
25861 ARNOLD, JOHN T
25891 MENIFEE VALLEY CHURCH
26011 MIDDLETON, NORMAN L
MIDDLETOWN BODY SHOP GARAGE
27141 MAESTAS, ERALDO A
27191 WALKER, MARTHA J
27200 CROUCH, NICHOLAS D
27247 KAZMARK, STACEY A
27260 GARCIA, JASON J
27350 FIELDING, FREDERICK E
27400 ADVANTAGE AIR CONDITIONING
HAUSER, PHILLIP A
27887 MENIFEE SELF STORAGE
U HAUL CO
27989 SHIELDS BD RANCH SP TRLR SLS
SHIELDS, BARBARA J
30701 MARTINEZ, JUAN

Target Street	Cross Street	Source
-	✓	Cole Information

PALOMAR RD 2005

31132	HANISS, NABIL
31148	FELIX, MICHAEL A
31164	LEE, JULIE G
31180	LEE, JERRY F
31196	VACA, VERONICA V
31212	NGUYEN, KATHY
31228	MCGEE, ROBERT M
31244	FOOTE, JIMMIE D
31267	RYLAND HOMES
31276	CLARK, GREGORY H
31292	SPERO, ANDREW M
31308	MCDUFFY, KENNETH F
31324	WALLING, ROGER L
31340	VU, VIET Q
31508	FAIRMAN, ERIC A
31522	URBAN, RANDY J
31536	MADDUX, MICHAEL P
31550	TRUONG, VINCENT
31564	WIGGAN, MARK P
31592	MOLINA, MARIA D
31597	RODRIGUES, KEN A
31606	MARTIN, TALULAH I
31620	CULLENS, EDWARD E
31634	TAYLOR, STEVEN R
31662	SIMPKINS, WALLACE H
31676	CORDERO, CATIENA G
31690	MCCLARY, ROSEMARY
31704	FURZER, ROBERT
31718	HARVEY, WILLIAM A
31732	COULOMBE, ROSS A
31746	WURTS, SABRINA

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 2000

25690	FUHRMAN, THOMAS
	RENEK, MARK A
25710	ACOSTA, SHEILA
25731	HARKEY, SHANNON E
25785	LAYTON, DUSTIN J
25809	CARBAJAL, RICARDO
25861	ARNOLD, JOHN T
25891	MENIFEE VALLEY CHURCH
26011	MIDDLETON NORMAN
	MIDDLETON, NORMAN
27989	SHIELDS, HARRY B

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 1995

25609	DAVIS, THOMAS
25690	FUHRMAN, LINDA
25710	ACOSTA, SHEILA
25731	HARKEY, SHANNON E
25785	FINLEY, DONALD G
25809	CARBAJAL, RICARDO
25861	WALLING, DANIEL M
25891	MENIFEE VALLEY CHURCH
26011	MIDDLETON, NORMAN
	MIDDLETONS BODY SHOP
26240	OCCUPANT UNKNOWNN
27200	GRAY, EARL
27247	TARVIN, CHARLES
27350	KAHLE, ALLISON
27400	OCCUPANT UNKNOWNN
27989	SHIELDS, BUD

Target Street	Cross Street	Source
-	✓	Cole Information

HOLLAND RD 1992

25731	HARKEY, SHANNON E JR
25891	MENIFEE VLY CHURCH
26011	MIDDLETON, NORMAN
	MIDDLETONS BODY SHP
26240	C R PLUMBING
	HANKINS, R
27191	LITTLE STEPS
27200	DEARBORN, JEAN
27350	KAHLE, TOM
27989	SHIELDS, BUD

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

HOLLAND RD 1990

HOLLAND RD 92355
SUN CITY

RURAL ROUTE 4

25075	CHRISTENSEN Hans	679-3562	
	CHRISTENSEN L	679-6255	1
25275	★**WINCHESTER PHEASANT**	**672-1993**	4
25609	DAVIS Thos	679-0489	6
25690	WILLIAMS Luprele	679-4865	
25710	ACOSTA Sheila	672-4401	6
25809	CARBAJAL Richard	679-0635	6
25891	★**MENIFEE FIRST BAPT**	**679-4739**	1
26011	MIDDLETON Norman	679-5741	
	★**MIDDLETONS BODY SHP**	**679-5741**	
26240	JARRELS Kenneth	672-3306	+0
27191	XXXX	00	
27200	WRIGHT Edna	672-3713	+0
27247	XXXX	00	
27400	XXXX	00	
27989	SHIELDS Barbara	672-2366	
	SHIELDS Bud	672-2366	
	SHIELDS Harry	672-2366	
	SHIELDS Harry	679-2536	+0

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

HOLLAND RD 1985



HOLLAND RD 92380
ROMOLAND

RURAL ROUTE 1

25075	CHRISTENSEN HANS	679-3562	
	CHRISTENSEN L	679-6255	1
25275	**WINCHESTER PHEASANT**	**672-1993**	4
25401	TIRHEIMER DAVID	679-3723	+5
25509	WADDELL ALFREDA	679-4245	
25609	XXXX	00	
25690	WILLIAMS LUPRELE	679-4865	
25710	XXXX	00	
25809	XXXX	00	
25891	**MENIFEE FIRST BAPT**	**679-4739**	1
26011	MIDDLETON NORMAN	679-5741	
26240	XXXX	00	
26703	WHITCOMB CATHERINE	672-2283	+5
27141	HENNINGS R J	679-7364	2
27191	XXXX	00	
27400	XXXX	00	
27989	SHIELDS BARBARA	672-2366	+5
	SHIELDS BUD	672-2366	+5
	SHIELDS HARRY	672-2366	+5

HILLMANN
CONSULTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT



APNs 364-070-034, 364-070-047
372-040-044 & 372-040-043
HOLLAND ROAD
MENIFEE, CALIFORNIA

Prepared For:

Strata Equity
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

May 16, 2014

Hillmann Project No: C3-5988

Your Property. Our Priority.
1745 W. Orangewood Avenue, Suite 110, Orange, CA 92868
Telephone (714) 634-9500 Fax: (714) 634-9507
www.HillmannConsulting.com

HILLMANN
CONSULTING

May 16, 2014

Mr. Eric Flodine
Strata Equity
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

RE: Phase I Environmental Site Assessment
APNS 364-070-034, 364-070-047,
372-040-043 & 372-040-044
Holland Road
Menifee, CA 92584

Dear Mr. Flodine:

Hillmann Consulting, LLC, is pleased to provide the results of our Phase I Environmental Site Assessment of the above referenced property. This assessment was performed in accordance with the scope and limitations of ASTM Practice E 1527-13, which is the latest version of the E1527 standard published by the ASTM.

This report is for the exclusive use of the entities named on the front cover, its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the Project Manager at (714) 634-9500.

Very Truly Yours,
Hillmann Consulting, LLC

Gregory Shaffer
Project Manager

Larry Rockefeller
Sr. Project Manager

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List of Abbreviations/Acronyms

Hillmann may use the following abbreviations and acronyms for common terminology described in our report. Not all abbreviations or acronyms may be applicable to this report:

ACM	– Asbestos Containing Material
AST	– Aboveground Storage Tank
ASTM	– American Standard for Testing Materials
CERCLA	– Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	– Comprehensive Environmental Response Compensation and Liability Information System
CESQG	– Conditionally Exempt Small Quantity Generator
CORRACTS	– Corrective Action Sites
CREC	– Controlled Recognized Environmental Condition
DNPL	– Delisted National Priority List
DTSC	– Department of Toxic Substances Control
ENG	– Engineering
ERNS	– Emergency Response Notification System
FOI	– Freedom of Information
FOIA	– Freedom of Information Act
FOIL	– Freedom of Information Letter
HVAC	– Heating Ventilation & Air Conditioning
HREC	– Historic Recognized Environmental Condition
IAQ	– Indoor Air Quality
INST	– Institutional
LBP	– Lead-Based Paint
LQG	– Large Quantity Generator
LUST	– Leaking Underground Storage Tank
MSDS	– Material Safety Data Sheet
NFA	– No Further Action
NFRAP	– No Further Remedial Actions Planned
NPDES	– National Pollutant Discharge Elimination System
NPL	– National Priority List
RCRA	– Resource Conservation and Recovery Act
RCRIS	– Resource Conservation and Recovery Information System
REC	– Recognized Environmental Condition
RWQCB	– Regional Water Quality Control Board
SCAQMD	– South Coast Air Quality Management District
SQG	– Small Quantity Generator
TSDF	– Treatment Storage and/or Disposal Facility
USEPA	– United States Environmental Protection Agency
UST	– Underground Storage Tank

1.0 EXECUTIVE SUMMARY

Hillmann Consulting, LLC (Hillmann), performed a Phase I Environmental Site Assessment (ESA) of APNS 364-070-034, 372-040-044, 372-040-043 & 364-070-047 Holland Road, Menifee, California (the Property). This assessment has been conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13 for Phase I Environmental Site Assessments.

1.1 Project Details Summary Table

A summary of the pertinent details of the project is provided below:

PROJECT SUMMARY TABLE						
Name of Client	Strata Equity					
Client Project No.:	N/A					
Client Contact:	Mr. Eric Flodine					
Description of Project	Phase I Environmental Site Assessment					
Project Name:	Holland Road					
Street Address:	Holland Road					
City:	Menifee	**County:**	Riverside	**State:**	California	
Tax ID/Parcel Number:	364-070-034, 372-040-043, 372-040-044 & 364-070-047					
Zoning Designation:	Parcels North of Holland Road: R-3 Parcels South of Holland Road: R-1					
Approx. Property Area:	33.85 Acres					
Approximate Building Area:	N/A					
Year Built:	N/A					
General Type of Usage:	Undeveloped land					
Property Owner:	Holland Road Land LTD					
Occupant(s):	N/A					
Assessment Personnel:	Mr. Gregory Shaffer					
Property Contact:	Mr. Eric Flodine					
Property Escort(s):	Unescorted					
Inspection Date:	May 9, 2014					
Weather Conditions:	Clear, 72 degrees F					

1.2 Findings Summary Table

The following table summarizes the key findings of this assessment. This table, alone, does not constitute the complete assessment. The report must be reviewed in its entirety.

Assessment Section	No Sig. Concern	Potential Env Concern	REC	Recommended Follow-up	Rep. Ref.
User Provided Info	X				3.0
Data Gaps	X				2.5
Regulatory Review	X				4.1
Historical Review		The historic usage of the site for agricultural crop fields, and the potential presence of pesticide/herbicide residual	REC	Conduct Limited Phase II prior to redevelopment as residential usage (historical agricultural land)	4.4
Site Use		Non-native fill of unknown content located on the east portion of the southeastern parcel	REC	Test fill for waste characteristics and handle in accordance with applicable rules and regulations in the event that off-site disposal is planned.	5.2
Adjoining Properties	X				4.1.2 5.2.8
Hazardous Materials	X				5.3
Bulk Petroleum Storage	X				5.3
PCBs	X				5.3
Waste / Discharges	X				5.3
Asbestos Containing Materials (ACM)	X				7.1
Lead Based Paint (LBP)	X				7.2
Radon	X				7.3
Mold	X				7.4
Wetlands	X				7.5

NA = Not Applicable, TBD = To Be Determined, UNK = Unknown,

1.3 General Description, Current and Historic Property Use

The Property consists of four rectangular parcels totaling approximately 33.85 acres on the north and south sides of Holland Road between Hanover Lane and Palomar Road. The Property consists of undeveloped land. The Property was formerly utilized as agricultural land. The terrain of the Property appeared to be graded flat with berms along the northern, western, and southern ends of the Property. No natural surface water bodies were noted at the Property.

1.4 Findings, Opinions, and Conclusions

1.4.1 Notable Findings

- Historic usage of pesticide/herbicide on agricultural crop fields has likely occurred on the Property from at least the 1930s until the 1970s.

- Construction debris including broken concrete, asphalt, bricks, and ceramic tiles as well as potentially non-native fill piles covering approximately one acre in size were observed at along the east portion of the southeastern parcel. According to reviewed aerial photographs the presence of the fill piles first appeared 2000s.The majority of the mounds were overgrown with vegetation therefore the exact content of the fill could not be ascertained.

1.4.2 Non-ASTM Scope Considerations

Hillmann has also performed cursory evaluations for ASTM "Non-Scope" items, such as asbestos-containing materials (ACM), lead-based paint, radon, mold and wetlands. Our observations and research did not identify any notable concerns.

1.4.3 Significant Data Gaps

No data gaps that significantly impacted Hillmann's ability to identify RECs in connection with the Property have been identified.

1.4.4 Recognized Environmental Conditions

Hillmann has performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 of the Property as described in Section 2 of this report. Any additions to, exceptions to, or deletions from this practice are also described in Section 2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the Property, except for the following:

Recognized Environmental Conditions (RECs):

- The historic usage of the site for agricultural crop fields, and the potential presence of pesticide/herbicide residual, is considered to be a REC.

- The presence of non-native fill located on the east portion of the southeastern parcel is considered to be a REC.

Controlled Recognized Environmental Conditions (CRECs):

- No evidence of any CRECs in connection with the Property was identified.

Historical Recognized Environmental Conditions (HRECs):

- No evidence of any HRECs in connection with the property was identified.

1.5 Recommendations

1.5.1 Recognized Environmental Conditions

Based on the findings of the Phase I Environmental Site Assessment, no further investigation is recommended at this time to address identified or suspected RECs, except for the following:.

- In the event of site redevelopment for residential use, additional investigation regarding residual pesticide/herbicide soil concentrations may be warranted.

- Non-native fill should be properly tested for waste characteristics and handled in accordance with applicable rules and regulations in the event that off-site disposal is planned.

1.5.2 Non-ASTM Considerations

Additional investigation or management of Non-ASTM considerations is not warranted at this time.

2.0 INTRODUCTION

2.1 Purpose and Scope

This assessment was conducted utilizing generally accepted Phase I ESA industry standards in accordance with the ASTM Standard Practice E 1527-13. The ASTM describes these methodologies as representing good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35) (B). The primary goal of the processes established by ASTM E1527-13 is to identify *recognized environmental conditions* in connection with the Property.

The term *recognized environmental condition (REC)* is defined by the ASTM as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to a 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.

The ASTM has also defined the terms *historical recognized environmental conditions* and *controlled recognized environmental conditions* as two additional types of RECs. The term *historical recognized environmental condition (HREC)* is defined 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 (for example, property use restrictions, activity and use limitations, institutional controls or engineering controls).

The term *controlled recognized environmental condition (CREC)* is defined as a recognized environmental condition 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.

Conditions determined to be *"de minimis conditions"* are not considered to be RECs nor CRECs. *De minimis condition* is defined by the ASTM as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

The chief components of this assessment are described as follows:

- A non-invasive visual reconnaissance of the Property and adjoining properties in accordance with ASTM guidelines for evidence of RECs.

- Interviews of past and present owners and occupants and state and local government officials, seeking information related to the potential presence of RECs at the Property.

- A review of standard physical record sources for available topographic, geologic and groundwater data.

- Review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Property from the present, back to the Property's first developed use, or back to 1940, whichever is earlier.

- Review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions.

2.1.1 Non-ASTM Scope Considerations

In accordance with our contract agreement, Hillmann may have addressed the following potential environmental concerns that are outside of the requirements of the ASTM E1527-13 standard:

Asbestos-Containing Materials (ACM): A cursory visual inspection for the presence of suspect ACM within the accessed areas of buildings on the Property.

Lead-Based Paint (LBP): A cursory visual inspection of the condition of painted surfaces in the accessed areas of buildings on the Property.

USEPA Designated Radon Potential: Review of general non-site specific data published by the USEPA regarding the potential for elevated indoor levels of radon gas to occur in the area of the Property.

Mold: A cursory visual inspection within the accessed areas of buildings on the Property for evidence of systemic microbial problems, including visible mold growth, water damaged building materials or musty odors.

Wetlands: A cursory review of data published by the US Fish and Wildlife Service regarding the presence or absence of mapped wetlands on the Property. The US Fish and Wildlife Service wetlands data is typically provided to Hillmann by Environmental Data Resources, Inc. (EDR).

2.2 Property Location/Legal Description

The Property is located on Holland Road, Menifee, California. The legal designations of the Property are Assessor's Parcel Numbers (APNs) 364-070-034, 364-070-047, 372-040-043, and 372-040-044. The Property is bounded by Hanover Lane to the west, Palomar Road to the east, and Overland Court to the south. The latitude and longitude of the Property is approximately North 33.6696 degrees, and West 117.1649 degrees.

2.3 Significant Assumptions

The following significant assumptions are made:

- Hillmann has assumed that the information obtained from EDR during the course of this assessment is an accurate and complete representative summary of the information contained in the referenced regulatory agency records, except when such information is obviously contradicted by other data.

- Hillmann has assumed that the information used to prepare this assessment that was obtained from ostensibly knowledgeable individuals, regulatory agency representatives or other secondary sources was an accurate and complete representative summary of the information possessed by those individuals, representatives or sources.

- Hillmann has assumed that the site operations at the time of the site visit reflect typical site conditions relative to potential environmental conditions and that no concealment of environmental conditions or releases by site owners or occupants has occurred. Likewise, Hillmann has also assumed that no areas of the Property with potential environmental concerns or RECs were concealed or otherwise not made known to us, intentionally or unknowingly, by the Property owners/occupants and/or site escort at the time of the site visit.

- For the purpose of estimating the approximate direction of groundwater flow in the absence of site specific groundwater data, unless indicated otherwise, Hillmann has assumed that the gradient of groundwater flow follows the surface topography of the Property and immediate surrounding area.

2.4 Limitations and Exceptions

2.4.1 Limiting Conditions

Hillmann was unaware of any other significant limiting conditions at the time of the assessment.

2.4.2 Other Exceptions or Deletions:

No other exceptions or deletions from the ASTM Standard E 1527-13 are reported.

2.5 Data Gaps

A *data gap* is defined by the ASTM as a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap and the ability to determine the presence or absence of recognized environmental conditions.

Data Gap:	Significant (Yes/No)?	Discussion
Response to agency records requests not received as of date of report.	No	Any additional information indicative of a REC will be forwarded upon receipt.

2.6 Special Terms and Conditions

Hillmann has prepared this Phase I Environmental Site Assessment using reasonable efforts in each phase of its work to identify recognized environmental conditions associated with hazardous substances, wastes and petroleum products at the Property. The methodology of this Phase I Environmental Site Assessment was consistent with the ASTM Standard Practice for E 1527-13. Findings within this report are based on information collected from observations made on the day of the site visit and from reasonably ascertainable information obtained from governing public agencies and private sources.

This report is not definitive and should not be assumed to be a complete or specific definition of the conditions above or below grade. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation or other construction purposes. Hillmann makes no representation or warranty that the past or current operations at the Property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes.

Findings, conclusions and recommendations presented in this report are based on our visual observations of the Property, the research findings reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. Hillmann relies completely on the information, whether written, graphic or verbal, provided by the subject Property contact(s) or as shown on any documents reviewed or received from the subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct. Although there may have been some degree of overlap in the information provided by these various sources, Hillmann did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.

Regardless of the findings stated in this report, Hillmann is not responsible for consequences or conditions arising from facts that were concealed, withheld or not fully disclosed at the time the assessment was conducted.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

The regulatory database report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report focuses on the Property and neighboring properties that could impact the Property. Neighboring properties listed in governmental environmental records are identified within specific search distances. The search distance varies depending upon the particular government record being checked. The regulatory research is designed to meet the requirements of ASTM Standard E 1527-13. The information provided in the regulatory database report is assumed to be correct and complete.

Subsurface conditions may differ from the conditions implied by the surface observations and can only be reliably evaluated through intrusive techniques.

Reasonable efforts have been made during this assessment to identify aboveground and underground storage tanks and ancillary equipment. "Reasonable efforts" are limited to information gained from visual observation of largely unobstructed areas, recorded database information held in public record and available information gathered from interviews. Such methods may not identify subsurface equipment that may have been hidden from view due to parked automobiles and other vehicles, snow cover, vegetative growth, pavement, construction or debris pile storage or incorrect information from sources.

Unless otherwise specified in Section 2.1 of this report, an ASTM Vapor Encroachment Screening of the Property utilizing the information collected during the course of this assessment is excluded from the scope of service for this assessment.

Hillmann is not a professional title insurance firm and makes no guarantee, explicit or implied, that the records which were reviewed represent a comprehensive or precise delineation of past Property ownership or tenancy for legal purposes.

3.0 USER PROVIDED INFORMATION

3.1 Prior Environmental Reports/Documentation

Hillmann was not provided with any prior environmental reports. A User Questionnaire dated May 9, 2014 was completed by the Client and forwarded to Hillmann.

3.2 Title Records/Environmental Liens/Activity and Use Limitations

No title records were provided for review. The User Questionnaire reported no knowledge of any environmental liens or activity and use pertaining to the Property.

3.3 Specialized Knowledge or Experience

The User Questionnaire indicated the following specialized knowledge about the Property:

"An affiliated entity of the Client owns the existing apartment community to the west"

No other indication of any specialized knowledge or experience regarding the Property was indicated by the completed User Questionnaire.

3.4 Commonly Known or Reasonably Ascertainable Information

The User Questionnaire indicated the following commonly known information about the Property:

The Property was utilized as "dry farming" operations in the past.

No other commonly known or reasonably ascertainable information of the Property was indicated by the completed User Questionnaire.

3.5 Property Value Reduction due to Environmental Conditions

No knowledge of a reduction of Property value due to environmental problems or conditions was indicated by the completed User Questionnaire

3.6 Reason for Performing Phase I ESA

It is Hillmann's understanding that the Phase I ESA was being performed in consideration of a pending real estate transaction involving the Property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

An EDR Radius Map report was obtained from Environmental Data Resources of Milford, CT. The EDR Radius Map Report provided a search of standard environmental record sources in general accordance with the requirements of the ASTM E1527-13. Hillmann has reviewed the EDR Radius Map report and a summary of findings is presented in the following tables and report sections. Hillmann also reviewed the list of unmapped sites (referred to by EDR as "Orphan List" sites). Unmapped sites identified as falling within an applicable specific search distance or warranting discussion in the report, if any, have been included in the information presented below. Detailed descriptions of the meaning and significance of the regulatory databases can be found in the EDR Radius Map Report in Appendix E.

Regulatory Database	Search Distance	Property Listed?	Adj. Properties Listed?	Total Listings Within Search Distance
Fed. NPL/Proposed NPL	1-mile	No	No	0
Fed. Delisted NPL	½-mile	No	No	0
Fed. CERCLIS	½-mile	No	No	0
Fed. CERC-NFRAP	½-mile	No	No	0
Fed. RCRA CORRACTS	1-mile	No	No	0
Fed. RCRA TSD	½-mile	No	No	0
Fed. RCRA LQG	Site & Adj.	No	No	
Fed. RCRA SQG	Site & Adj.	No	No	
Fed. RCRA CESQG	Site & Adj.	No	No	
Fed. ENG Control List	Site	No		
Fed. INST Control List	Site	No		
Fed. ERNS	Site	No		
State/Tribal Hazardous Waste Site	1-mile	No	No	0
State/Tribal Landfill/Solid Waste	½-mile	No	No	0
State/Tribal Leaking Storage Tanks	½-mile	No	No	0
State/Tribal Registered Storage Tanks	Site & Adj.	No	No	
State/Tribal Eng. Control List	Site	No		
State/Tribal Inst. Control List	Site	No		
State/Tribal Voluntary Cleanup Sites	½-mile	No	No	0
State/Tribal Brownfields	½-mile	No	No	0
Supplemental Databases	Site & Adj.	No	No	

4.1.1 Property Listings

No listings of the Property were identified.

4.1.2 Adjoining Property Listings

No listings of the adjoining properties were identified.

4.1.3 ASTM Search Distance Findings

The following is a summary of the findings of the regulatory database review with regard to sites identified as located within the ASTM specified search distance surrounding the Property. In order to keep this report informative and yet concise, Hillmann has provided a brief discussion of the listed site(s) for each database category that appears most likely to impact the Property based on distance, topography and/or case status. A copy of the full EDR Radius Map Report, including available details of all listed sites, is included in Appendix E.

Note that listings for the following databases, if identified, would be discussed above in Sections 4.1.1 and 4.1.2: Registered Storage Tanks, Federal RCRA Generators, Federal and State INST and ENG Controls, ERNS.)

Federal NPL: No NPL listings were identified within a one-mile radius of the Property.

Federal Delisted NPL: No DNPL listings were identified within a ½-mile radius of the Property.

Federal CERCLIS: No CERCLIS listings were identified within a ½-mile radius of the Property.

Federal CERCLIS-NFRAP: No CERC-NFRAP listings were identified within a ½-mile radius of the Property.

Federal RCRA-CORRACTS: No CORRACTS listings were identified within a one-mile radius of the Property.

Federal RCRA-TSD: No TSD listings were identified within a ½-mile radius of the Property.

State/Tribal Hazardous Waste Sites: No SHWS listings were identified within a one-mile radius of the Property.

State/Tribal Landfill/Solid Waste Disposal Sites: No SWF/LF listings were identified within a ½-mile radius of the Property.

State/Tribal leaking Storage Tanks: No LUST listings were identified within a ½-mile radius of the Property.

State/Tribal Voluntary Cleanup Sites: No VCP listings were identified within a ½-mile radius of the Property.

State/Tribal Brownfields: No BROWNFIELDS listings were identified within a ½-mile radius of the Property.

Review of the sites identified within the ASTM search parameters did not identify any nearby or surrounding area sites that are considered to be a REC in connection with the Property, unless as discussed otherwise previously in this section.

4.2 Additional Environmental Record Sources

4.2.1 Supplemental Database Listings

Hillmann reviewed the EDR Radius Map report for listings on supplemental databases that were searched in addition to the Standard Environmental Record Sources. Any property or adjoining property listings on such databases, if identified, would be discussed in Section 4.1.1 and 4.1.2. None of the other supplemental database listings identified by the EDR Radius Map report are considered to be a REC in connection with the Property.

4.2.2 Local Agency & Internet Research

Hillmann performed a search of available local and municipal agencies for pertinent information pertaining to the Property, particularly with regard to potential environmental concerns such as petroleum storage tanks, storage and usage of hazardous substances and petroleum products, and/or known or suspected environmental contamination. Hillmann also conducted a cursory internet search of the Property address for information indicative of a REC. The following table summarizes the findings of the research:

Source:	Inquiry Made?	Type:	Outcome:
Environmental Protection Agency (EPA)	Yes	FOIA Request	Response not received prior to report completion.
Riverside County Fire Department	Yes	FOIA Request	Response not received prior to report completion.
Riverside County Department of Environmental Health	Yes	FOIA Request	Response not received prior to report completion.
Riverside County Geographical Information System (GIS)	Yes	On-line search	No information indicative of a REC was identified.
Department of Toxic Substances Control (DTSC)	Yes	FOIA Request	Response not received prior to report completion.
Regional Water Quality Control Board (RWQCB) – Colorado River Basin Region (7)	Yes	FOIA Request	Response indicated that no records were found.
South Coast Air Quality Management District (SCAQMD)	Yes	FOIA Request	Response indicated records cannot be searched by parcel numbers.
CA DTSC EnviroStor database http://www.envirostor.dtsc.ca.gov/public/	Yes	Internet	The Property address was searched. No results for the Property were found.
CA GeoTracker database http://geotracker.waterboards.ca.gov/	Yes	Internet	The Property address was searched. No results for the Property were found.
USEPA Envirofacts search http://www.epa.gov/enviro/index.html	Yes	Internet	The Property address was searched. No results for the Property were found. The adjoining property to the northwest was identified as a RCRA-CESQG. The information obtained is discussed below.
www.google.com	Yes	On-line search	No information indicative of a REC was identified.
Other:	NA		

The adjoining property to the northwest, Mt. San Jacinto Community College at 28273 La Piedra, was listed as a Conditionally Exempt Small Quantity Generator on the EnviroFacts Database. Considering a lack of violations found, this site is not considered to be a REC in connection with the Property.

4.3 Physical Setting Sources

4.3.1 USGS 7.5 Minute Topographic Map

The USGS 7.5 minute series topographic maps covering the Property (Romoland, CA Quadrangles) were reviewed. The maps indicated an approximate elevation at the Property of 1,443 feet above mean sea level. The topography indicated by the map appeared to be gently sloping downward to the north.

4.3.2 Soils

Based on USDA Soil Conversation Service (SCS) data summarized by the EDR Geocheck-Physical Setting Source Addendum, the predominant soil type at the Property is classified as "Yokohl." The Yokohl designation is described as well drained loam with very slow infiltration rates.

4.3.3 Geology

Based on geologic data summarized by the EDR Geocheck - Physical Setting Source Addendum, the geologic formation in the vicinity of the Property is described as a Eugeosynclinal Deposits of the Mesozoic Era, Lower Jurassic and Upper Triassic System, Lower Mesozoic Series.

4.3.4 Hydrology

No site specific hydro-geologic data was available for the Property.

4.4 Historical Use – Property and Adjoining Properties

Hillmann has conducted research in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. Standard historical sources have been sought in an attempt to document the past uses of the Property as far back as it can be shown that the Property contained structures; or from the time the Property was first used for residential, agricultural, commercial, industrial or governmental purposes.

4.4.1 Fire Insurance Maps

A search of Sanborn Fire Insurance Maps for the Property and surrounding area was conducted by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. EDR provided a Sanborn report stating fire insurance maps covering the Property were not found.

4.4.2 City Directories

Hillman obtained an EDR City Directory Abstract report to obtain data of historic city directory listings for the Property. The following is a generalized summary of the findings of City Directory Research:

YEAR(S)	SUMMARY	
1975-2013	**Property:**	The Property was not identified.
	Adjacent Properties:	The adjoining properties were not identified.

4.4.3 Historical Topographic Map Review

Hillmann obtained and reviewed an "EDR Historical Topographic Map Report" from EDR containing historic aerial photography of the Property and adjoining properties. The following interpretation of land usage was made by review of the maps:

YEAR(S)	SUMMARY	
1901, 1947, 1953, 1973, 1979	**Property**	The Property is depicted as undeveloped land.
	Adjacent Properties	The adjacent properties are depicted as undeveloped land.

4.4.4 Aerial Photograph Review

Hillmann obtained and reviewed an "EDR Aerial Photo Decade Package Report" from EDR containing historic aerial photography of the Property and adjoining properties. In addition, Hillmann reviewed historic aerial photographs of the Property online at www.historicaerials.com. The following interpretation of land usage was made by review of the aerial photographs:

YEAR(S)	SUMMARY	
1938, 1953, 1967, 1976, 1978	**Property**	The Property appears to contain agricultural and undeveloped land.
	Adjacent Properties	The adjacent properties appear to contain be agricultural land.
1989	**Property**	The Property appears to be undeveloped land.
	Adjacent Properties	The adjacent properties to the west appear to contain single family homes and undeveloped land. The adjacent properties to the north, south, and east appear to be undeveloped land.
1994	**Property**	The Property appears to be undeveloped land.
	Adjacent Properties	The adjacent properties to the north appear to contain two schools and undeveloped land. The adjacent properties to the east and south appear to be undeveloped land. The adjacent properties to the west appear to contain single family homes and undeveloped land.
2002	**Property**	The Property appears to be undeveloped land. Soil mounds appear on the northeast corner of the southern parcels.
	Adjacent Properties	The adjacent properties to the north appear to be three schools. The adjacent properties to the east and west appear to contain single family homes, undeveloped land, and land under development. The adjacent properties to the south appear to be undeveloped land.
2005, 2006	**Property**	The Property appears to be undeveloped land. Several soil mounds appear on the northeast corner of the southern parcels.
	Adjacent Properties	The adjacent properties to the north appear to be three schools. The adjacent properties to the south and west appear to contain single family homes and undeveloped land. The adjacent properties to the east appear to be single family homes.

2009, 2010, 2012	**Property**	The Property appears to be undeveloped land. Numerous soil mounds appear on the northeast corner of the southern parcels.
	Adjacent Properties	The adjacent properties to the north appear to be three schools. The adjacent properties to the west appear to be single and multi-family residential properties. The adjacent properties to the south appear to contain single family homes and undeveloped land. The adjacent properties to the east appear to be single family homes.

4.4.5 Petroleum/Natural Gas Well Review

Hillmann reviewed historical record sources for evidence of historic petroleum and/or natural gas wells at the Property. No record of any historical petroleum/natural gas wells at the Property was identified.

Hillmann reviewed historical record sources for evidence of historic petroleum and/or natural gas wells at the Property. In addition, Hillmann conducted a search of the property location on the Division of Soil Gas & Geothermal Resources Well Finder database (http://maps.conservation.ca.gov/doggr/index.html). No records of any historical petroleum/natural gas wells at the Property were identified.

4.4.6 Historical Records Data Failure

Historic land use data prior to 1901 was not readily available at the time of the assessment. It is Hillmann's opinion that further investigation would not result in any significant changes to the findings of this assessment.

4.4.7 Summary of Historic Use Research

The Property has been utilized since at least 1901 as agricultural and/or undeveloped land. Non-native fill piles first appeared in the early 2000s at the same time as the construction of the adjoining property to the east. The present of non-native fill represents a REC in connection with the Property.

With regard to the historic usage of the site for agricultural crop fields (1930s through 1970s), Hillmann notes the likelihood of pesticide/herbicide applications occurring at the site.

The earliest development of adjoining properties appeared to have occurred circa 1989 when the adjacent properties to the southwest were developed with single family homes. By 1994 single family homes to the west continued undergoing development along Hanover Lane. Mt. San Jacinto Community College also appeared to have been developed to the northwest during this time period. By 2002, two schools were developed to the north and northeast as well as additional single family homes to the east. By 2005 the area continued to be developed with single family homes to the east and south. By 2009 the apartment complex adjacent to the northwest was developed.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance consisted of visual and/or physical observations of the Property and improvements, adjoining properties as viewed from the Property boundaries and the surrounding area based on visual observations from adjacent public thoroughfares. Building exteriors were observed at ground level, unless otherwise indicated. Where applicable, Hillmann accessed and observed representative areas of building interiors to the extent they were made safely accessible with the cooperation of the site escort.

The site reconnaissance was conducted by Mr. Gregory Shaffer on May 9, 2014. Weather conditions at the time of the assessment included a temperature of approximately 72 degrees F and clear skies. Hillmann was unescorted during the site visit.

5.1.1 Significant Inaccessible Areas

No significant areas were excluded from our visual inspection.

5.2 General Site Setting

5.2.1 Site and Vicinity Characteristics

The Property consists of four rectangular parcels totaling approximately 33.85 acres on the north and south sides of Holland Road between Hanover Lane and Palomar Road. The Property consists of undeveloped land. The Property was formerly utilized as agricultural land.

5.2.2 Topographic Characteristics

The terrain of the Property appeared to be graded flat with berms along the northern, western, and southern ends of the Property. No natural surface water bodies were noted at the Property.

5.2.3 General Description of Structures

No building structures were noted at the Property.

5.2.4 Sources of Heating and Cooling

No heating systems were identified at the Property.

5.2.5 Potable Water Source/Sewage Disposal System

The Property is not currently serviced by the municipal water or sewer systems.

5.2.6 Current Use(s) of the Property

The Property is currently undeveloped land.

5.2.7 Past Use(s) of the Property

No obvious indication of past Property usage likely to have involved the use, treatment, storage, disposal or generation of hazardous substances or petroleum products was observed at the time of the site visit. Please refer to Section 4.4 for findings of historical site use research.

5.2.8 Current Use(s) of the Adjoining Properties

The following describes adjacent and abutting properties:

Dir	Street Address	Description
NW	28237 La Piedra Road	Mt. San Jacinto Community College
NE	28525 La Piedra Road	Bell Mountain Middle School
E	Palomar Road	Single Family Residential Properties
W	Hanover Lane	Single Family Residential Properties
S	Overland Court	Single Family Residential Properties, Flood basin

5.2.9 Past Use(s) of the Adjoining Properties

No indication of past uses of the adjoining properties was noted at the time of the site visit. Please refer to Section 4.4 for the findings of historical site use research.

5.2.10 Current/Past Uses of Surrounding Area

The Property is located in a suburban area of Menifee, California. The vicinity of the Property consists of single family homes, multi-family residential properties, and schools. No indications of past Property uses that differ substantially from current conditions were observed at the time of the site visit.

5.3 Interior & Exterior Observations

5.3.1 Storage/Usage of Hazardous Substances and Petroleum Products

No significant storage/usage of hazardous substances and petroleum products was observed.

5.3.2 Drums

No drums were observed at the Property.

5.3.3 Other Hazardous Substances/Petroleum Products

No other containers of hazardous substances or petroleum products were noted on the Property at the time of the site visit.

5.3.4 Unidentified Substance Containers

No unidentified containers suspected of containing hazardous substances or petroleum products were noted on the Property at the time of the site visit.

5.3.5 Storage Tanks

No evidence of any active or inactive above ground or underground ground storage tanks was noted at the Property. The Property was not listed on regulatory databases of registered or leaking bulk petroleum storage tank systems.

5.3.6 Polychlorinated Biphenyls (PCBs)

No suspected PCB containing electrical or hydraulic equipment was identified.

5.3.7 Odors

No strong, unusual or pungent odors were noted on the Property.

5.3.8 Pools of Liquid

No pools of liquid were noted at the Property.

5.3.9 Interior Stains or Corrosion

No interior stains or corrosion were noted at the Property.

5.3.10 Interior Drains/Sumps

No drains or sump pits were noted at the Property other than for storm water or sewage management.

5.3.11 Exterior Pits/Ponds/Lagoons

No evidence of exterior pits, ponds or lagoons was identified on the Property in connection with waste treatment or disposal.

5.3.12 Stained Soil, Pavement/Stressed Vegetation

No evidence of stained soils or stressed vegetation was identified on the Property.

5.3.13 On-Site Solid Waste Dumping/Fill Material

Small amounts of trash and debris was observed mainly in the northwest corners of the northern and southern parcels.

Construction debris including broken concrete, asphalt, bricks, and ceramic tiles as well as non-native fill piles covering approximately one acre in size were observed at the east portion of the southeastern parcel. According to reviewed aerial photographs the presence of the fill piles first appeared 2000s. The majority of the mounds were overgrown with vegetation therefore of the exact content of fill material could not be ascertained. Mr. David Zeider indicated that the non-

native fill and construction debris originated from the development of east residential housing tracts.

5.3.14 Wastewater

Storm water generated on site is discharged into low lying areas or basins on the Property. Two large storm drain pipes are present in the central portion of the Property running below Holland Road. A concrete drainage culvert was observed at the northeast end of the Property along Palomar Road which services all nearby properties. No other waste discharges were noted at the Property.

5.3.15 Septic Systems

No indication of septic systems was noted on the Property.

5.3.16 Wells

No indication of wells was noted at the Property.

6.0 INTERVIEWS

6.1 Interviews with Past and Present Owners and Occupants

Type	Name; Affiliation/Title	Summary
Key Site Manager	William C. Downer	See "Property Owner" summary below.
Property Owner	William C. Downer, Holland Road Land LTD.	Mr. Downer completed an environmental questionnaire concerning the Property. A copy of the questionnaire has been included in Appendix C of this report. Mr. Downer has been familiar with the Property for approximately 35 years. Pertinent information, where obtained, is referenced in the appropriate sections of the report.
Property Occupants	David Zeider,	Mr. Zeider was interviewed over the phone concerning the Property. he has been familiar with the Property for approximately 40 years and formerly farmed the land. Mr. Zieder also indicated that the soil piles at the Property originated from the construction of the residential housing tracts east of the Property. He also indicated that he has knowledge of herbicides being used at the Property.
Past Owners, Occupants, Operators	Not applicable	Past owners/occupants of the Property were not available for interview at the time of the assessment.
Owners/Occupants of Adjacent or Nearby Properties	Not applicable	The Property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews with adjacent or nearby property owners or occupants were not conducted.

6.2 Interviews with State and/or Local Government Officials

Written and on-line requests for environmental records of the Property from State and Local governmental agencies are detailed in Section 4.2.2.

7.0 NON-ASTM SCOPE CONCERNS

In accordance with our contract agreement, Hillmann has conducted cursory evaluations of the following "Non-ASTM Scope Considerations" that are outside of the requirements of the ASTM E1527-13 standard:

7.1 Asbestos-Containing Material (ACM)

There are no buildings on the Property. Therefore, a screening for ACM is not applicable to this assessment.

7.2 Lead-Based Paint

There are no buildings on the Property. Therefore, a screening for lead-based paint is not applicable to this assessment.

7.3 Radon

According to data compiled by the USEPA, as summarized by the EDR Radius Map Report with GeoCheck, the Property is located in an area with a moderate potential for radon concentrations that exceed current USEPA action guidelines. The County of Riverside is classified as a Zone 2 or 'moderate risk' area for radon.

7.4 Mold

There are no buildings on the Property. Therefore, a screening for mold and/or microbial growth was not conducted.

7.5 Wetlands

Based on a review of the EDR Radius Map Report with GeoCheck, no NWI mapped wetlands were indicated at the Property.

It is emphasized that the absence of NWI mapped wetland areas indicated by the EDR report does not necessarily rule out the potential presence of regulated wetland areas on or immediately adjoining the Property. A wetland delineation should be sought from a qualified firm if a more comprehensive determination regarding the presence or absence of wetlands on or adjacent to the Property is warranted.

8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history and setting of the subject *property*. Hillmann has developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



_____

Larry Rockefeller, REM
Environmental Professional

9.0 REFERENCES

EDR Aerial Photo Decade Package, Environmental Data Resources, 2014

EDR City Directory Abstract Report, Environmental Data Resources, 2014

EDR Historical Topographic Map Report, Environmental Data Resources, 2014

EDR Radius Map Report with GeoCheck, Environmental Data Resources, 2014

EDR Sanborn Map Report, Environmental Data Resources, 2014

Riverside County's On-line Geographical Information System

10.0 APPENDICES

Appendix A	Site Diagram / Vicinity Map
Appendix B	Site Photographs
Appendix C	Questionnaires / User Provided Information
Appendix D	Historical Records Documentation
Appendix E	Regulatory Records Documentation
Appendix F	Other Documents
Appendix G	Project Personnel Qualifications

APPENDIX A

SITE DIAGRAM / VICINITY MAP



Figure 1: SITE VICINITY MAP	SCALE: (Not to Scale)	N

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Project Location:	APNs 364-070-034, 364-070-047 372-040-04 & 372-040-043 Holland Road Menifee, California
Project No.:	C3-5988



Figure 2: SITE DIAGRAM	SCALE: (Not to Scale)	N ↑

HILLMANN CONSULTING

Project Location:	APNs 364-070-034, 364-070-047 372-040-04 & 372-040-043 Holland Road Menifee, California
Project No.:	C3-5988

APPENDIX B

SITE PHOTOGRAPHS

PHOTO LOG
APNS 364-070-034, 364-070-047
372-040-04 & 372-040-043
Holland Road
Menifee, California
C3-5988


View of the Property facing northwest


View of the adjacent properties to the south


View of the adjacent flood control basin to the southeast


View of the adjacent properties to the east


View of the adjacent properties to the southwest


View of the adjacent properties to the northwest

PHOTO LOG
APNS 364-070-034, 364-070-047
372-040-04 & 372-040-043
Holland Road
Menifee, California
C3-5988


View of the adjacent property to the northwest


View of the adjacent properties to the northeast


View of the drainage culvert at the northeast end of the Property


View of soil mounds at the Property


View of typical construction debris at the Property


View of storm drains at the Property running below Holland Road

PHOTO LOG
APNS 364-070-034, 364-070-047
372-040-04 & 372-040-043
Holland Road
Menifee, California
C3-5988



View of depressed area at the northwest corner of the southern parcels



View of pipes at the southwest corner of the southern parcels



View of ponding at the southwest corner of the northern parcels



View of the Property facing southeast

APPENDIX C

QUESTIONNAIRES/USER PROVIDED INFORMATION

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ENVIRONMENTAL DUE DILIGENCE – USER QUESTIONNAIRE

For Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the *report user* must provide the following information (if available) to the environmental professional. As per the Brownfields Amendments, failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Please complete the following questionnaire and provide any of the referenced information (if available) to Hillmann.

Respondent Name:	ERIC FLODINE
Company/Affiliation:	STRATA EQUITY GROUP
Address:	4370 LA JOLLA VILLAGE DR #960, SAN DIEGO
Response Date:	5/9/14

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

Yes ☐ *No* ☑

2. Activity and Land Use Limitations
Are you aware of any AULs, 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 ☐ *No* ☑

3. Specialized Knowledge or Experience
Do you have any specialized knowledge or experiences related to the property, nearby properties, or 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* ☐ AN AFFILIATED ENTITY OF STRATA OWNS THE EXISTING APARTMENT COMMUNITY TO THE EAST, BUT WE DID NOT CONSTRUCT IT.

4. Purchase Price vs. Fair Market Value
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes ☑ *No* ☐

5. Commonly Known or Reasonably Ascertainable Information
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?

Yes ☐ *No* ☑

5a. Do you know the past uses of the property?

Yes ☑ *No* ☐ DRY FARMING

5b. Do you know of specific chemicals that are present or were once were present at the property?

Yes ☐ *No* ☑

5c. Do you know of spills or other chemical releases that have taken place at the property?

Yes ☐ *No* ☑

5d. Do you know of any environmental cleanups that have taken place at the property?

Yes ☐ *No* ☑

6. Obviousness of the Presence or Likely Presence of Contamination
As the user of this 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 contamination at the property?

Yes ☐ *No* ☑

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TO: NICK CHRISTEN
C - 408-887-3300
F - 949-266-9132

BILL D.'S FAX - RECEIVE - NO , SEND - YES !!!

Phase I ESA - Environmental Questionnaire

The following questionnaire should be completed by a representative of the Property that is most knowledgeable about its usage, condition and history. Please complete and either give to the Hillmann representative during the site inspection, or fax to 714-634-9507.

General:

APN(S) # 364 070 047 AND 364 070 034
APN(S) # 372 040 043 AND 372 040 044

Property Name: (VACANT LAND) Street Address: _____

MENIFEE City, ST Zip: CA. 92584

Completed by: WILLIAM C. DOWNER (Name) Company: HOLLAND ROAD LAND LTD.

Signature: William C. Downer Date: MAY 12, 2014

Number of years at or familiar with the Property: 35 YEARS APX

Site Description:

Block & Lot #(s): _____ Property Size: 38 ACRES GROSS APX.

Number of building(s): NONE Building Size(s) NONE

Year(s) Built: NONE # of units: (if appl.) NONE

Type of Property: VACANT LAND

Utilities and Services: (please check "Yes", "No" or "NA-Not Applicable") and indicate provider if "Yes".

Utility	Yes	No	NA	Name of Provider	Service	Yes	No	NA	Name of Provider
Water		X		NONE	Fuel Oil		X		NONE
Sewer		X			HVAC Maint.		X		
Power		X			Elev Maint.		X		
Nat Gas		X			Septic Maint.		X		
Telephone		X			Pool Maint.		X		

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Instructions: Please answer each question. Check "D/K" if you don't know, or otherwise lack sufficient knowledge of the Property to answer the question.

	PREVIOUS INVESTIGATIONS	
1.	Have any previous environmental investigations (e.g.- Phase I Environmental Site Assessment, soil/groundwater testing, radon testing, asbestos survey, tank closure/removal reports, etc.) been performed at the Property?	☐ Yes ☒ No ☐ D/K
2.	If yes, what concerns were indicated or recommendations made? *(please provide a copy of all previous environmental reports)*	
	PROPERTY USAGE	
3.	To the best of your knowledge, is the Property or any adjoining property currently occupied or formerly occupied for industrial purposes? If yes, please elaborate:	Property: ☐ Yes ☒ No ☐ D/K Adj. Property: ☐ Yes ☐ No ☒ D/K
4.	Is the property or any adjoining property currently used, or have they ever been used, as a gasoline filling station, dry cleaning facility, automotive service/repair shop, auto body repair shop, commercial printing facility, photo development laboratory shop, junkyard, landfill, or as a waste treatment, storage disposal, recycling or processing facility? If yes, please elaborate:	Property: ☐ Yes ☒ No ☐ D/K Adj. Property: ☐ Yes ☒ No ☐ D/K
5.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries,, or any other waste materials been dumped above grade, buried and/or burned on the property?	☐ Yes ☒ No
	BULK STORAGE TANKS	
6.	Are there currently, or have there been previously, any registered or unregistered above ground or underground storage tanks located at the Property? *If YES, please provide number, size, age of tanks, permits, closure reports, regulatory agency correspondence, and related information.*	Current Tanks: ☐ Yes ☒ No ☐ D/K Previous Tanks: ☐ Yes ☒ No ☐ D/K
7.	Are there currently, or have there been previously, any vent pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Current: ☐ Yes ☒ No ☐ D/K Previous: ☐ Yes ☒ No ☐ D/K
8.	Are there currently, or have there been previously, any leakage of hazardous substances or petroleum products from above ground or underground storage tank systems at the Property?	Current: ☐ Yes ☒ No ☐ D/K Previous: ☐ Yes ☒ No ☐ D/K

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	SPILLS, RELEASES, WASTES	
9.	Are there currently, or have there been previously, any waste discharges on or adjacent to the property, other than storm water or into a municipal sanitary sewer system? If yes, please elaborate:	Current: ☐ Yes ☒ No ☐ D/K Previous: ☐ Yes ☒ No ☐ D/K
10.	Are there currently, or have there been previous, any septic systems, dry wells or leach fields on the property? If yes, please elaborate:	Current: ☐ Yes ☐ No ☒ D/K Previous: ☐ Yes ☐ No ☒ D/K
11.	Are there currently, or have there been previously, any flooring, drains or walls located within the facility that are, or have been, stained by substances (or, in the case of drains, used for) other than water or are emanating foul odors? If yes, please elaborate:	Current: ☐ Yes ☒ No ☐ D/K Previous: ☐ Yes ☒ No ☐ D/K
12.	Are there currently, or have there been previously, any spills or releases of hazardous substances or petroleum products within the building(s) or on the exterior of the Property?	Current: ☐ Yes ☒ No ☐ D/K Previous: ☐ Yes ☒ No ☐ D/K
13.	Has any non-native and/or contaminated fill material been deposited on the Property?	☐ Yes ☐ No ☒ D/K
14.	Have any current or former property occupants generated hazardous wastes or other wastes (such as waste oil, or medical wastes) that required non-conventional storage, handling and/or disposal methods? *If YES, please indicate type of waste and the name of the waste handling contractor:* _____	☐ Yes ☐ No ☒ D/K
	TRANSFORMERS/HYDRAULIC EQUIPMENT	
15.	Are any power transformers, capacitors or hydraulic equipment present at the Property? If yes, please elaborate:	☐ Yes ☒ No ☐ D/K
16.	If power transformers are present, who owns them? _____	☐ Yes ☒ No ☐ D/K
17.	If hydraulic equipment is present, indicate age of equipment and name/telephone # of service contactor:	☐ Yes ☒ No ☐ D/K
	REGULATORY DISCLOSURE	
18.	Have there been any environmental liens or governmental notification or involvement relating to past or current use or disposal of hazardous substances with respect to the property of any facility or structure located on the property?	☐ Yes ☒ No ☐ D/K

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19.	If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system, or has the well been designated as contaminated by any government environmental/health agency? *(if not applicable, please check* NO*)*	☐ Yes ☐ No ☒ D/K
20.	Is there any environmental litigation, administrative action or cleanup action involving the property related to a release or threatened release of any hazardous substance or petroleum product?	☐ Yes ☒ No ☐ D/K
21.	Are you aware of testing of any environmental media (soil, groundwater, surface water, etc.) at the property which identified levels of contaminants in excess of regulatory standards and/or cleanup guidelines?	☐ Yes ☒ No ☐ D/K
	ENVIRONMENTAL/BUILDING CONDITIONS	
22.	Has asbestos testing ever been conducted at the Property? *If YES, please forward a copy of test results and/or survey reports:*	☐ Yes ☒ No ☐ D/K
23.	Are any asbestos containing materials present at the Property? If yes, please elaborate:	☐ Yes ☒ No ☐ D/K
24.	Has lead paint testing ever been conducted at the Property? *If YES, please forward a copy of test results.*	☐ Yes ☒ No ☐ D/K
25.	Is lead-based paint present at the Property? If yes, please elaborate:	☐ Yes ☒ No ☐ D/K
26.	Has radon testing ever been conducted at the Property? *If YES, please forward a copy of test results.*	☐ Yes ☒ No ☐ D/K
27.	Are there any problems with water intrusion, water damaged surfaces or excessive mold growth within the buildings? If yes, please elaborate:	☐ Yes ☒ No ☐ D/K

COMMENTS:

For any questions answered "YES" that warrant further elaboration, please use the following space as necessary:

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PHASE II SUBSURFACE INVESTIGATION REPORT



APNs 364-070-034, 364-070-047
372-040-044 & 372-040-043
HOLLAND ROAD
MENIFEE, CALIFORNIA

Prepared For:

Strata Equity
4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

Hillmann Project Number C3-5988

June 4, 2014

Written By:
Hillmann Consulting, LLC

Dan Louks
Professional Geologist 4883

PROFESSIONAL GEOLOGIST
DANIEL ROBERT LOUKS
NO. 4883
EXP. NOV. 30, 2015
STATE OF CALIFORNIA

HILLMANN
CONSULTING

June 4, 2014

Mr. Eric Flodine
Strata Equity
4370 La Jolla Village Drive, Suite 960
San Diego, CA

RE: Phase II Subsurface Investigation Report
APNS 364-070-034, 364-070-047,
372-040-043 & 372-040-044
Holland Road
Menifee, CA 92584
Hillmann Project Number: C3-5988

Dear Mr. Flodine:

Hillmann Consulting, LLC, is pleased to provide this Subsurface Investigation Report prepared for the above referenced property.

This report is for the exclusive use of the entities named on the front cover, its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact the Project Manager at 714-634-9500.

Very Truly Yours,
Hillmann Consulting, LLC

Brandon Clements

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APPENDIX B - Laboratory Reports

APPENDIX C - Drilling Logs

1.0 INTRODUCTION / BACKGROUND

Hillmann Consulting, LLC (Hillmann) conducted a Phase II Subsurface Investigation at the undeveloped land identified as APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California. The subject property consists of four rectangular parcels totaling about 33.85 acres on the north and south sides of Holland Road between Hanover Lane and Palomar Road. The terrain of the property is graded flat with berms along the northern, western, and southern ends of the property.

In May 2014, Hillmann completed a Phase I Environmental Site Assessment and discovered that the site had been used as agricultural land from at least the 1930s until the 1970s. The former agricultural site use suggests historic applications of pesticides may have occurred at the property. These applications indicate a potential for elevated levels of residual pesticides including certain heavy metals in the subsurface soil. This indicates a possible environmental liability that justified subsurface investigation.

In addition, four areas of the property had fill material piles. The fill piles are located in the northeast corner of the north lot (Pile 1), the northeast corner of the south lot (Pile 2), the southeast corner of the south lot (Pile 3), and the southwest corner of the south lot (Pile 4). These piles appeared to be mostly discolored soil, but construction debris including broken concrete, asphalt, bricks, and ceramic tiles were also present. These piles could potentially be non-native fill and together occupied approximately one acre in size. Based on aerial photographs the fill piles first appeared on-site in the 2000s.The majority of the mounds are overgrown with vegetation therefore the exact contents of the fill could not be ascertained. The presence of this material on the site is a recognized environmental condition that justified additional investigation.

Accordingly, Hillmann performed a Phase II subsurface investigation that included installation of 15 shallow soil borings across the site to test the underlying soil for evidence of pesticides and select heavy metals. In addition, each of the four pile areas was sampled to provide an indication of potential contaminants in the non-native material. Results of soil sampling indicated no detectable levels of organo-chlorine pesticides and no significant concentrations of heavy metals in soil. Results of pile testing indicated no significant or actionable levels of contamination, except for one sample which contained low concentrations of oil-range hydrocarbons. This material may be suitable for use as fill, or removal may be required depending on the intended future site use. However, based on these results, Hillmann recommends no further investigation regarding the environmental condition of the property.

2.0 GEOLOGY/HYDROGEOLOGY

Based on the drilling logs, shallow soils beneath the site consist primarily of silty clay from near surface to 2.5 feet below grade, the deepest interval explored by drilling in this investigation. Groundwater was not encountered to the maximum depth of investigation. Based on the GeoTracker website, groundwater is present at about 82-88 feet below grade at a site located about mile north of the property (Global ID T0606519229). Descriptions of the sediments encountered during drilling are presented in the drilling logs (**Appendix C**).

3.0 SITE INVESTIGATION

On May 27, 2014, Hillmann installed 15 soil borings (B1 through B15) to total depths ranging from 0.5 to 2.5 feet below grade across the site. In addition, the four non-native fill piles were sampled by excavating a few feet into the pile in a representative section of each. The borings were installed using a hand auger tool. **Figure 1** shows the boring and fill pile locations.

The soil column was logged by a California Professional Geologist during drilling and select samples were preserved for laboratory analysis. The samples were screened in the field for volatile emissions with a photo-ionization detector (PID) calibrated to hexane during drilling. Select native soil samples were analyzed for organo-chlorine pesticides (OCP) by EPA Method 8081A and for arsenic, cadmium, lead, and mercury by EPA Method 6010. In addition, the fill pile samples were tested for carbon chain hydrocarbons corresponding to gasoline, diesel fuel, and oil weights (C4-C12, C13-C24, and C25-C40 ranges, respectively) by EPA Method 8015B, VOC by EPA Method 8260B, and for heavy metals (CAM) by EPA Method 6010. One pile sample was also selected for analysis of semi VOC by EPA Method 8270C and PCBs by EPA Method 8082, Cal Tech Environmental Laboratories of Paramount, California analyzed the samples.

3.1 Laboratory Results

Results of laboratory analysis indicated none of the soil samples analyzed had detectable levels of OCP. Results also indicated low levels of heavy metals in soil. The detected concentrations were compared to the California Human Health Screening Levels (CHHSL), developed by Cal EPA. These guidelines are based on human health risk factors for residential and industrial settings and are commonly used as screening tools. Results indicated that except for arsenic, none of the samples had heavy metal concentrations greater than CHHSL guidelines.

Arsenic is a metal commonly found in moderate concentrations in naturally occurring sediment in southern California. These natural concentrations commonly exceed the CHHSL levels so determining the relative anthropogenic impact (if any) can be problematic. The Department of Toxic Substances Control (DTSC) conducted a study to provide a statistically defensible background concentration for arsenic in southern California soil. The term “background” collectively refers to both naturally occurring and anthropogenic sources of arsenic in shallow soil. Field data were collected from sites throughout Los Angeles, Orange, Riverside, San Bernardino and San Diego counties. The statistical analysis indicated the background concentration for arsenic in southern California soil is 12 mg/Kg. This concentration can be used as a screening level for arsenic in soil regardless of the source. Using this criterion, the arsenic concentrations detected in soil beneath the site are well below the accepted background concentration.

The laboratory results are summarized in **Table 1**. The laboratory reports are included in **Appendix B**.

Results from fill pile sampling indicated no detectable levels of VOC, and no heavy metal concentrations in excess of CHHSL or DTSC background guidelines. The sample from Pile 1 had detectable levels of diesel and oil range hydrocarbons with 65 mg/Kg and 270 mg/Kg

detected, respectively. This sample was also analyzed for semi VOC and PCBs, none was detected. The hydrocarbon levels detected in the fill were compared to the Tier 1 environmental screening levels (ESLs) developed by the SFRWQCB. These guidelines are developed based on a number of factors including human health risk and sensitive environmental setting factors. The Tier 1 levels are the most sensitive and are based on default settings of risk. Results indicate the oil-range hydrocarbon levels slightly exceed the Tier 1 levels of 100 mg/Kg. The results are summarized in **Table 2**. The laboratory reports are presented in **Appendix B**.

4.0 CONCLUSIONS

The subject site occupies about 33.85 acres of undeveloped land. The property was formerly used agriculturally and likely had been used for pesticide applications in the past. In addition, the site has four piles of fill that were apparently created in the 2000s. This material might be non-native fill and had indications of discoloring and contained construction debris. These features suggest the material is non-native and could contain unspecified contaminants.

In May 2014, 15 soil borings were installed across the site for shallow soil sampling and analysis of OCP, arsenic, cadmium, lead, and mercury. Results indicated none of the samples had detectable OCP or greater than CHHSL guidelines or DTSC designated background concentrations.

The four soil pile samples were tested for a suite of potential contaminants including VOC, heavy metals and petroleum hydrocarbons. In addition, one sample was selected for analysis of semi VOC and PCBs. Results indicated none of the samples had detectable VOC, or greater than CHHSL guidelines or DTSC designated background concentrations. However, low levels of oil-range hydrocarbons were present in one soil sample. These results are greater than conservative Tier 1 ESLs developed by RWQCB. These guidelines are intended for in-situ soil and are among the most sensitive of regulatory thresholds. It is likely that this fill could be approved for use in on-site grading operations in low sensitivity areas such as paved zones in a future development, though this would be at the discretion of an agency.

5.0 LIMITATIONS

This Subsurface Investigation was performed in accordance with generally and currently accepted engineering practices and principles; however, the procedures and methodologies used in this investigation are not intended to meet all specific regulatory guidelines as this work was completed as a self-directed effort. Although the data in this report is indicative of subsurface conditions in areas investigated, no further conclusions regarding the absence or presence of subsurface contamination in other areas of the site should be construed or inferred other than those expressly stated in this report. The conclusions made are based on information obtained from field observations, independent laboratory analytical results, and from relevant Federal, State, regional, and local agencies.

TABLE 1
Summary of Soil Sampling Results (mg/Kg)

Sample ID	Arsenic	Cadmium	Lead	Mercury	OCP
S1-2	5.6	ND	4.1	ND	ND
S2-1	3.3	ND	4.7	ND	ND
S3-2.5	3.8	ND	2.8	ND	ND
S4-0.5	3.2	ND	3.8	ND	ND
S5.2	3.8	ND	4.2	ND	ND
S6-0.5	5.3	ND	6.3	ND	ND
S7-1	4.8	ND	7.0	ND	ND
N8-2	4.0	ND	4.8	ND	ND
N9-0.5	3.8	ND	5.5	ND	ND
N10-2	3.5	ND	4.0	ND	ND
N11-0.5	3.2	ND	3.8	ND	ND
N12-2.5	2.0	ND	2.9	ND	ND
N13-2.5	2.3	ND	3.1	ND	ND
N14-1	3.0	ND	3.7	ND	ND
N15-1.5	2.9	ND	2.4	ND	ND
Residential CHHSL	***0.07***	***1.7***	***80***	***18***	*--*
Industrial CHHSL	***0.24***	***7.5***	***320***	***180***	*--*
DTSC Background	***12***	*--*	*--*	*--*	*--*

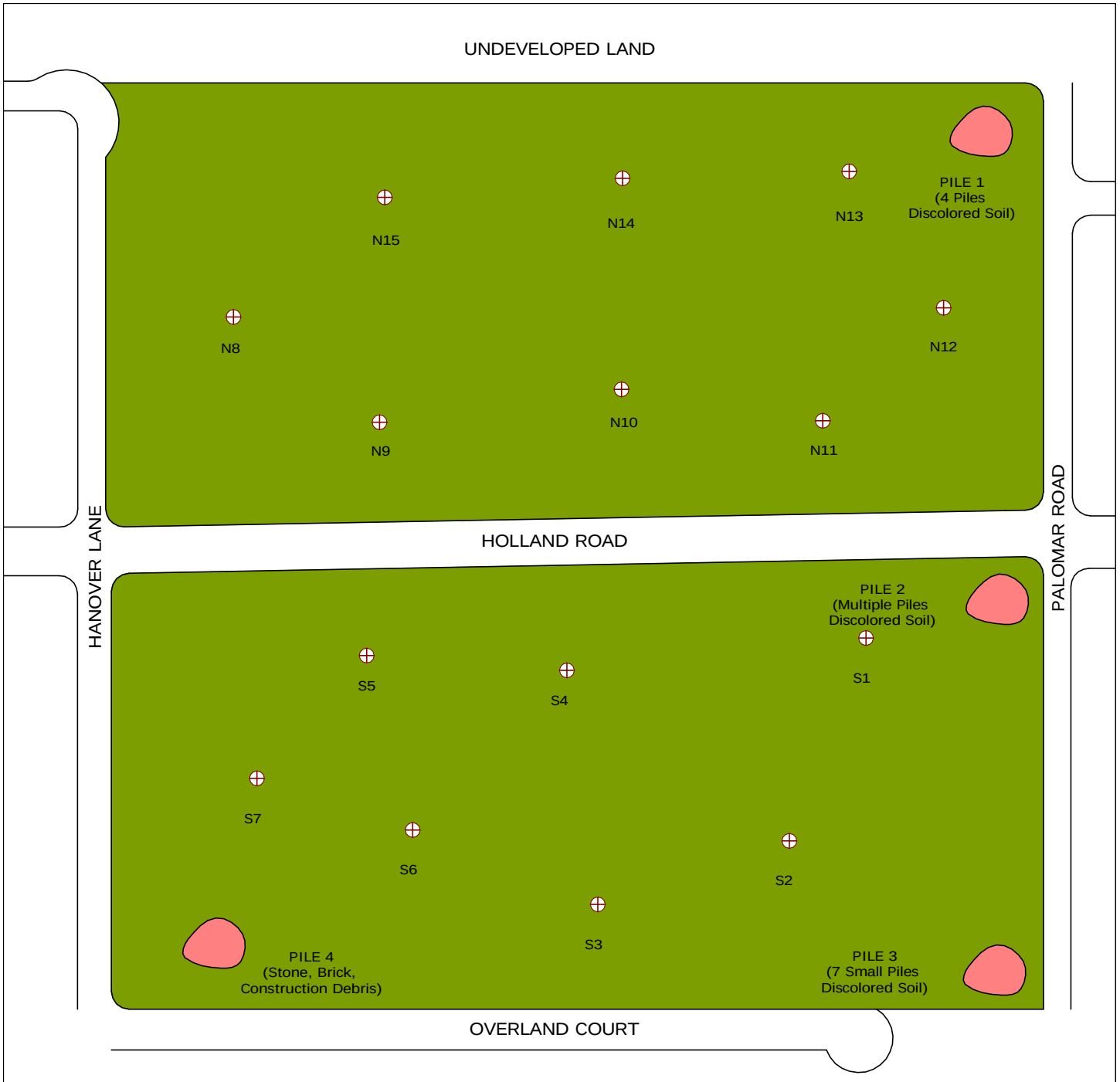
Notes: Sampled May 27, 2014. OCP-Organo-chloride pesticides, California Human Health Screening Levels (CHHSL) Concentrations are used by Cal-EPA to determine Health Risk in residential and industrial settings. DTSC Background Concentration is based on statistical study of sites throughout southern California. This concentration may be used as a screening level for anthropogenic and naturally occurring levels of arsenic in soil in southern California. ND – Not detected above reporting limit shown. Please refer to lab report for complete results.

TABLE 2
Summary of Non-Native Fill Sampling Results (mg/Kg)

Sample ID	Arsenic	Barium	Chromium	Copper	Lead	Vanadium	Zinc	VOC	TPHg	TPHd	TPH-Oil
Pile 1	ND	21	ND	15	ND	15	16	ND	ND	65	270
Pile 2	ND	89	ND	65	ND	34	25	ND	ND	ND	ND
Pile 3	ND	57	ND	3.9	ND	13	8.8	ND	ND	ND	ND
Pile 4	2.2	160	9.1	27	1.8	38	39	ND	ND	ND	ND
Residential CHHSL	***0.07***	***5,200***	***100,000***	***3,000***	***80***	***530***	***23,000***	*--*	*--*	*--*	*--*
Industrial CHHSL	***0.24***	***63,000***	***100,000***	***38,000***	***320***	***6,700***	***100,000***	*--*	*--*	*--*	*--*
DTSC Background	***12***	*--*	*--*	*--*	*--*	*--*	*--*	*--*	*--*	*--*	*--*
RWQCB Tier 1 ESL	*--*	*--*	*--*	*--*	*--*	*--*	*--*	*--*	***100***	***100***	***100***

Notes: Sample "Pile 1" was also tested for Semi VOC (EPA Method 8270C) and PCBs (EPA 8082). None was detected. VOC – volatile organic compounds, TPH – Total Petroleum Hydrocarbons as gasoline, diesel, and oil. RWQCB ESLs are environmental screening levels based on human health and sensitive environmental risk factors for shallow soil. Please refer to lab report for complete results.

FIGURES



LEGEND

Soil Borings

Non-Native Fill Piles

FIGURE 1
GENERAL SITE PLAN
UNDEVELOPED LAND
APNs 364-070-034, -047,
& 372-040-043, -044,
Holland Road
Menifee, California

HILLMANN CONSULTING

N
W E
S

APPROXIMATE SCALE IN FEET

0 200 400

APPENDIX A
Site Photos



Boring N10



Boring N12



Boring S2



Boring S6



Pile 1



Pile 2



Pile 3



Pile 4

APPENDIX B
Laboratory Reports

APPENDIX C
Drilling Logs

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S1

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
2			<1	S1-2		CL	Silty CLAY; brown, low plasticity, hard, slightly moist, no odor.
3							

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S2

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 1 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1			<1	S2-1		CL	Silty CLAY; brown, low plasticity, hard, no odor.
2							
3							

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S3

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
2							
2.5			<1	S3-2.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S4

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 0.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0.5			<1	S4-0.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S5

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
2			<1	S5-2		CL	Silty CLAY; brown, low plasticity, hard, no odor.
3							

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S6

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 0.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0.5			<1	S6-0.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER S7

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 24, 2014
TOTAL DEPTH OF HOLE 1 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1 2 3			<1	S7-1		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N8

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1 2 3			<1	N8-2		CL	Silty CLAY; brown, low plasticity, hard, no odor.

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N9

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 0.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0.5			<1	N9-0.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N10

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
2			<1	N10-2		CL	Silty CLAY; brown, low plasticity, hard, no odor.
3							

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N11

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 0.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
0.5			<1	N11-0.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N12

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
2							
2.5			<1	N12-2.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N13

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 2.5 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
2							
2.5			<1	N13-2.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

HILLMANN CONSULTING

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N14

PROJECT Undeveloped Land
OWNER
LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California.
PROJECT NUMBER
DATE DRILLED May 27, 2014
TOTAL DEPTH OF HOLE 1 Feet
SURFACE ELEVATION
DEPTH TO WATER
SCREEN: DIA. **LENGTH** **SLOT SIZE**
CASING: DIA. **LENGTH** **TYPE**
DRILLING COMPANY Hillmann
DRILL METHOD Hand Auger
DRILLER Dan / Neil
LOG BY Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1 2 3			<1	N14-1		CL	Silty CLAY; brown, low plasticity, hard, no odor.

DRILL/LITHOLOGIC LOG

BORING/WELL NUMBER N15

PROJECT Undeveloped Land **OWNER**

LOCATION APNs 364-070-034, -047, & 372-040-043, -044, Holland Road, Menifee, California. **PROJECT NUMBER**

DATE DRILLED May 27, 2014 **TOTAL DEPTH OF HOLE** 1.5 Feet

SURFACE ELEVATION **DEPTH TO WATER**

SCREEN: DIA. **LENGTH** **SLOT SIZE**

CASING: DIA. **LENGTH** **TYPE**

DRILLING COMPANY Hillmann **DRILL METHOD** Hand Auger

DRILLER Dan / Neil **LOG BY** Dan Louks

DEPTH (FEET)	WELL CONST		PID (PPM)	SAMPLES		SOIL CLASS	DESCRIPTION/SOIL CLASSIFICATION (COLOR, TEXTURE, STRUCTURES)
	PIPE	FILL		NUMBER	BLOW	(USCS)	
1							
1.5			<1	N15-1.5		CL	Silty CLAY; brown, low plasticity, hard, no odor.

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
NOT REQUIRED	1	866-423-6060	0503972

GENERATOR

5. Generator's Name and Mailing Address
Holland Road Lane LTD
31 N. 2nd St. A, Alhambra, CA 91801 (Site APN:304-070-034)
Generator's Phone: 626-576-7523

Generator's Site Address (if different than mailing address)
Northwest Corner of Palomar Road & Midsummer Lane
Menifee, CA 92584

6. Transporter 1 Company Name
American Integrated Services, Inc.
U.S. EPA ID Number: CAR000148398

7. Transporter 2 Company Name
U.S. EPA ID Number:

8. Designated Facility Name and Site Address
Chiquita Canyon Landfill
29201 Henry Mayo Drive
Facility's Phone: Castaic, CA 91384 661-257-3655
U.S. EPA ID Number:

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	Non-Hazardous Waste Solid (Soil)	1	DT		Y	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
Wear protective equipment while handling. Weights or volumes are approximate.
Project#: 34018
Profile #: CCL-14-102
Acct#: 1022

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Signature on behalf of Generator — Signature — Month: 6 Day: 5 Year: 14

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Kevin Vela — Signature — Month: 6 Day: 5 Year: 14

Transporter 2 Printed/Typed Name — Signature — Month Day Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Manifest Reference Number:

17b. Alternate Facility (or Generator) — U.S. EPA ID Number
Facility's Phone:

17c. Signature of Alternate Facility (or Generator) — Month Day Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name — Signature — Month Day Year

GENERATOR'S/SHIPPER'S INITIAL COPY

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
NOT REQUIRED	1	888-423-6080	0503973

GENERATOR

5. Generator's Name and Mailing Address
Holland Road Lane LTD
31 N. 2nd St. A, Alhambra, CA 91801 (Site APN:364-070-034)
Generator's Phone: 626-576-7523

Generator's Site Address (if different than mailing address)
Northwest Corner of Palomar Road & Midsummer Lane
Menifee, CA 92584

6. Transporter 1 Company Name
American Integrated Services, Inc.
U.S. EPA ID Number: CAR000148338

7. Transporter 2 Company Name
Jose T. Garcia
U.S. EPA ID Number:

8. Designated Facility Name and Site Address
Chiquita Canyon Landfill
29201 Henry Mayo Drive
Facility's Phone: Castaic, CA 91384 661-257-3655
U.S. EPA ID Number:

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	Non-Hazardous Waste Solid (Soil)	1	DT		Y	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
Wear protective equipment while handling. Weights or volumes are approximate.

Project# 34018
Profile # CCL-14-102
Acct#: 1022

14. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Jose T. Garcia for Holland Road Lane LTD | Signature | Month: 6 | Day: 5 | Year: 14

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Jose T. Garcia | Signature | Month: 6 | Day: 5 | Year: 14

Transporter 2 Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) | U.S. EPA ID Number
Facility's Phone:

17c. Signature of Alternate Facility (or Generator) | Month | Day | Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name | Signature | Month | Day | Year

GENERATOR'S/SHIPPER'S INITIAL COPY

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
NOT REQUIRED	1	800-423-6060	0503974

GENERATOR

5. Generator's Name and Mailing Address
Holland Road Lane LTD
51 N. 2nd St. A, Alhambra, CA 91801 (Site APN:364-070-034)
Generator's Phone: 626-576-7523

Generator's Site Address (if different than mailing address)
Northwest Corner of Palomar Road & Midsummer Lane
Menifee, CA 92584

6. Transporter 1 Company Name
American Integrated Services, Inc. T-Sons Trucking

U.S. EPA ID Number
CAR000148338

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address
Chiquita Canyon Landfill
29201 Henry Mayo Drive
Facility's Phone: Castaic, CA 91384 661-257-3655

U.S. EPA ID Number

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	Non-Hazardous Waste Solid (Soil)	1	DT		Y	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
Wear protective equipment while handling. Weights or volumes are approximate.

Project# 34018
Profile # CCL-14-102
Acct#: 1022

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Edgar Lobillo Generator
Signature:
Month: 6 Day: 5 Year: 14

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Jose Cuevas
Signature:
Month: 6 Day: 5 Year: 14

Transporter 2 Printed/Typed Name:
Signature:
Month: Day: Year:

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)
Month: Day: Year:

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name:
Signature:
Month: Day: Year:

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
NOT REQUIRED	1	888-423-6000	0503975

GENERATOR

5. Generator's Name and Mailing Address
Holland Road Lane LTD
31 N. 2nd St. A, Alhambra, CA 91801 (Site APN:364-070-034)
Generator's Phone: 626-576-7523

Generator's Site Address (if different than mailing address)
Northwest Corner of Palomar Road & Midsummer Lane
Menifee, CA 92584

6. Transporter 1 Company Name
American Integrated Services, Inc.

U.S. EPA ID Number
CAR000148338

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address
Chiquita Canyon Landfill
29201 Henry Mayo Drive
Facility's Phone: Castaic, CA 91384 661-257-3655

U.S. EPA ID Number

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	Non-Hazardous Waste Solid (Soil)	1	DT		Y	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
Wear protective equipment while handling. Weights or volumes are approximate.

Project#: 34018
Profile #: CCL-14-102
Acct#: 1022

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Signing on behalf of Generator | Signature | Month: 6 | Day: 5 | Year: 14

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Henry Gutierrez | Signature | Month: 6 | Day: 5 | Year: 14

Transporter 2 Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator)

U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator) | Month | Day | Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name | Signature | Month | Day | Year

GENERATOR'S/SHIPPER'S INITIAL COPY

NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
	NOT REQUIRED	1	888-423-6000	0503976

GENERATOR

5. Generator's Name and Mailing Address
Holland Road Lane LTD
31 N. 2nd St. A, Alhambra, CA 91801 (Site APN:364-070-034)
Generator's Phone: 626-576-7523

Generator's Site Address (if different than mailing address)
Northwest Corner of Palomar Road & Midsummer Lane
Menifee, CA 92584

6. Transporter 1 Company Name
American Integrated Services, Inc.

U.S. EPA ID Number
CAR000148338

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address
Chiquita Canyon Landfill
29201 Henry Mayo Drive
Facility's Phone: Castaic, CA 91384 661-257-3655

U.S. EPA ID Number

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
1.	Non-Hazardous Waste Solid (Soil)	1	DT		Y	
2.						
3.						
4.						

13. Special Handling Instructions and Additional Information
Wear protective equipment while handling. Weights or volumes are approximate.

Project#: 34018
Profile #: CCL-14-102
Acct#: 1022

INT'L

14. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name: Alex Churchilla — Signing on behalf of generator | Signature | Month | Day | Year: 11

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name | Signature | Month | Day | Year

Transporter 2 Printed/Typed Name | Signature | Month | Day | Year

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) | U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator) | Month | Day | Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name | Signature | Month | Day | Year

GENERATOR'S/SHIPPER'S INITIAL COPY

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Waste Tracking Number
Not required	1	(888) 452-6060	0400832

GENERATOR

5. Generator's Name and Mailing Address

Holland Rd Bore LTD
31 N. 2nd St. Thornton CA 95686

Generator's Site Address (if different than mailing address)

North east Corner of Hanson Road and Industrial Lane
Benicia CA 94510

Generator's Phone: 916 576 7543

6. Transporter 1 Company Name

Bonanza Standard Services Inc.

U.S. EPA ID Number

CAR000142353

7. Transporter 2 Company Name

U.S. EPA ID Number

8. Designated Facility Name and Site Address

Potrero Hills Landfill
3675 Potrero Hills Lane
Suisun City CA 94585

U.S. EPA ID Number

CAD981624533

Facility's Phone: (707) 432-0131

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.	
	1. Non-hazardous soil (soil)	1	ST	4		
	2.					
	3.					
	4.					

13. Special Handling Instructions and Additional Information

Waste profile approval pending for pH and odor
Project # 34018
Load # 001
Ticket # 1012

14. **GENERATOR'S/OFFEROR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offeror's Printed/Typed Name	Signature	Month	Day	Year
Phil Carroll for Holland Rd Bore LTD		6	5	14

INT'L

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:

Transporter Signature (for exports only): Date leaving U.S.:

TRANSPORTER

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name	Signature	Month	Day	Year
Luis Mezeda				

Transporter 2 Printed/Typed Name	Signature	Month	Day	Year
		6	5	14

DESIGNATED FACILITY

17. Discrepancy

17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection

Manifest Reference Number:

17b. Alternate Facility (or Generator) U.S. EPA ID Number

Facility's Phone:

17c. Signature of Alternate Facility (or Generator)	Month	Day	Year

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name	Signature	Month	Day	Year

GENERATOR'S/SHIPPER'S INITIAL COPY

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

POR. SE 1/4, SEC. 2 T.6S, R.3W

CITY OF MENIFEE

TRA 026-016
026-060
026-072
026-181

364-07

357-07

N
W E
S

1 " = 400 '

Legend
- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W
- Other Easements
- Lease Area
- Subdivision Tic Mark

STATE HWY 215

ANTELOPE RD

NO-44-06E

LA PIEDRA RD

MENIFEE RD

HANOVER LN

PALOMAR RD.

HOLLAND RD

ALBION LN

POR PAR 1 (31) EX — 51.29 AC

POR PAR 1 (32) — 30.47 AC

POR PAR 1 (33) EX — 15.14 AC

PAR 2 (26) EX — 26.28 AC NT

POR PAR 1 (25) EX — 5.00 AC M/L

PAR 1 PAR 2 PAR 3 PAR 4 (48) — 10.85 AC ML

POR PAR 1 (52) — 10.61 AC ML

POR PAR 2 (49) — 5.65 AC ML

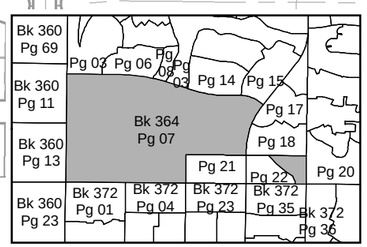
PAR 2 (41) — 6.33 AC M/L

LOT A LOT B LOT C LOT D LOT E LOT F LOT G LOT H LOT I LOT J

TRA 026-060 TRA 026-072 TRA 026-016 TRA 026-181

PM 69/95 PM 87/65 PM 93/34 PM 146/1

Date	Old Number	New Number
10/23/2000	5,21	26
10/23/2000	13,23	28
10/23/2000	4,20	25
10/23/2000	12,22	27
10/23/2000	3,19	24
8/2/2001	14-16,27,28	29
8/2/2001	29	PG.21
1/11/2002	30,1,2	31-33
1/11/2002	10	35,ST
1/11/2002	1	30,ST
1/11/2002	11	34,ST
9/20/2004	37,39	41
9/20/2004	36,38	40
9/20/2004	17	36-37
9/20/2004	18	38-39
2/1/2005	40,372-040-33	372-040-42
2/1/2005	372-040-42	PG.22
2/1/2005	372-040-34	372-040-42
12/20/2006	6	42, ST
12/11/2008	42	43, ST
12/11/2008	35	47, ST
12/11/2008	9	46, ST
12/11/2008	8	45, ST
12/11/2008	7	44, ST
1/22/2009	43,44,45,46	48
6/19/2018	47, 50	51
6/19/2018	34	49, 50
5/17/2023	51	52, ST



Data
111774 4/91
RS 25 /31
STATE HWY MAP
PM 60/45
PM 115/11

Map Reference
PM 69/95 PARCEL MAP NO. 12598
PM 87/65 - 66 PARCEL MAP NO. 15840
PM 93/34 PARCEL MAP NO. 13757
PM 146/1 - 26 PARCEL MAP NO. 21838

ASSESSOR'S MAP BK364 PG. 07
Riverside County, Calif.

jasantos

Jun 2023

Request Visibility: Unpublished

Request 24-72 Closed

Dates

Received

October 24, 2024 via web

Requester

Jorge Ramos

jramos@mcageosci.com

235 E. Broadway, Suite 1120, Long Beach, CA, 90802

7144997659

McAlister GeoScience

Invoices

No invoices due

Staff assigned

Departments

No departments assigned

Point of contact

clerks@fontanaca.gov

Request

Hello,

This is Jorge Ramos with McAlister Geoscience and this is regarding any information regarding the below property including environmental hazards, permits, building records, septic systems, or storage tanks will be greatly appreciated. In accordance with the Freedom of Information Act (FOIA), Public records request. Including any and violations for the following property:

14518 Valley Blvd, Fontana CA

Timeline Documents

Request closed Public

Good Morning,

The City of Fontana is in receipt of your records request. Unfortunately the address listed in the records request is located in county jurisdiction. Please contact the San Bernardino County, Assessor Recorder's Office 222 W. Hospitality Lane, San Bernardino, CA 92415 (909) 387-8307.

If there is anything that I can do to assist you, please contact me.

Kind Regards,

October 29, 2024, 10:06am by Staff

Request opened Public

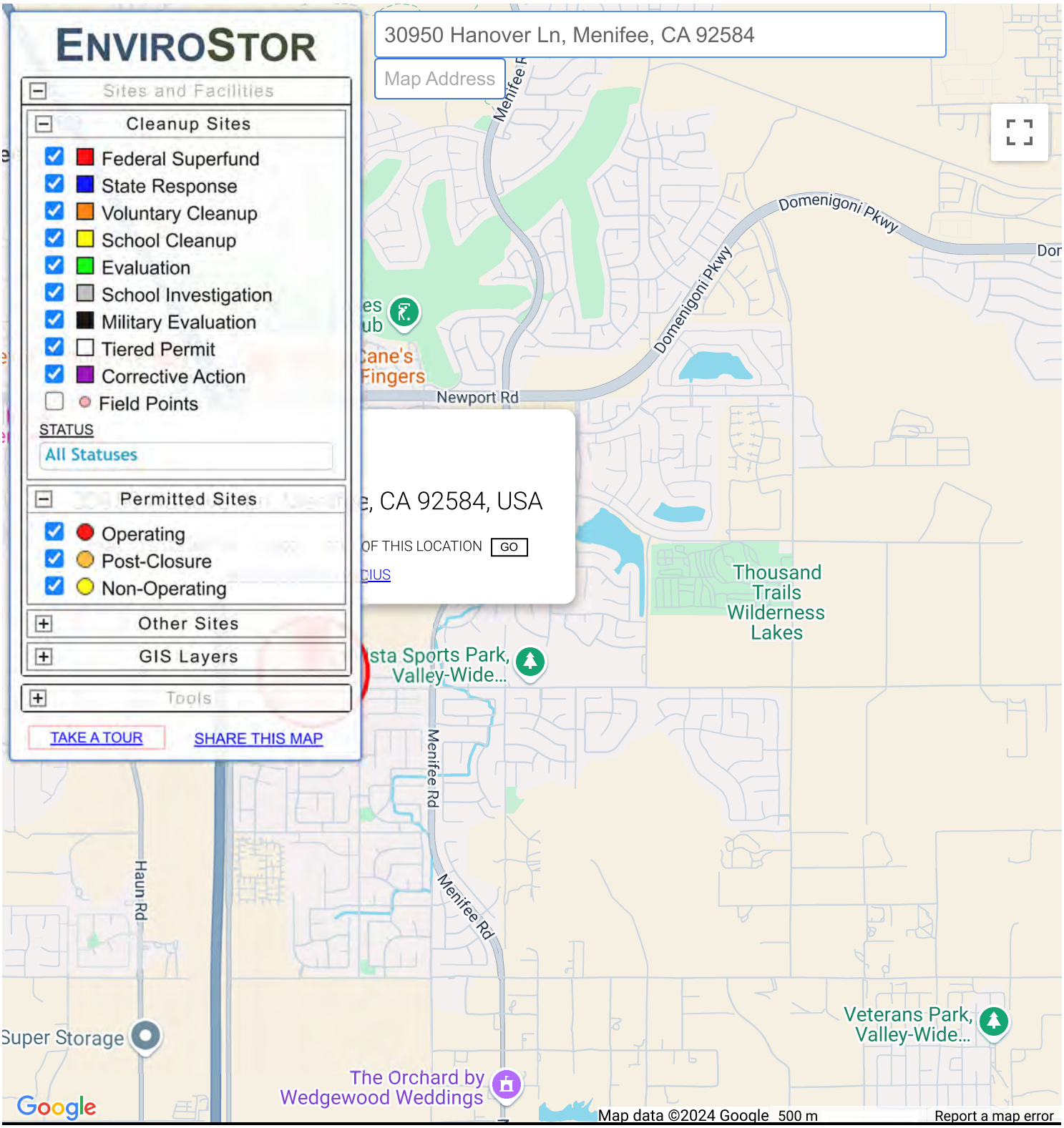
Request received via web

October 24, 2024, 3:34pm by the requester

City of Menifee Zoning Districts

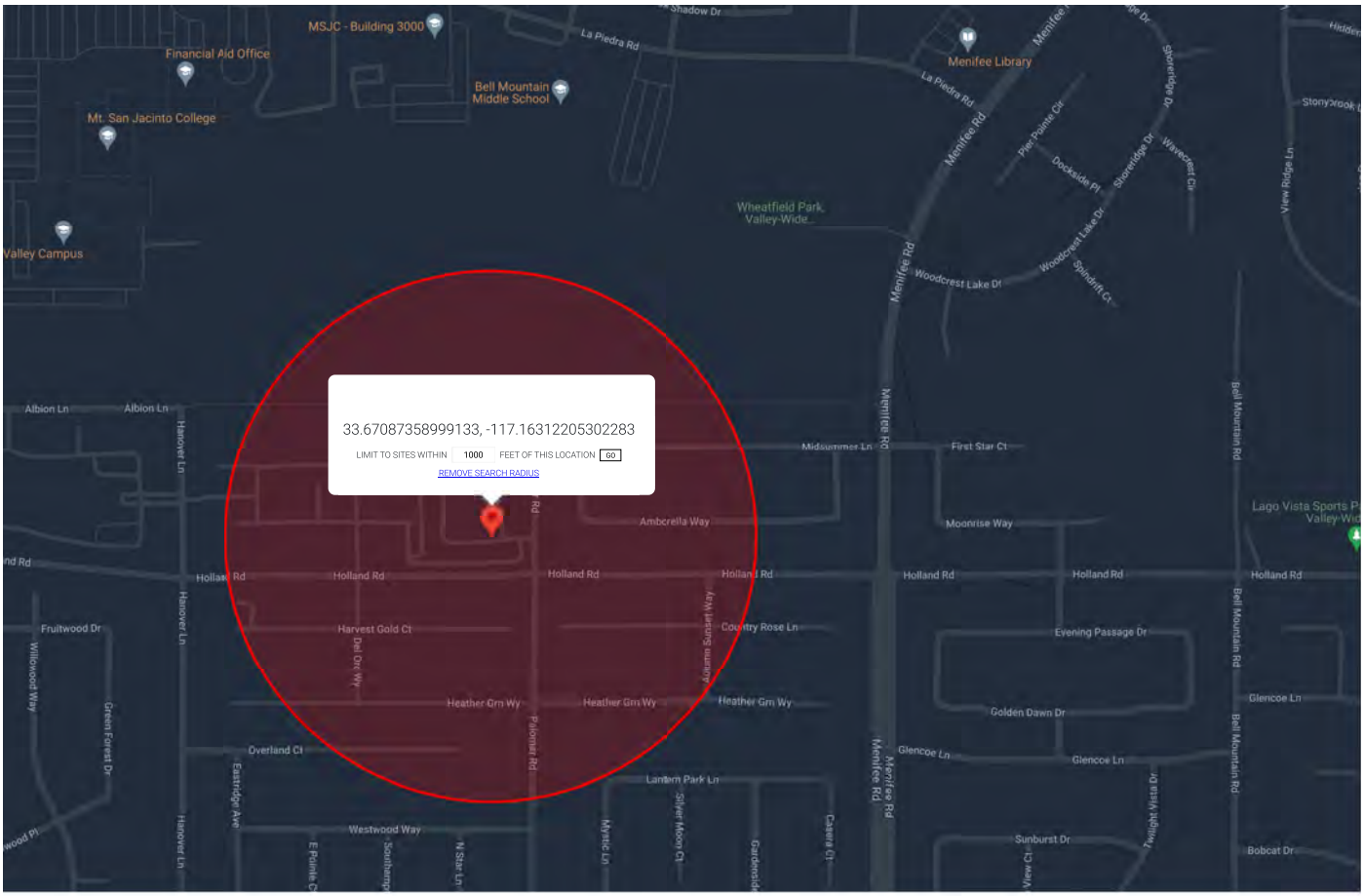


Loma Linda University, County of Riverside, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS… Powered by Esri



SITES FOUND IN SEARCH RADIUS 0 SITES LISTED EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY



LEGEND - CHOOSE MORE SITES
- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE
- DTSC Cleanup Sites - REMOVE

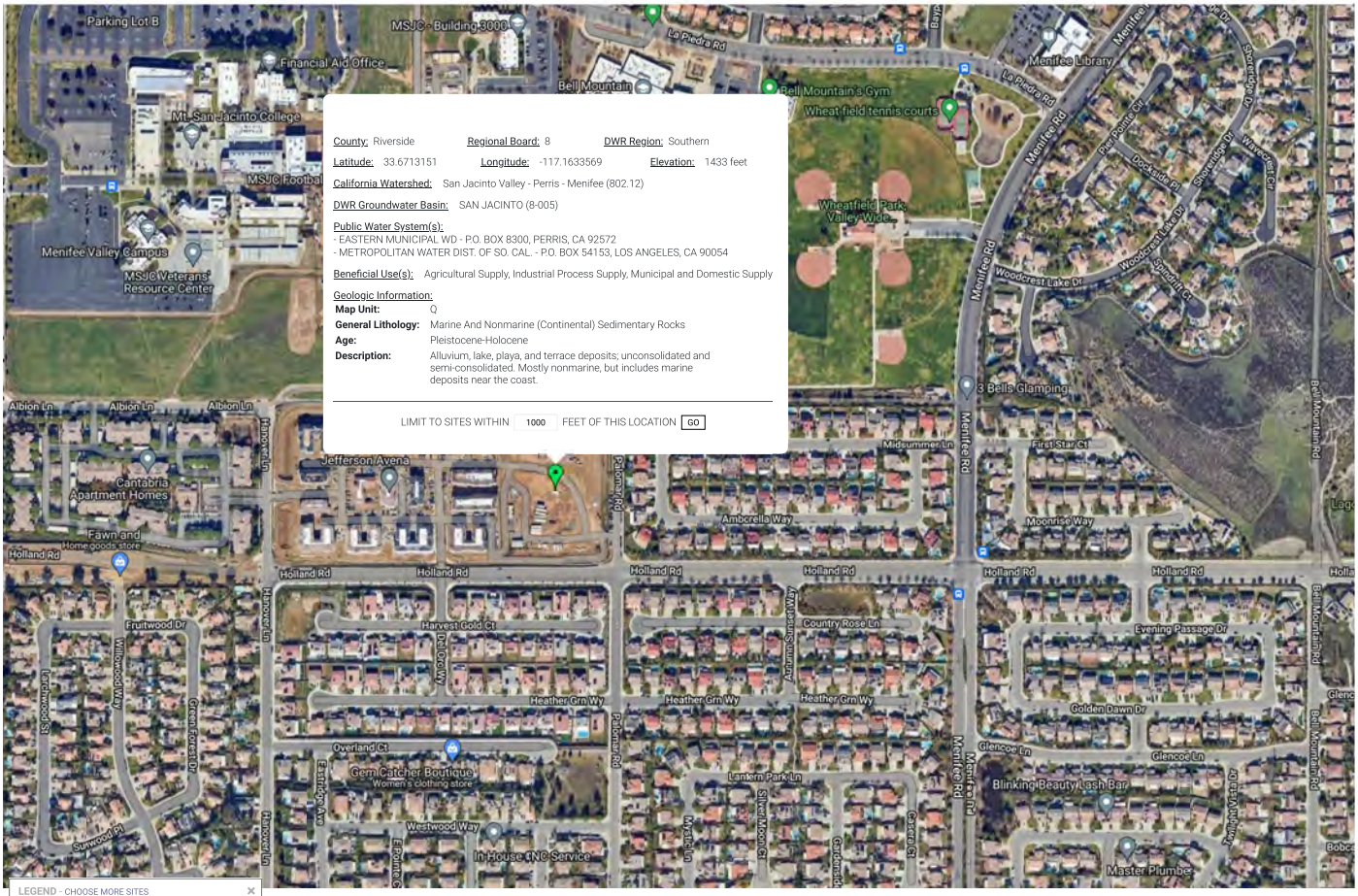
Signifies a Closed Site

ACTIVE MAP COVERAGES:
- Military Bases - REMOVE

LIST SITES VISIBLE ON MAP

Map data ©2024 Google 50 m

Sites Shown on Map: 0 Total Sites 0 Open Sites 0 Closed Sites 0 Sites w/Water Quality Data



County: Riverside Regional Board: 8 DWR Region: Southern

Latitude: 33.6713151 Longitude: -117.1633569 Elevation: 1433 feet

California Watershed: San Jacinto Valley - Perris - Menifee (802.12)

DWR Groundwater Basin: SAN JACINTO (8-005)

Public Water System(s):
- EASTERN MUNICIPAL WD - P.O. BOX 8300, PERRIS, CA 92572
- METROPOLITAN WATER DIST. OF SO. CAL. - P.O. BOX 54153, LOS ANGELES, CA 90054

Beneficial Use(s): Agricultural Supply, Industrial Process Supply, Municipal and Domestic Supply

Geologic Information:

Map Unit:	Q
General Lithology:	Marine And Nonmarine (Continental) Sedimentary Rocks
Age:	Pleistocene-Holocene
Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

LIMIT TO SITES WITHIN 1000 FEET OF THIS LOCATION GO

LEGEND - CHOOSE MORE SITES

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE
- DTSC Cleanup Sites - REMOVE
- Animal Feeding Facility - REMOVE
- Aquaculture/Hatchery - REMOVE
- Boatyard/Shipyard - REMOVE
- Campground - REMOVE
- Cannabis Site - REMOVE
- Collection_System - REMOVE
- Composting Facility - REMOVE
- Concrete Manufacturing - REMOVE
- Development Site, NEC - REMOVE
- Domestic Site NEC - REMOVE
- Dredge/Fill Site - REMOVE
- Educational Facilities - REMOVE
- FERTILIZER/PESTICIDE HANDLING - REMOVE
- Facility - REMOVE
- Food Processing - REMOVE
- Food Processor - REMOVE
- Gasoline Service Station - REMOVE
- Groundwater Cleanup Site - REMOVE
- Habitat Restoration Area - REMOVE
- Hot Springs - REMOVE
- Irrigated Lands - REMOVE
- Laboratory - REMOVE

SITES VISIBLE ON MAP - CHOOSE FIELDS

SITE NAME	FAC ID	STATUS

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies 50 m Report a map error

Sites Shown on Map: 0 Total Sites | 0 Open Sites | 0 Closed Sites | 0 Sites w/Water Quality Data



LEGEND - CHOOSE MORE SITES
- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE
- DTSC Cleanup Sites - REMOVE

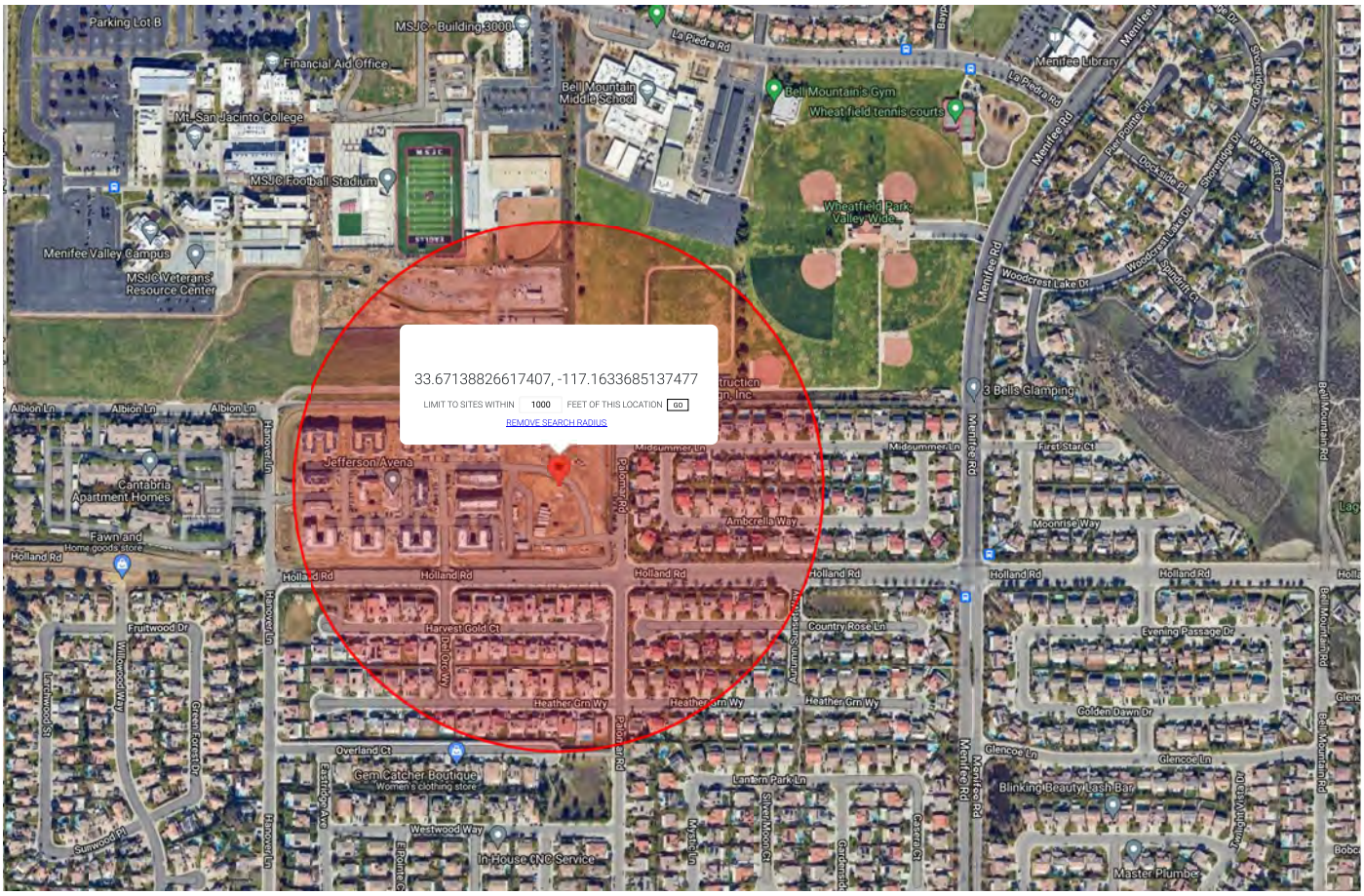
Signifies a Closed Site

ACTIVE MAP COVERAGES:
- Military Bases - REMOVE

LIST SITES VISIBLE ON MAP

Map data ©2024 Google 20 m

Sites Shown on Map: 0 Total Sites 0 Open Sites 0 Closed Sites 0 Sites w/Water Quality Data



LEGEND - CHOOSE MORE SITES

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military UST Sites - REMOVE
- DTSC Cleanup Sites - REMOVE
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- Laboratory - REMOVE

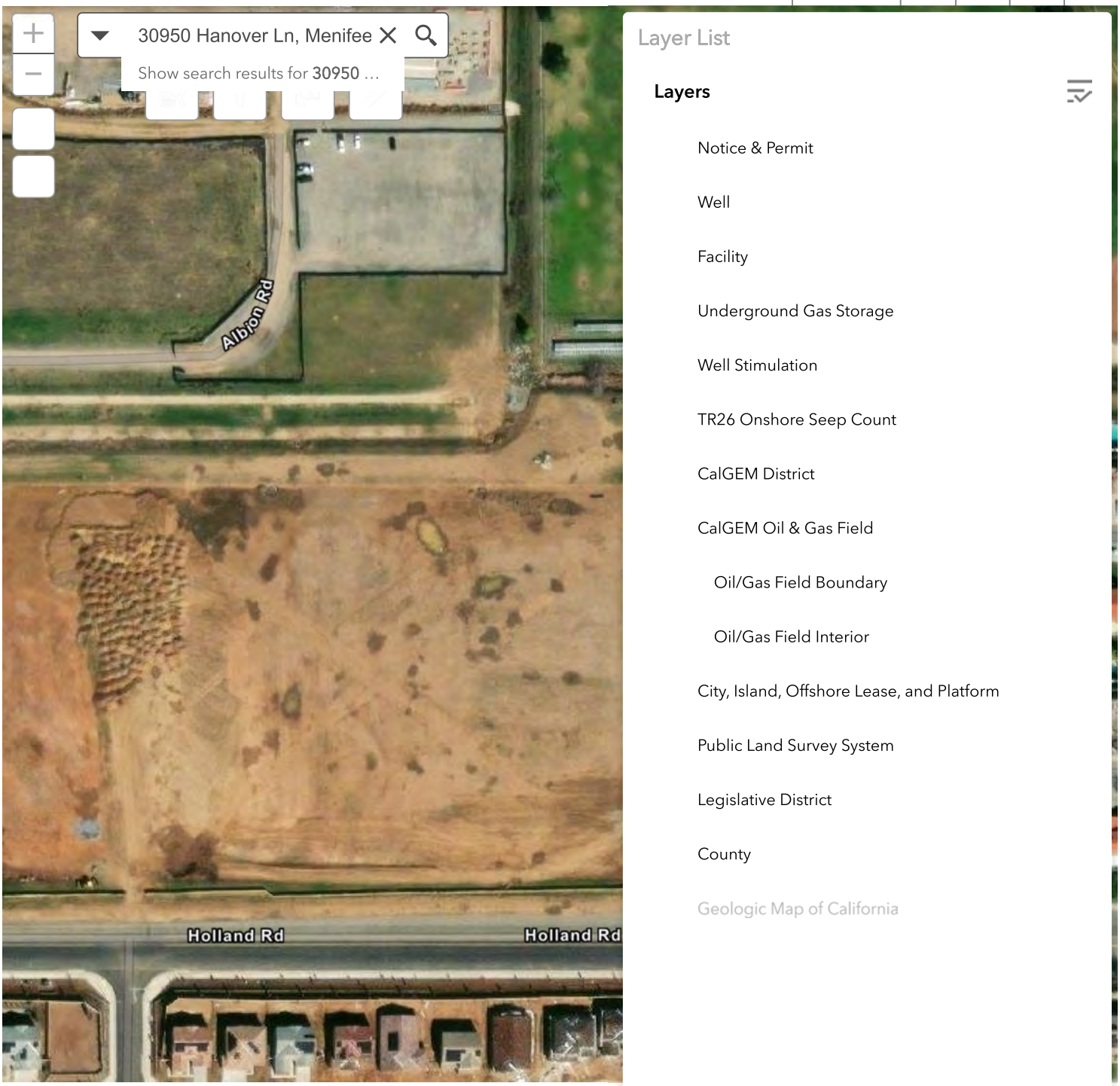
SITES VISIBLE ON MAP - CHOOSE FIELDS

SITE NAME	FAC ID	STATUS

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies 50 m Report a map error

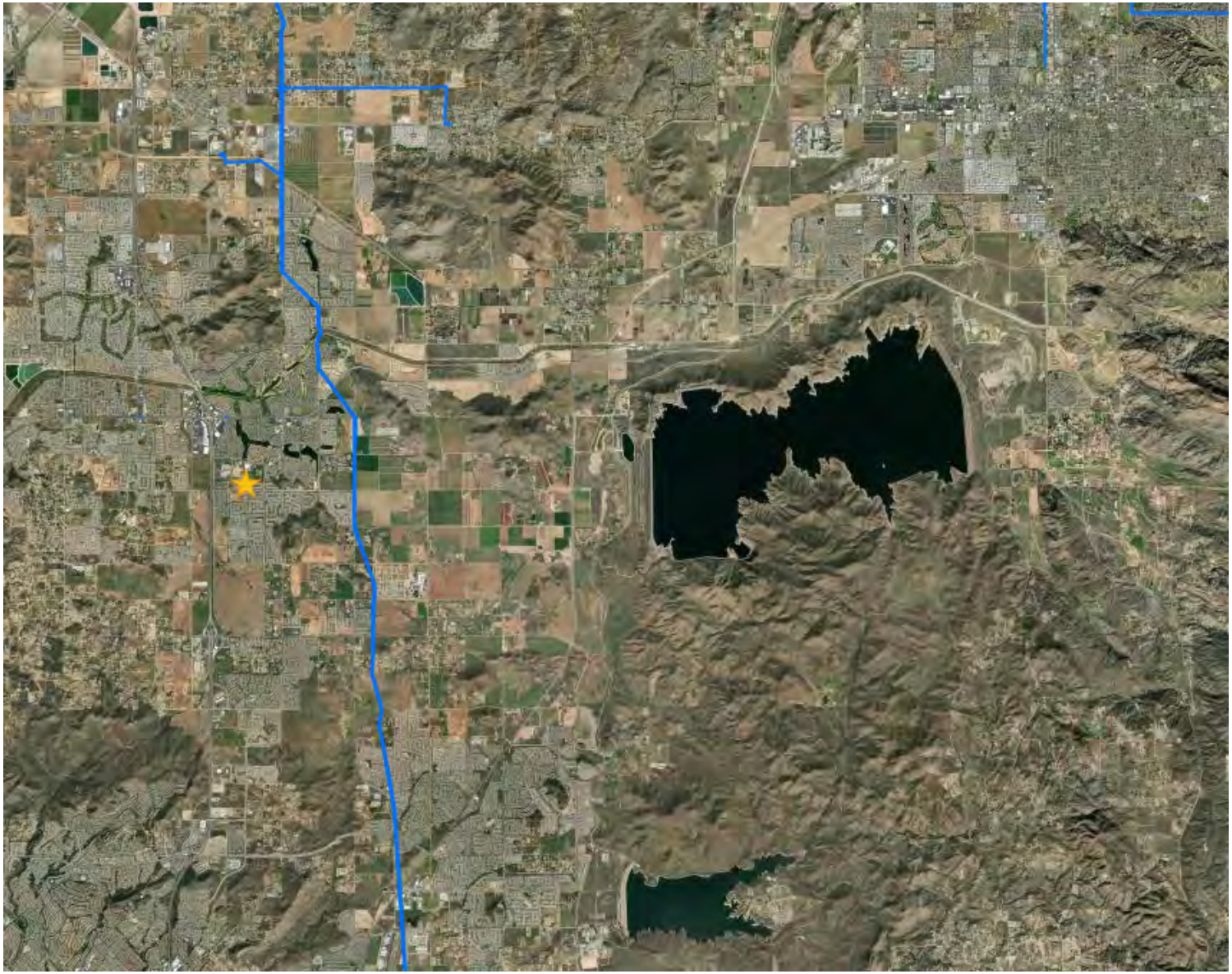
Sites Shown on Map: 0 Total Sites 0 Open Sites 0 Closed Sites 0 Sites w/Water Quality Data

Well Finder CalGEM GIS Powered by WellSTAR



Pipeline and Hazardous Materials Safety Administration

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines

2 km
1 mi

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Geographic

Datum: NAD83

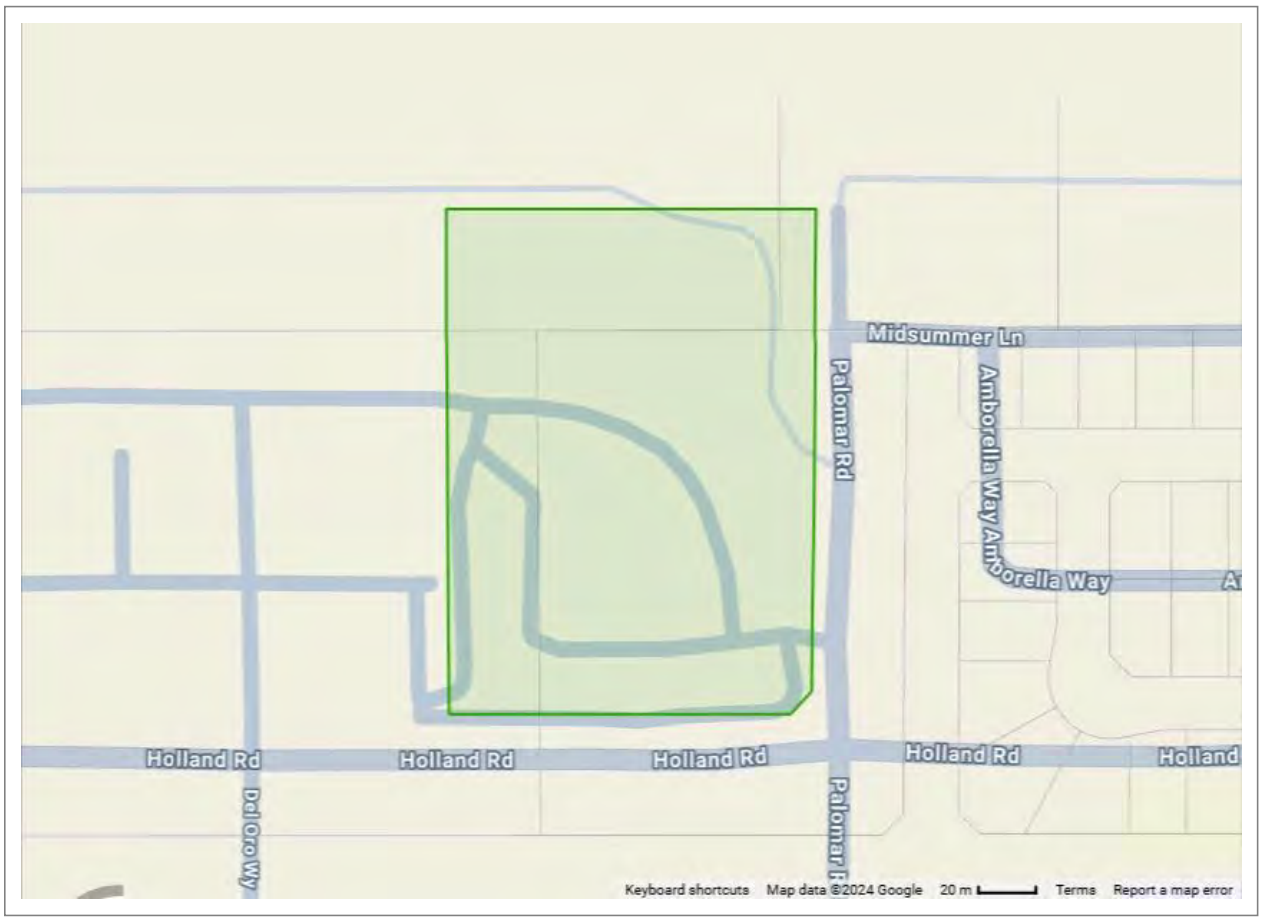
Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

World Imagery map service data is attributed to Esri, Maxar, Earthstar Geographics, and the GIS User Community.

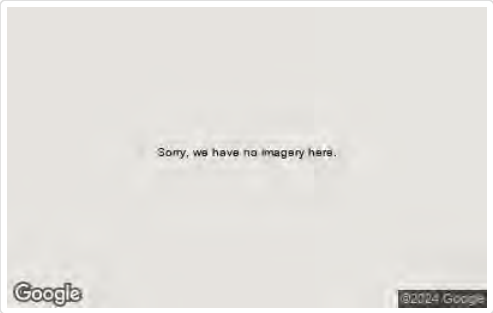
Date Printed: Oct 31, 2024

811 Know what's below. Call before you dig

Riverside County, CA - Community: Property Search
Property ID Number (PIN/APN): 364070049



Property ID Number (PIN/APN): 364070049

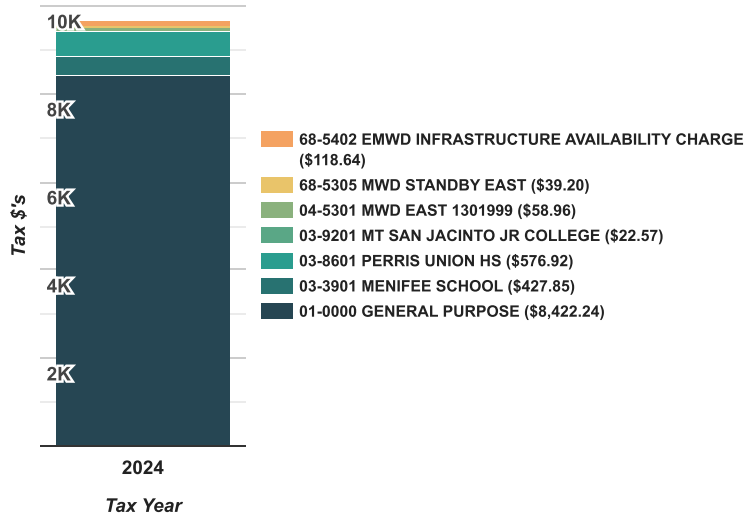


General Information

Property ID Number (PIN/APN)	**364070049**
Owner	More Information
Property Address	**- No Situs -**
Property Type	**HOMESITE/5-9.99 ACRES**
Tax Rate Area (TRA)	**026-016 MENIFEE**
Approximate Lot Size	**246,114 SqFt / 5.650 acres**
Legal Description	**5.65 ACRES M/L IN POR PAR 2 PM 093/034 PM 13757**

View Aerial Images | View Assessor Map | TLMA Survey Records

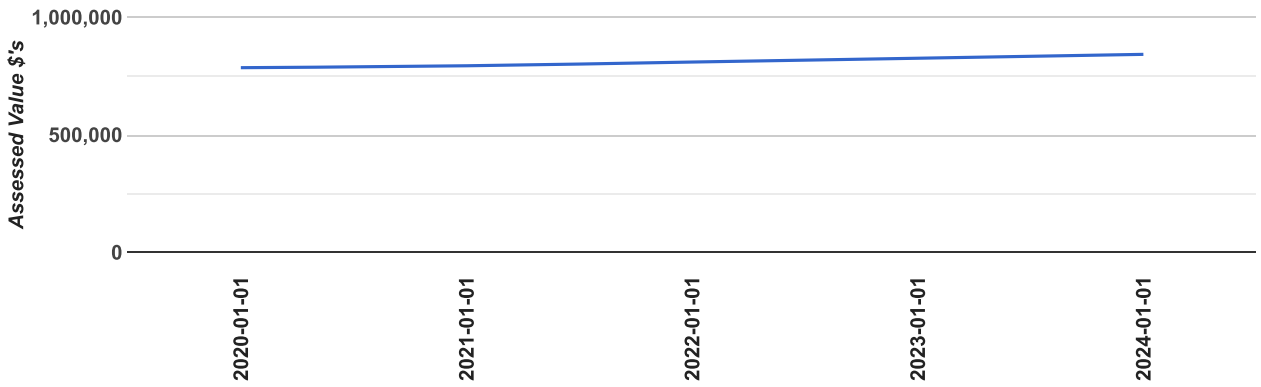
Tax Summary



Total Tax
$9,666.38

Value History

Year	Event Type	Roll Caste	Event Date	Assessment				Net Taxable Value
				Land	Improvement	Living Improvement	Total	
2020	Annual	Annual	2020-01-01	$785,512	$0	$0	$785,512	$785,512
2021	Annual	Annual	2021-01-01	$793,649	$0	$0	$793,649	$793,649
2022	Annual	Annual	2022-01-01	$809,521	$0	$0	$809,521	$809,521
2023	Annual	Annual	2023-01-01	$825,711	$0	$0	$825,711	$825,711
2024	Annual	Annual	2024-01-01	$842,225	$0	$0	$842,225	$842,225



Gmail

Jorge Ramos <jramos@mcageosci.com>

Public Records Request

Abel, Abby@Waterboards <Abby.Abel@waterboards.ca.gov> Tue, Oct 29, 2024 at 1:47 PM
To: "jramos@mcageosci.com" <jramos@mcageosci.com>
Cc: WB-DWQ-PRALiaisons <DWQ-PRALiaisons@waterboards.ca.gov>

Hello,

Thank you for submitting your California Public Records Act (Govt. Code § 7920, et seq.) request of 10/28/2024 for records relating to the site at address:

- 14518 Valley Blvd, Fontana, CA

Site records maintained by the Division of Water Quality are available to the public through internet accessible databases. Unfortunately, we are not able to search for APNs or parcel numbers within the Division of Water Quality's databases.

GeoTracker contains records relating to sites with conditions that affect or have the potential to affect the beneficial uses of groundwater, including underground storage tanks and land disposal of liquid and solid wastes. Please note, permitted UST records are now maintained by the California Environmental Reporting System (CERS), and information for permitted USTs contained within GeoTracker is no longer updated.

I checked for the site listed above and only one entry exists in GeoTracker for the site: 14518 Valley Blvd, Fontana, CA. I have attached a link to the results JSS Market (T10000007267).

The California Integrated Water Quality System (CIWQS) is used by State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

I checked for the site listed above and zero entries exist in CIWQS.

The Stormwater Multiple Application and Report Tracking System (SMARTS) provides a platform where dischargers, regulators, and the public can enter, manage, and view storm water data including permit registration documents, compliance, and monitoring data associated with California's Storm Water General Permits.

I checked for the site listed above and zero entries exist in SMARTS.

The Regional Water Boards input records into our databases. If you are looking for potential newer records not found in GeoTracker, you could try contacting the Santa Ana Regional Water Board. To contact them, please see the link below.

- Public Records Requests | Santa Ana Regional Water Quality Control Board

Please be aware that requests for records maintained by another Division of the State Water Resources Control Board, a Regional Water Quality Control Board, or a local agency must be directed to that other agency.

I hope this information has been helpful. Please do not hesitate to contact me again if you believe that I can be of further assistance.

Best,

Abby Abel

Staff Services Analyst: Continuous Improvement Team (CIT)

Division of Water Quality

State Water Resources Control Board

From: Jorge Ramos <jramos@mcageosci.com>
Sent: Monday, October 28, 2024 3:43 PM
To: Tracker, Geo@Waterboards <Geo.Tracker@waterboards.ca.gov>
Subject: Public Records Request

Caution: External Email. Use caution when clicking links or opening attachments. When in doubt, contact DIT or use the Phish Alert Button.

[Quoted text hidden]

Phase I Environmental Site Assessment Report

5.65 acres of Undeveloped Land
Menifee, California 92584

October 31, 2024

Prepared for:

Foremost Pacific Group, LLC
27271 Las Ramblas, Suite 150
Mission Viejo, CA 92691

Prepared by:

McAlister GeoScience
235 E. Broadway, Suite 1040
Long Beach, California 90802



David McAlister

Executive Summary

McAlister GeoScience was retained by Foremost Pacific Group, LLC (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) for the property comprised of approximately 5.65 acres of land with the Assessor's Parcel Number (APN) 364070049 located on the Northwest Corner of Holland and Palomar Road (the Subject Property). McAlister GeoScience understands the Subject Property is being considered for purchase and development of townhomes.

The Subject Property consists of approximately 5.65 acres of vacant land with soil stockpiles located on the northwest corner of Holland and Palomar Road, in Menifee, CA. The Subject Property is zoned as "HDR" or "High Density Residential. Two paved roads surround the Subject Property: Palomar Road to the east and Holland Road to south. The surrounding properties consist of: single-family residential homes to east and south, multi-family apartments to the west and schools to the north.

The historic aerial photographs and historical topographical maps indicate the Subject Property was vacant land in 1901 and appears to be agricultural land from at least 1938 to 1979. From 1989 to 2020, the Subject Property appears to be undeveloped land. A review of the city directories revealed no listings for the Subject Property.

Based on the soil sampling results conducted by Hillman Consulting the historic agricultural use of the Subject Property has not impacted the soil/ and or groundwater and no further action is recommend.

McAlister GeoScience has performed a Phase I ESA of the Subject Property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the *Limiting Factors, Project Limitations,* and *Data Gaps* sections of this report.

This assessment has not revealed evidence of a recognized environmental condition (REC), a controlled recognized environmental condition (CREC), a historical recognized environmental condition (HREC), a *de minimis* condition or a Business Environmental Risk (BER) in connection with the Subject Property.

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, McAlister GeoScience does not have any additional recommendations at this time.

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1.0 Introduction

McAlister GeoScience was retained by Foremost Pacific Group, LLC (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) for the property comprised of approximately 5.6.5 acres of land with the Assessor's Parcel Number (APN) 364070049 located on the Northwest Corner of Holland and Palomar Road (the Subject Property). McAlister GeoScience understands the Subject Property is being considered for purchase and development of townhomes.

The Phase I ESA work for this project was conducted pursuant to authorization of the scope of work, assumptions, and terms and conditions set forth in the McAlister GeoScience proposal dated September 13, 2024 and in accordance with the scope of work and limitations of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, designation E1527-21.

The purpose of this Phase I ESA was to assess, to the extent feasible, *Recognized Environmental Conditions* in connection with the Subject Property. A *Recognized Environmental Conditions (REC)* is defined by the ASTM standard as the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to a 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.

A *Controlled Recognized Environmental Conditions (CREC)* is defined by the ASTM standard as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority [for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority], with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls [for example, property use restrictions, activity and use limitations, institutional controls or engineering controls].

A *Historical Recognized Environmental Conditions (HREC)* is defined by the ASTM standard 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 [for example, property use restrictions, activity and use limitations, institutional controls or engineering controls]):

A *de minimis* condition is defined by the ASTM standard as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor are they controlled recognized environmental conditions. However, please note that these *de minimis* conditions could become recognized environmental conditions if improperly handled or managed.

A *Business Environmental Risk (BER)* is defined by the ASTM standard as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the Subject Property, not necessarily related to those Environmental issues required to be investigated while conducting an ESA. Consideration of BER issues may involve addressing one or

more non-scope considerations.

Figures depicting the Property and vicinity are found in the "Figures" section at the end of this report. Figure 1 is a site location map showing the location of the property. Figure 2 is a site plan showing additional detail and site features. Color copies of photographs taken during the site reconnaissance are found in Appendix A.

1.1 Limiting Factors

Limiting factors were not encountered during the course of this Phase I ESA.

1.2 Assumptions

For the purposes of this assessment, McAlister GeoScience has made the following assumptions:

- Information provided during any interview (written or oral) was accurate and correct;
- Database information reviewed was accurate and correct;
- Historical information reviewed was accurate and correct;
- Information reviewed at any governmental agency was accurate and correct;
- Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey (USGS) Topographic Maps; and
- The property has been correctly and accurately identified by the client, client representatives, property contact, property owner, and/or property representatives.

1.3 Project Limitations

This assessment is limited to the standards set forth in 40 CFR Part 312. This assessment specifically excludes assessment of the following:

- Asbestos and asbestos-containing materials;
- Lead and lead-containing materials;
- Wind hazard areas;
- Radon;
- Indoor air quality;
- Wetlands;
- Regulatory compliance;
- Cultural and historic resources;
- Air emissions;
- Industrial hygiene;
- Health and safety;
- Ecological resources;
- Endangered species;
- Biological agents, Mold; and
- Noise.

There are other limitations on completeness of information for this assessment. They are provided and documented on a case-by-case basis throughout this document.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluation. The conclusions presented in this report are based solely on the services described herein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No subsurface exploratory drilling or sampling of any kind was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical or physical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted. As applicable, McAlister GeoScience has relied in good faith upon representations and information furnished by individuals with respect to operations and existing property conditions, to the extent that they have not been contradicted by data obtained from other sources. Accordingly, McAlister GeoScience accepts no responsibility for any deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. McAlister GeoScience makes no warranty, express or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-21.

This Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. The assessment is not intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use and environmental liens. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or

circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 Professionals

This document has been prepared by an Environmental Professional as defined by the EPA, 40 CFR Part 312.10. All work performed for this assessment was performed by or under the direct supervision of an Environmental Professional.

1.5 Data Gaps

The ASTM Standard defines a data gap as "a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information." A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires the ESA report identify and comment on significant data gaps. McAlister GeoScience did not identify any significant data gaps associated with the assessment.

2.0 Property Description

2.1 Property Location and Description

The Subject Property consists of approximately 5.65 acres of vacant land located on the northwest corner of Holland and Palomar Road, in Menifee, CA. Assessor's Parcel Number (APN) 364212021. The Subject Property at the time of the site reconnaissance was developed for residential use and consists of vacant land.

2.2 Site and Vicinity Characteristics

2.2.1 General Property Type and Use

The Subject Property is developed for residential purposes. According to the City of Menifee, the Subject Property is zoned as "HDR" or "High Density Residential."

2.2.2 General Type and Use of Surrounding Areas

The Subject Property lies approximately 2,000 feet east of the 215 Freeway in Menifee, CA. Two paved roads surround the Subject Property: Palomar Road to the east and Holland Road to south. The surrounding properties consist of: single-family residential homes to east and south, multi-family apartments to the west and schools to the north.

2.2.3 Subject Property Size

The Subject Property is approximately 5.65 acres in size.

2.2.4 Number and Size of Buildings on Site

The Subject Property consists of vacant land and no structures are present.

2.2.5 Areas Assessed

The Subject Property was accessed as possible via pre-established pathways during the time of the site reconnaissance. Various vistas were used to inspect other areas of the property not accessible by the pathways noted above.

2.2.6 Topography

The surface of the Subject Property is approximately 1,439 feet above mean sea level and is relatively flat with slopes gently to the northwest.

2.2.7 Surface Water

Surface water was not present on the Subject Property at the time of the site reconnaissance. A drainage channel is present along the eastern boundary of the Subject Property.

2.2.8 Groundwater

Depth to First Groundwater:	Depth to groundwater is approximately 87-95 feet below ground surface using data collected from the Preliminary Geotechnical Investigation and Percolation Testing report by GeoCon West Inc. for the Subject Property.
Regional Flow Direction:	The regional groundwater flow direction is expected to be toward the north using data obtained from EDR-GeoCheck
Information Sources:	State of California Water Resources Control Board (geotracker.waterboards.ca.gov), EDR-GeoCheck and Preliminary Geotechnical Investigation and Percolation Testing report by GeoCon West Inc.

2.2.11 Geologic Setting

The Subject Property is located within the Perris Block of the Peninsular Ranges Geomorphic Province. The Perris Block is characterized by granitic highlands which display three elevated erosional surfaces surrounded by alleviated valleys. Faulting within the areas consists of northwest trending faults including the San Andres, San Jacinto, Elsinore, and Newport faults.

Local geology consists of Lower Mesozoic, meta-sedimentary bedrock including alluvial fan deposits consisting of gravel, sand and silt.

2.2.12 Potable Water Supply

Potable water will be supplied to the Subject Property by the City of Menifee.

2.2.13 Sanitary Sewer System

Sanitary Sewer service will be supplied to the Subject Property by the City of Menifee.

3.0 Historic Use Information

The following is a list of historical site use information sources reviewed as part of this Assessment.

- Aerial Photographs: 1938 – 2020 Provided by EDR (Appendix B);
- Topographic Maps: 1901 – 2022 Provided by EDR (Appendix B);
- Sanborn Fire Insurance Maps: No Coverage Provided by EDR (Appendix B); and
- City Directories: 1971- 2020 Provided by EDR (Appendix B).

3.1 Summary of Prior Uses – The Property

The historic aerial photographs and historical topographical maps indicate the Subject Property was vacant land in 1901 and appears to be agricultural land from at least 1938 to 1979. From 1989 to 2020, the Subject Property appears to be undeveloped land. A review of the city directories revealed no listings for the Subject Property.

Based on the soil sampling results conducted by Hillman Consulting the historic agricultural use of the Subject Property has not impacted the soil/ and or groundwater and no further action is recommend.

3.2 Summary of Prior Uses – Adjacent and Surrounding Properties

3.2.1 Summary

The historical review of the surrounding properties revealed the surrounding properties were primarily undeveloped or agricultural land from 1901 to 1996. By 2002, the east adjacent residential homes and schools to the north are depicted. No significant change to the surrounding properties was identified since 2002.

3.2.2 Aerial Photographs

The review of historic aerial photographs revealed the surrounding properties were primarily undeveloped or agricultural land from 1938 to 1996. By 2002, the east adjacent residential homes and schools to the north are depicted. No significant change to the surrounding properties was identified since 2002.

3.2.3 Fire Insurance Maps

A search for historical aerial photographs, historical fire insurance maps and historical topographic maps depicting the Subject Property and vicinity was conducted by Environmental Data Resources, Inc. (EDR). The EDR Report indicated that fire insurance map coverage for the vicinity of the Subject Property was not available. A copy of the search documentation letter is presented in Appendix B.

3.2.4 Topographic Maps

The review of historic topographic maps revealed the surrounding properties were vacant land from 1901 to 1979. The 2012 to 2022 maps do not depict any significant features with the exception of the schools to the north and the adjoining roads.

3.2.5 City Directories

A search was conducted for city directories which include coverage of the site area using the EDR City Directory Collection and other sources, if needed. Directories for the following years were identified for the site area:

- EDR Digital Archive: 2020;
- Cole Information: 1992-2017; and
- Haines Criss-Cross Directory: 1985-1995.

A review of the city directories revealed residential listing for the surrounding properties from 1985 to 2020. No environmental concerns were identified for the nearby listings.

3.3 Previous Environmental Reports

The following environmental reports were provided and reviewed for the Subject Property:

Phase I Environmental Site Assessment by Hillman Consulting dated May 16, 2014

Hillman Consulting (Hillman) performed a previous Phase I Environmental Site Assessment (ESA) for 33.85 acres of land consisting of the Subject Property and other adjoining parcels in May 16, 2024. The following was conducted and determined:

- Hillman conducted am ESA for the four rectangular parcels totaling approximately 33.85 acres on the north and south sides of Holland Road between Hanover Lane and Palomar Road.
- Hillman determined the historic usage of the site for agricultural crop fields and the potential presence of pesticide/ herbicide residual, is considered to be a REC.
- Hillman identified presence of non-native fill located on the east portion of the southeastern parcel (not the current Subject Property) is considered to be a REC.

Phase II Subsurface Investigation Report by Hillman Consulting dated June 4, 2014

Hillman Consulting (Hillman) performed a previous Phase II Subsurface Investigation (Phase II) for 33.85 acres of land consisting of the Subject Property and other adjoining parcels in June 4, 2024. The following was conducted and determined:

- Hillman conducted Phase II subsurface investigation which included 15 shallow soil borings across the site to test the underlying soil for evidence of pesticides and select heavy metals.
- Hillman also sampled each of the four areas which had filled material piles, to provide an indication of potential contaminants in the non-native material.

- Results of the soil sampling indicated no detectable levels of organo-chlorine pesticides and no significant concentrations of heavy metals in the soil.
- Results of pile testing indicated no significant or actionable levels of contamination, except for one sample which contained low concentrations of oil-range hydrocarbons.
- Hillman determined no further investigation is required.

Based on the soil sampling results conducted by Hillman Consulting the historical agricultural use of the Subject Property has not impacted the soil/ and or groundwater, no further action is recommend.

3.4 Other Sources of Information

3.4.1 California EPA, Department of Toxic Substances Control (Cal-EPA DTSC)

The online DTSC database, EnviroStor was reviewed. There are no sites listed within a 0.50-mile radius from the Subject Property.

3.4.2 California Regional Water Quality Control Board – (RWQCB)

The online RWQCB database, GeoTracker was reviewed. There are no sites listed within a 0.50-mile radius from the Subject Property.

3.4.3 California State NPMS

The online National Pipeline Mapping System (NPMS) for the immediate vicinity of the Subject Property was reviewed. No pipelines are within the immediate vicinity of the Subject Property.

3.4.4 State of California CalGEM

The online mapping system maintained by the State of California Geologic Energy Management Division (CalGEM) formerly the Department of Oil, Gas, and Geothermal Resources (DOGGR) for the immediate vicinity of the Subject Property was reviewed. No wells are within the immediate vicinity of the Subject Property.

3.4.5 SWRCB SMARTS

The State Water Resources Control Board maintains the Stormwater Multiple Application and Report Tracking System (SMARTS) database containing storm water monitoring, reporting, and enforcement data for industrial facilities and construction sites. The database was reviewed for records listing the Subject Property and other sites immediately adjacent to the Subject Property. No violations were noted for the Subject Property or adjacent sites.

3.4.6 South Coast AQMD FIND Database

The online South Coast Air Quality Management District (AQMD), Facility Information Detail (FIND) database was reviewed for the Subject Property. The Subject Property was not listed on the AQMD FIND database.

3.4.7 Riverside County Department of Public Works

An attempt was made to contact the Riverside County Department of Public Works for records, no response was received.

3.4.8 Riverside County Department of Environmental Health

An attempt was made to contact the Riverside County Department of Environmental Health for records, no response was received.

3.4.9 Riverside County Fire Department

An attempt was made to contact the Riverside County Fire Department for records, no response was received.

3.4.10 City of Menifee Department of Public Works

The online database was reviewed for any records pertaining to the Subject Property. No records were maintained or available from the City of Menifee Department of Public Works.

3.4.11 Riverside County Building and Safety Department

An attempt to review building and safety department files was made; however, files were not available for review at the time the report was issued. If files become available which would change conclusions or recommendations of this report, an addendum will be issued at such time.

3.4.12 Local General Aviation Traffic

The air traffic reporting website, FlightAware.com was reviewed and the Subject Property is located in 7.25 miles southeast of Perris Valley Airport. Flights to and from this airport include aircraft burning "Low Lead" aviation gasoline containing tetraethyl lead. Properties located within one-half mile (2,640 feet) of an airport where leaded aviation gasoline is used have the potential for soil impacts associated with aerially-deposited lead. Based on the distance, the potential presence of tetraethyl lead at the Subject Property is not considered an environmental concern.

4.0 User Provided Information

Foremost Pacific Group, LLC is identified as the user of this Phase I ESA.

The ASTM standards identify tasks to be performed by the user to help identify the possibility of recognized environmental conditions in connection with the Subject Property. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing a Phase I ESA. In order to qualify for the landowner liability protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information, if available, to the environmental professional.

Interviews were conducted in accordance with Code of Federal Regulations (CFR) 40 CFR § 312.30 requiring the Environmental Professional conducting the Phase I ESA to take into account commonly known info, including that of the user of the report. Additionally, 40 CFR §§ 312.22(a)(2) and (a)(4), and 40 CFR §§ 312.28, 312.30, and 312.31, require reviewing knowledge of the buyer. Also included in the interview, in accordance with 40 CFR §§ 312.22(a)(3) and 312.29, interviews included consideration of the relationship of the purchase price to the fair market value as an indicator of RECs The summary of the various responses is summarized below and copies of the completed questionnaire is included in Appendix D.

4.1 Title Records

A title report was not provided by the user.

4.2 Environmental Liens or Activity and Use Limitations

The user is not aware of any environmental liens or current activity or land use restrictions related to the Subject Property.

4.3 Specialized Knowledge

The user has no specialized knowledge of the Subject Property, such as engineering controls or institutional controls at the site because of environmental contamination, chemical spills or environmental cleanups performed. The user is not aware of any environmental litigation, action or notices filed against the property, or of oil tanks, landfilling or drug lab activities onsite.

4.4 Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information related to the Subject Property as provided by the user is consistent with a portion of the findings discussed in this report. Specifically, the property currently consists of undeveloped land.

4.5 Valuation Reduction for Environmental Issues

The user is not aware of any reductions in value for the Subject Property due to potential environmental contamination.

4.6 Owner, Property Manager and Occupant Information

The owners of the Subject Property were identified by the user as Holland, Strata.

4.7 Reason for Performing this Phase I ESA

As discussed above, this Phase I ESA was requested by the user as part of the potential purchase of the property.

4.8 Property Owner / Manager

An interview questionnaire was presented to Bryan A. Bergeron. Mr. Bergeron did not identify potential soil and/ or groundwater impacts for the Subject Property. Mr. Bergeron provided previous environmental investigations and other pertinent documents for the subject Property, as discussed in relevant sections of this report.

5.0 Information from site reconnaissance

The following is a summary of observations made during the site reconnaissance.

5.1 Date of Reconnaissance

The site reconnaissance was conducted on October 28, 2024. At the time of the site reconnaissance, the weather was cloudy and approximately 60 degrees Fahrenheit. There were no significant portions of the Subject Property which were inaccessible or excluded from this survey.

5.2 Activities/Processes Conducted at the Property

The Subject Property consists of vacant land with soil stockpiles. Photographs taken during the site reconnaissance are included in Appendix A.

5.3 Adjacent Property Uses

The areas immediately adjacent to the Subject Property are summarized below.

North: The Subject Property is bordered to the northwest by Mt. San Jacinto College, 28237 La Piedra Road and by Bell Mountain Middle School, 28525 La Piedra Road to the northeast.

West: The Subject Property is bordered to the west by Jefferson Avena Apartments, 30950 Hanover Lane.

East: The Subject Property is bordered to the east by Palomar Road, just beyond which are various single-family residential homes.

South: The Subject Property is bordered to the south by Holland Road, just beyond which are various single-family residential homes.

At the time of the site reconnaissance, none of the surrounding properties appear to pose a potential threat to the soil and/or groundwater at the Subject Property.

5.4 Potentially Hazardous Chemicals Observed or Known to be Present at the Subject Property

No hazardous chemicals were observed at the Subject Property during the site reconnaissance. Various soil stockpiles were observed throughout the Subject Property, no environmental concerns were identified.

5.5 On-site Roads and Parking Areas

The Subject Property is bound by Palomar Road to the east and Holland Road to the South. Parking on-site is not provided.

5.6 Above Ground Tanks

No above ground storage tanks (AST) were observed at the Subject Property during the site reconnaissance.

5.7 Underground Tanks

There was no indication of underground storage tanks observed during the site reconnaissance.

5.8 Unusual or Noxious Odors

Unusual or noxious odors were not noticed during the site reconnaissance.

5.9 Pools of Liquid

Pools of liquid were not observed during the site reconnaissance.

5.10 Pits/Ponds/Lagoons – Exterior, On-site or Neighboring

Pits, ponds, and/or lagoons were not observed during the site reconnaissance.

5.11 Transformers or PCB-Suspect Hydraulic Systems

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act. In accordance with US Code of Federal Regulations the owner of a transformer or other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

No transformers or PCB-suspect hydraulic systems were observed on the Subject Property.

5.12 Stained Soil or Pavement

Stained soil or pavement was not observed during the site reconnaissance.

5.13 Stressed Vegetation

Stressed vegetation was not observed during the site reconnaissance.

5.14 Discharges to Drains, Ditches, or Streams

Storm water at the Subject Property will infiltrate directly into the soil. A drainage channel is present along the eastern boundary of the Subject Property.

5.15 Wells

Wells were not observed on the Subject Property.

5.16 Leach Fields/Septic Tanks/Cesspools

Leach fields, septic tanks, or cesspools were not observed during the site reconnaissance.

5.17 Indication of Fill Sites or Dumping

Indications of fill sites were not observed during the site reconnaissance. Several soil stockpiles were observed on the Subject Property and were apparently sampled during previous investigations and found to not contain hazardous materials.

5.18 Sumps/Pits/Floor Drains

Sumps, pits or floor drains were not observed during the site reconnaissance.

5.19 Buildings or Portions of Buildings

The Subject Property consists of vacant land with no buildings or structures.

6.0 Regulatory Agency Search/Agency File Review

6.1 Emergent Compounds

Emerging Compounds not regulated under CERCLA may be regulated under state law and may be federally regulated in the future. Phase I Environmental Site Assessment standard E1527-21 Section X6.10, specifies Emerging Contaminants not identified as a hazardous substance by CERCLA, USEPA regulations, and the courts, are not included in the scope of this ASTM standard. Emerging Contaminants (PFAS/PFOA) should be discussed as other Non-Scope Consideration. As per Phase I ESA ASTM standard Section 13.1.5 (Lists of Additional Issues) Non-Scope Considerations and Emerging Compounds are issues to be assessed in connection with commercial real estate. For the purposes of consistency PFOS and PFOA are included with the other PFAS constituents in the following Sections.

Per- and Polyfluoroalkyl Substances (PFAS) are a diverse and complex group of synthetic chemical compounds, including perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA). These compounds are resistant to heat, oil, stains, grease, and water, and do not degrade easily in the environment. Compounds such as PFAS have been used in industrial and consumer products since the 1950s and are found in many everyday products such as clothing, furniture, carpet, adhesives, food packaging, and firefighting foams. These PFAS compounds are toxic chemicals that have been linked to harmful effects on humans, animals, and the environment. A primary exposure route is drinking contaminated municipal and well water.

On July 8, 2024, the USEPA implemented the final rule designating the two PFAS constituents PFOA and PFOS as hazardous substances under CERCLA. Any related regulatory records identified for the subject property in the regulatory database report are discussed in the following sections.

Based on the review of historical sources, regulatory records, interviews, and the site reconnaissance, there is no documented or overt evidence of a significant PFAS release at the subject property.

This statement is not intended to indicate that there will not be some level of PFAS present at the subject property, as per USEPA information these substances have been shown to be anthropogenically present in most environments.

6.2 Regulatory Database Listings

McAlister GeoScience retained Environmental Data Resources, Inc. (EDR) to provide federal, state, and local regulatory agency databases for sites, including the Subject Property, listed within the search distances described in the ASTM Standard Practice for Environmental Site Assessments E 1527-21. These databases provide lists of facilities that use, store or dispose of hazardous substances, as well as sites with known or suspected contaminated soil or groundwater.

The regulatory agency review consisted of acquisition and review of a regulatory agency database search report of regulatory agency files for sites of interest. Selection of sites considered to have a potential to impact the Subject Property was based on the location of a reported release site with respect to its distance from the Subject Property and the reported groundwater flow direction. Generally, reported release sites within one-fourth of a mile up-gradient, or one-eighth of a mile cross-gradient or down-gradient of the Subject Property are selected for follow-up file review. Sites listed in the database search report but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release) are not considered to have a potential to impact the soil and/or groundwater at the Subject Property.

The database search report is presented in Appendix C and includes a description of the electronic files searched and associated search distances. Refer to Appendix C for all databases searched by EDR.

6.2.1 Subject Property Database Listings

The Subject Property was listed on the following databases reviewed:

- Greystar Menifee, the Subject Property was listed on the NPDES and CIWQS databases, listed for a storm water construction permit. Based on the nature of the listings and no indications of spills or releases, they are not considered an environmental concern.

6.2.2 Surrounding Property Database Listings

The adjoining properties were not listed on the databases reviewed.

No other related releases likely to impact the subject property have been identified on the remaining listings in the surrounding area. As a result, these properties do not present a threat to groundwater and/or soil at the Subject Property.

7.0 Vapor Encroachment

7.1 Evaluation

McAlister GeoScience performed a Tier 1 vapor encroachment assessment at the Subject Property in accordance with ASTM Standard E 2600-08, *Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions*. The purpose of the vapor encroachment assessment is to evaluate the potential for migration of vapors into existing or planned structures on the Subject Property due to contaminated soil and/or groundwater on the property or within close proximity to the Subject Property.

The objective of a Tier 1 vapor encroachment assessment is to conduct an initial screen to determine if a potential vapor intrusion condition (pVIC) exists in connection with the Subject Property. When used as a screening tool, a Tier 1 vapor encroachment assessment uses non-numerical information designed to identify conditions and/or physical settings where a pVIC is unlikely to occur. The minimum information needed to conduct a Tier 1 screen includes:

- Existing / planned use of the Subject Property;
- Type of structures existing or planned for the Subject Property;
- Surrounding area description;
- Federal, state, local, and tribal government records on the Subject Property and surrounding areas;
- Historical records;
- General physical setting including soil type, geological, hydrological, hydrogeological, and topographical information;
- Significant natural or man-made conduits; and
- Specialized user knowledge;

A pVIC is defined as the potential for the presence or likely presence of any compound of concern (COC) in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property at a concentration that presents or may present an unacceptable health risk to occupants. A pVIC exists when the screening defined by the vapor encroachment assessment indicates the potential for a Vapor Intrusion Condition but where there is insufficient data to ascertain the presence or likely presence of COC in the indoor air environment of existing or planned structures on a target property. A condition determined to be *de minimis* is not a pVIC.

A vapor intrusion condition (VIC) is defined as the presence or likely presence of an COC in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater either on the property or within close proximity to the property at a concentration that presents or may present an unacceptable health risk to occupants.

7.2 Findings

There are no database listings or operations conducted at the Subject Property or surrounding properties considered an environmental concern; therefore, not likely to present a pVIC for the Subject Property.

7.3 Opinions

There are no database listings or operations conducted at the Subject Property or surrounding properties considered an environmental concern; therefore, not likely to present a pVIC for the Subject Property.

7.4 Conclusions

There are no database listings of concern as a pVIC for the Subject Property.

8.0 Summary, Conclusion, and Recommendations

8.1 Summary

McAlister GeoScience was retained by Foremost Pacific Group, LLC (the Client) to conduct a Phase I Environmental Site Assessment (Phase I ESA) for the property comprised of approximately 5.65 acres of land with the Assessor's Parcel Number (APN) 364070049 located on the Northwest Corner of Holland and Palomar Road (the Subject Property). McAlister GeoScience understands the Subject Property is being considered for purchase and development of townhomes.

The Subject Property consists of approximately 5.65 acres of vacant land with soil stockpiles located on the northwest corner of Holland and Palomar Road, in Menifee, CA. The Subject Property is zoned as "HDR" or "High Density Residential. Two paved roads surround the Subject Property: Palomar Road to the east and Holland Road to south. The surrounding properties consist of: single-family residential homes to east and south, multi-family apartments to the west and schools to the north.

The historic aerial photographs and historical topographical maps indicate the Subject Property was vacant land in 1901 and appears to be agricultural land from at least 1938 to 1979. From 1989 to 2020, the Subject Property appears to be undeveloped land. A review of the city directories revealed no listings for the Subject Property.

Based on the soil sampling results conducted by Hillman Consulting the historic agricultural use of the Subject Property has not impacted the soil/ and or groundwater and no further action is recommend.

8.2 Conclusion

McAlister GeoScience has performed a Phase I ESA of the Subject Property in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the *Limiting Factors, Project Limitations,* and *Data Gaps* sections of this report.

This assessment has not revealed evidence of a recognized environmental condition (REC), a controlled recognized environmental condition (CREC), a historical recognized environmental condition (HREC), a *de minimis* condition or a Business Environmental Risk (BER) in connection with the Subject Property.

8.3 Recommendations

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, McAlister GeoScience does not have any additional recommendations at this time.

9.0 Signatures of Environmental Professionals

Mr. Jorge Ramos performed the Site reconnaissance, compiled report data, and wrote portions of the Phase I ESA report. Mr. David McAlister provided technical review. The signatures of Mr. Ramos] and Mr. McAlister are included in this Section of the report.





Jorge Ramos
Staff Scientist

David C. McAlister
Environmental Professional

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR § 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

10. References

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Riverside County Public Works- https://rivco.org/public-works-and-community-services

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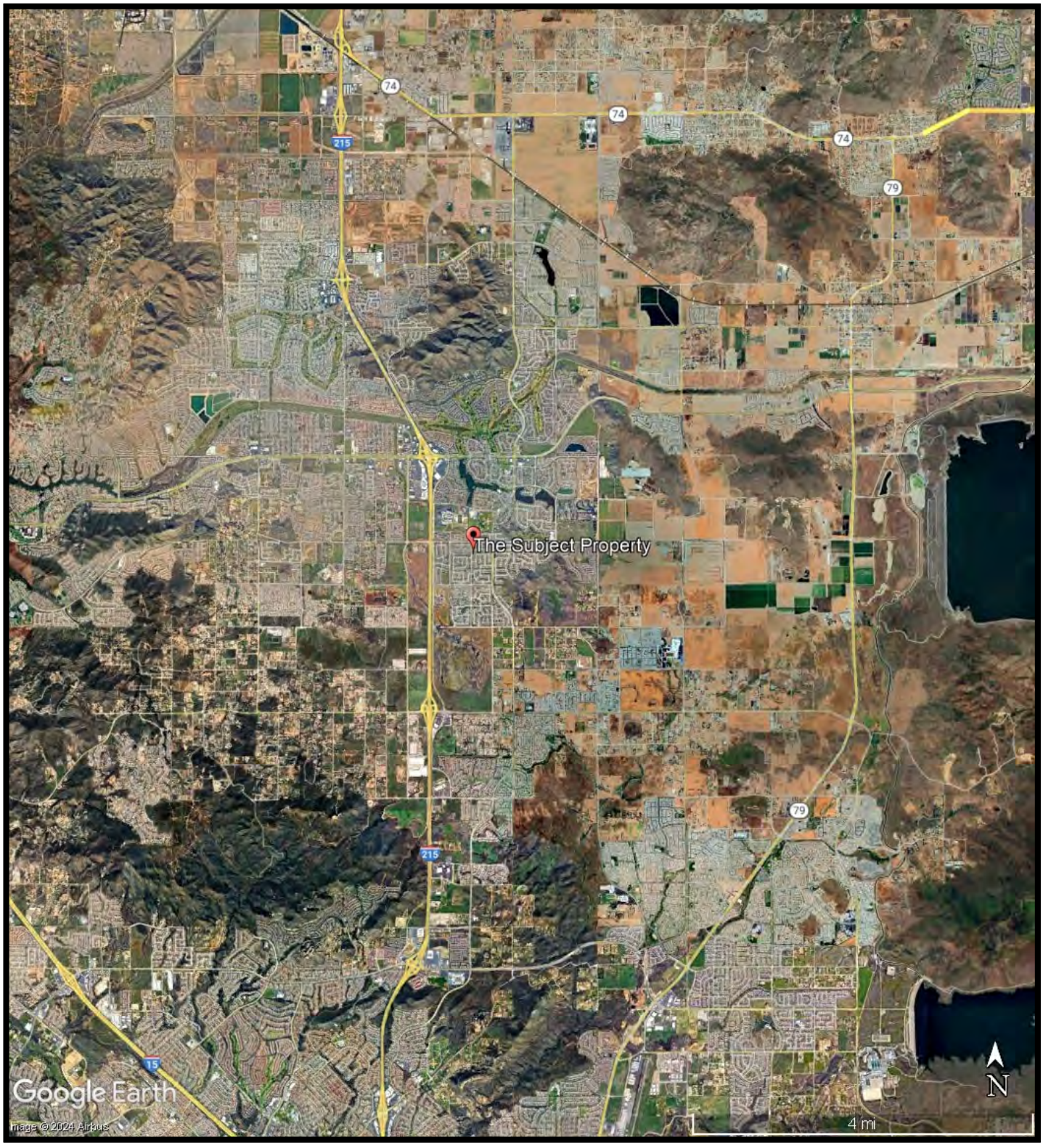
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South Coast Air Quality Management District (AQMD), Facility Information Detail (FIND) online Database – www3.aqmd.gov/webappl/fim/prog/

Figures



SOURCE: *Google Earth*

Legend

Subject Property

GW FLOW

N

TITLE: **Site Location Map**

LOCATION: **5.65 acres of undeveloped land**
Menifee, California

McAlister GeoScience
235 E. Broadway, Suite 1040 Long Beach, CA 90802
562-489-7908 **DirtyProperty.com**

CHECKED:	D.McAlister
DRAFTED:	J.Ramos
PROJECT:	24-10021
DATE:	10-31-2024

FIGURE: **1**



SOURCE: ***Google Earth***

Legend

- Subject Property Boundaries
- Drainage Ditch
- Soil Stockpiles

N

TITLE: **Site Plan**

LOCATION: **5.65 acres of undeveloped land**
Menifee, California

McAlister GeoScience
235 E. Broadway, Suite 1040 Long Beach, CA 90802
562-489-7908 **DirtyProperty.com**

CHECKED:	D.McAlister
DRAFTED:	J.Ramos
PROJECT:	24-10021
DATE:	10-31-2024

FIGURE: **2**

Appendix A

Site Photographs

Appendix A – Photographic Log

5.65 acres of undeveloped land
Menifee, California

Photo: 1 **Description:** The Subject Property, Northwest corner of Holland Road and Palomar Road in Menifee, CA. **Orientation:** Facing north	

Photo: 2 **Description:** The Subject Property from across Palomar Road. **Orientation:** Facing west	

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Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

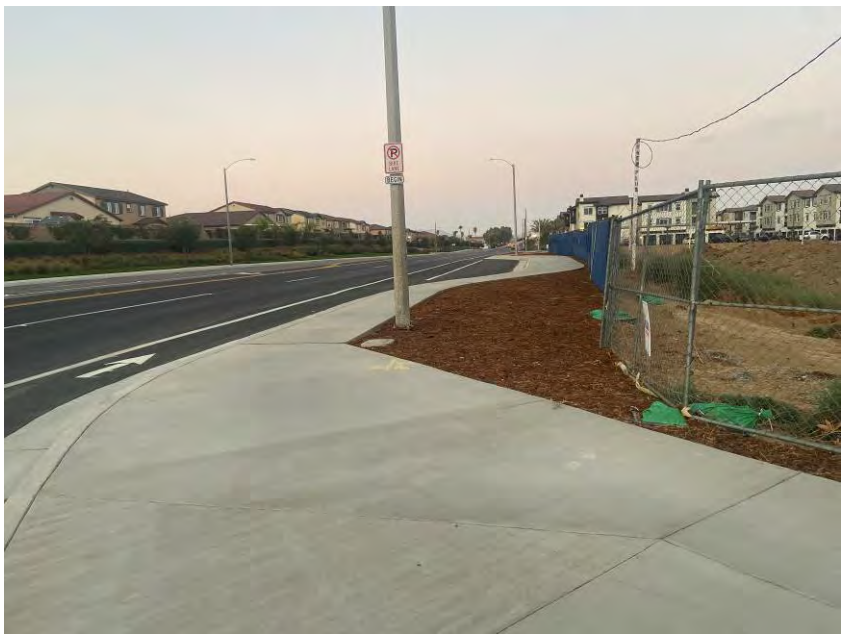
Photo: 3 **Description:** Southern boundary of the Subject Property **Orientation:** Facing southwest	

Photo: 4 **Description:** Western portion of the Subject Property. **Orientation:** Facing north	

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Long Beach, California 90802

5.65 acres of undeveloped land
Menifee, California

Photo: 5 **Description:** Southeast portion of the Subject Property. **Orientation:** Facing northeast	

Photo: 6 **Description:** Central portion of the Subject Property. **Orientation:** Facing east	

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5.65 acres of undeveloped land
Menifee, California

Photo: 7 **Description:** Northwestern portion of the Subject Property. **Orientation:** Facing northeast	

Photo: 8 **Description:** Northern portion of the Subject Property. **Orientation:** Facing west	

5.65 acres of undeveloped land
Menifee, California

Photo: 9 **Description:** Central portion. **Orientation:** Facing south	

Photo: 10 **Description:** Northeast corner of the Subject Property. **Orientation:** Facing south	

5.65 acres of undeveloped land
Menifee, California

Photo: 11 **Description:** Northern portion – beyond fence. **Orientation:** Facing west	

Photo: 12 **Description:** Eastern portion of the Subject Property. **Orientation:** Facing south	

5.65 acres of undeveloped land
Menifee, California

Photo: 13 **Description:** East adjoining drainage channel. **Orientation:** Facing south	

Photo: 14 **Description:** Drainage channel. **Orientation:** Facing north.	

5.65 acres of undeveloped land
Menifee, California

Photo: 15 **Description:** Drainage channel. **Orientation:** Facing north	

Photo: 16 **Description:** Drainage channel. **Orientation:** Facing north	

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5.65 acres of undeveloped land
Menifee, California

Photo: 17 **Description:** Gas pipeline marker – on the southeast boundary of the Subject Property. **Orientation:** Facing west and down	

Photo: 18 **Description:** Electrical supply pole – southeast corner of property. **Orientation:** Facing northeast	

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5.65 acres of undeveloped land
Menifee, California

Photo: 17 **Description:** West adjoining property. **Orientation:** Facing northwest	

Photo: 18 **Description:** South adjoining properties. **Orientation:** Facing southwest	

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5.65 acres of undeveloped land
Menifee, California

Photo: 19 **Description:** South adjoining properties. **Orientation:** Facing south	

Photo: 20 **Description:** East adjoining properties. **Orientation:** Facing southeast	

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5.65 acres of undeveloped land
Menifee, California

Photo: 21 **Description:** East adjoining properties. **Orientation:** Facing east	

Photo: 22 **Description:** North adjoining properties. **Orientation:** Facing north	

Appendix B

Historic Aerial Photographs, Topographic Maps, and Fire Insurance Maps

Appendix E

McAlister GeoScience Statement of Qualifications

McAlister GeoScience

STATEMENT OF QUALIFACTIONS

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TURN-KEY SOLUTIONS FOR COMPLEX SUB-SURFACE CHALLENGES

ENVIRONMENTAL SITE INVESTIGATIONS

Phase I environmental site investigations are routinely conducted to support:

- Pre- development property transactions
- Developed property transfers
- Site closures

Lending institutions, realty corporations, landholders, and private individuals must consider environmental contamination as a potential risk when considering properties for acquisition. Purchase of contaminated property can result in significant cost for cleanup. To address this issue, purchasers of real estate consider an environmental assessment as a routine component of an acquisition. Phase II environmental site investigations are performed to delineate horizontal and vertical extent of volatile organics, metals, petroleum hydrocarbons, and other chemicals of concern. The McAlister GeoScience team has effectively managed field activities, coordinated with analytical labs, evaluated data, and prepared reports associated with the ongoing groundwater monitoring program.

STORMWATER COMPLIANCE

The Regional Water Quality Control Boards administer federal, and state regulations regarding water quality in California. Among these regulations are those that concern stormwater runoff and erosion from industrial and construction sites. Each site over an acre needs to have a Storm Water Pollution Prevention Plan prepared by a qualified SWPPP Developer and implemented by a Qualified SWPPP Professional. McAlister



AGENCY INTERACTION

The regulatory framework of California is diverse. Multiple agencies including regional water quality control boards, Federal EPA, CalEPA, city, county, and numerous other local agencies may oversee the same site at any given time. You need an experienced technical practitioner.

REGIONAL COVERAGE

McAlister GeoScience has strong teaming ties in several metro areas including New Jersey; New York; North Carolina; Connecticut; Montana; Idaho, Phoenix, AZ; Denver, CO; Dallas, TX; Houston, TX; and Florida. Several locations are led by personnel with over 40 years of varied experience.

ABOUT US

McAlister GeoScience is an effective and results-focused team possessing extensive experience with the successful design and implementation of Phase I and II environmental site assessments and GeoTechnical Investigations. McAlister GeoScience is well-versed in activities associated with the implementation of remedial action including agency interaction and all aspects of project management. McAlister GeoScience has also proven to be an effective team performing data analysis and reporting, remedial action, and compliance activities obtaining regulatory closure at numerous facilities nationwide.

Environmental Site Investigation	Environmental Remediation	Regulatory Closure

STRONG TEAMING TIES IN SEVERAL METRO AREAS



- Los Angeles, California
- San Diego, California
- San Francisco, California
- Bakersfield, California
- Santa Barbara, California
- Spokanne, Washington
- Vancouver, Canada
- Phoenix, Arizona
- Tucson, Arizona
- Seattle, Washington
- New York City, New York
- Salt Lake City, Utah
- Denver, Colorado
- Houston & Dallas, Texas
- Oklahoma City, Oklahoma
- Littlerock, Arkansas
- Orlando, Florida
- Jacksonville, Florida
- Atlanta, Georgia
- CT, IL, MD, MI, MO, NC, NM & SC

SERVICES

McAlister GeoScience is a well-rounded environmental and geotechnical consulting firm with an array of services to suit your needs. We work with clients to provide timely, reliable and cost-effective results for the necessary components of real estate transactions, developments, redevelopment, and environmental regulatory site regulatory site leading to site closure.

STORMWATER COMPLIANCE

Storm Water Pollution Prevention Plan development and compliance for both construction and industrial sites. Interaction with the Regional Water Quality Control Board. Inspections, stormwater runoff sampling, and preparation and upload of reports to the state of California's SMARTS website. Preparation of Water Pollution Control Plans and Best Management Practice Plans for smaller sites, and communication with municipal and county agencies that approve these plans.

ASSESSMENT

Phase I and II environmental site investigations. Characterization and rough order of magnitude (ROM) cost development. All performed on a timeframe and teaming fashion to facilitate commercial real estate transactions.

REMEDIATION

Technically sound and legally defensible solutions performed in a teaming fashion to meet regulatory requirements, schedule, and budget.

GEOTECHNICAL

Our team is well versed and experienced in the field aspects and report of soil reports for commercial and industrial properties including foundation stability, compaction, and slope stability.

ASBESTOS / LEAD-BASED PAINT

Surveys and abatement performed by licensed experts in a teaming fashion. All services are provided on a turn-key basis with one point of contact for ease of management.



PAST PROJECTS

Tank Removal and Closure | Paine Field Everett, WA

BACKGROUND

February 2022: McAlister GeoScience facilitated the excavation and removal of impacted soil surrounding one 15,000-gallon aviation fuel underground storage tank (UST) at the Paine Field airport in Everett, Washington.



A total of seven (7) soil samples each consisting of soil samples packaged in four-ounce glass jars and one (1) water sample packaged in a 1-liter amber bottle were collected from the soil stockpile and various areas of the excavation. Soil samples were subsequently submitted to the laboratory for analysis.

RESULTS

Concentrations of TPH Gasoline were not detected above the State of Washington Department of Ecology (DOE) Model Toxics Control Act (MTCA) Method A Unrestricted Land Use limit of 30 milligrams per kilogram of soil (mg/Kg) in the samples collected. TPH Gasoline was not detected in sample GW-1 above the laboratory reporting limit of 100 µ/L.

McAlister GeoScience worked with the DOE to obtain closure on the site and received a No Further Action (NFA) letter.

Tank Removal and Closure | Arlington Municipal Airport



BACKGROUND

March 2022: McAlister GeoScience facilitated the excavation and removal of three (3) 10,000-gallo fuel tanks at the Arlington Municipal Airport. Following tank removal, a total of eighteen (18) soil samples were collected and submitted to the laboratory for analysis.

RESULTS

Petroleum hydrocarbons and BTEX compounds were not detected above their respective laboratory reporting limits in the samples submitted for analysis. Three (3) 10,000-gallon fuel tanks at the Arlington Municipal Airport were transported offsite. McAlister GeoScience recommended no further action regarding potential soil impacts associated with the presence of the USTs.

Industrial Property Redevelopment Underground Storage Tank Removal

Vernon, California

BACKGROUND

The Subject Property consists of approximately five acres of undeveloped land at 5001 Soto Street in the city of Vernon, California. The Subject Property is currently fenced on all sides with no existing structures or operations present. However, active grading was being conducted during the tank removal activities.



Following demolition activities and during the performance of grading activities, one underground storage tank was identified in the central-southwestern portion of the Subject Property.

The tank was found to be approximately 10,000 gallons in size. The tank was filled with poorly graded sub-angular fine sand. The presence of sand within the tank cavity indicates the tank was previously abandoned in-place and filled with sand slurry. The sand within the tank appeared to be predominantly clean with some isolated areas of hydrocarbon staining and hydrocarbon odors consistent with historic USTs that have been abandoned in place. The top of the tank was found

approximately two feet below ground surface and with the estimated eight-foot diameter; a resulting total depth of the tank pit is estimated to be ten feet below existing ground surface.

RESULTS

The tank was removed from the excavation, folded and cut into sections, and the resulting steel was combined with the existing on-site scrap metal stockpile for transportation to a recycler at the end of the grading project. At no time were torches or spark-producing tools utilized to manipulate the removed tank.

Two samples were collected from the base of the tank pit following removal of the tank. The tank was inspected upon removal and no indication of holes, cracks or other compromises to the integrity of the base of the tank were observed. The samples collected were analyzed for petroleum hydrocarbons and volatile organic compounds. All volatile organic compounds and petroleum hydrocarbon concentrations were below the respective screening levels.

AGENCY INTERACTION

The City of Vernon Fire Department and the City of Vernon Department of Health and Environmental Control oversaw all work and granted closure upon receipt of the McAlister GeoScience final tank removal report.

Emergency Response Management

BACKGROUND

A fuel tanker was involved in a collision with a tractor-trailer releasing approximately 2,000 gallons of Jet Fuel into the storm drain system along California State Highway 5 approximately one mile south of the California State Highway 138 junction. Several areas of excavation were identified with extensive vertical and lateral coverage area. McAlister GeoScience was subcontracted by the fuel tanker insurance company to manage the excavation operations, collect soil samples for laboratory analysis, and interface with agency officials.



RESULTS

• A total of 2,014 tons (1,740 cubic yards) of soil was excavated and treated at the Soil Safe facility in Adelanto, CA.

• The excavation was backfilled with clean fill and compacted. Cement slurry and rip rap were installed in accordance with DWR specifications in areas where surface water drainage occurs.

• A total of 27 confirmation soil samples were collected from the base and sidewalls of the excavation. None of the soil confirmation samples exceeded the agreed upon cleanup soil standards for TPH-Jet Fuel.



CONCLUSIONS

• Soil impacted by the Jet A release was successfully removed from the Site.

• Impacted soil was treated by thermal desorption at the Soil Safe facility in Adelanto, California and subsequently utilized as daily landfill cover at a local landfill.

• The Site has been restored to the original condition consisting of compacted backfill, cement slurry, and rip-rap as appropriate.

Phase II Site Assessment | Redondo Beach, CA

BACKGROUND



McAlister GeoScience was retained to conduct a Phase II Environmental Site Assessment (ESA) consisting of soil sampling for a property located in Redondo Beach California (the Subject Property).

The purpose of the soil sampling and analysis project was to document the nature and extent of potential soil impacts associated with the operation of the Subject Property as a furniture refinishing facility including the storage, use, and disposal of hazardous materials including paints, solvents, and wood stains.

McAlister GeoScience conducted a Phase I ESA prior to the performance of the Phase II ESA while the property was occupied by a furniture stripping and refinishing business. The Phase I ESA recommended comprehensive soil sampling at the Subject Property with analysis of the soil samples collected for volatile organic compounds (VOCs), total petroleum hydrocarbons, and metals associated with aqueous stripping compounds, varnishes, paints, and furniture finishing substances.

A total of seven soil samples were collected from each of the seven borings advanced in areas of hazardous material storage, use, and disposal at the Subject Property. Following sample collection, the borings were backfilled with native soil and surface patched with dry mix concrete to match the existing surface conditions. Samples were submitted to an analytical laboratory for analysis.

RESULTS

Concentrations of VOCs and Total Petroleum Hydrocarbons were present in all seven soil samples collected above the laboratory detection limits in the areas of hazardous material storage, use, and disposal at the Subject Property. Boreholes were advanced to the depth of refusal ranging between six and eight feet below ground surface.

Volatile organic compounds with analytical detections above their respective EPA Region 9 Regional Screening Levels included Benzene, Methylene Chloride, Tetrachloroethylene (PCE), 1,2,4-Trimethylbenzene, 1,2,5-Trimethylbenzene, and Xylenes. The ground surface of the Subject Property is entirely covered with asphalt or concrete paving ruling out the risk of dermal contact or ingestion for personnel at the Subject Property. Volatile organic compounds present in soil present a potential vapor intrusion risk, depending on the permeability of the concrete or asphalt ground surface.

McAlister GeoScience recommended that if the property were to be converted to residential, sensitive receptor, or any land use other than commercial / industrial, the concentrations of VOCs, TPH, and Metals should be re-evaluated for the specific land use(s).

Based on the information gathered during the performance of this assessment, and the understanding of current regulatory guidelines and judgment, it was recommended that indoor air samples be collected once the current tenant ceases operations and removes the currently existing hazardous material storage, use, and disposal areas. The purpose of the indoor air sampling was to document that concentrations of VOCs present in soil underlying the structure do not create concentrations of VOCs in the air within the building above regulatory screening levels or OSHA exposure limits.

Industrial Property Redevelopment RCRA-Contaminated Soil Removal

Vernon, CA

BACKGROUND

During the demolition and subsurface structure removal activities, the demolition contractor encountered a subsurface vault that contained oil-soaked soil, areas of oily metallic slag, and burn pit ash materials. In June 2016, McAlister GeoScience conducted a site inspection to determine the proper environmental monitoring and profiling of the oily/ash slag materials as well as other potential environmental impact areas within the Subject Property. A profile sample was collected from the stockpile to determine if the material had any containments above the local and state regulatory standards for industrial/commercial properties. The soil sample reported elevated concentrations of total petroleum hydrocarbons (TPH) and total lead.

Based on review of historical documents, site inspection, and monitoring efforts, a total of seven areas of concern (AOCs) in the central and eastern portions of the property were identified and addressed as part of the remedial action.





RESULTS

In June and July of 2016, McAlister GeoScience managed the impacted soil excavation and removal actions in seven AOCs identified with visible staining or elevated Photo-Ionization Detector (PID) readings. The removal included loading impacted materials into 20-cubic yard (yd3) roll-off bins. Once the impacted materials were removed and native material was confirmed, a sample was collected and analyzed for Total Petroleum Hydrocarbons (TPH) and total lead. The excavation areas were backfilled and compacted with overburden material from other site areas.

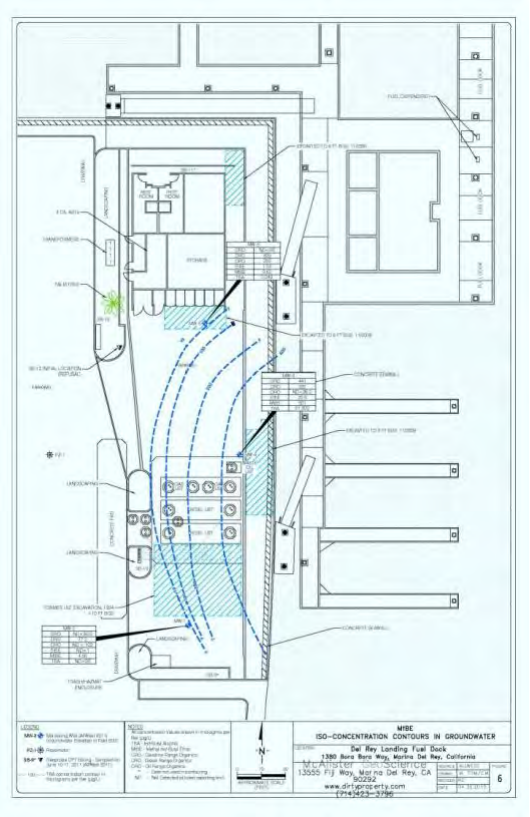
Total lead concentration in the sample was identified at 1,364 milligrams per Kilogram. The sample was analyzed for soluble threshold limit concentration (STLC) and total threshold limit concentration (TTLC) to determine if the material would be classified as California Hazardous Waste or RCRA Hazardous Waste, respectively. The material was profiled as California hazardous waste and was manifested and transported to the U.S. Ecology facility in Beatty, Nevada. A total of 74 20-yd3 roll-off bins were transported to U.S. Ecology's Beatty facility. A total of approximately 1,308 tons of impacted soil were removed from the Subject Property.

Marina del Rey Fuel Dock Groundwater Characterization

Marina del Rey, CA

BACKGROUND

The Subject Property is in a predominantly residential area of Marina Del Rey at the east end of Bora Bora Way. Five underground storage tanks (USTs) are located on the south side of the Subject Property beneath a concrete slab. Fuel is supplied to the dispensers via underground piping and piping suspended beneath the boat docks. The Subject Property was originally developed as a fuel dock facility in the early to mid-1960s. A series of subsurface investigations and groundwater monitoring well installations were performed from 1991 to 1997. The original USTs were removed in 1994. Data from previous investigations indicate the groundwater in the vicinity of the current and former USTs was impacted by petroleum hydrocarbons and fuel oxygenates.



INVESTIGATION

McAlister GeoScience has been performing groundwater investigation and reporting activities since 2014. McAlister GeoScience has added monitoring for natural attenuation parameters, developed a Conceptual Site Model (CSM) and is gathering data toward closure of the site with the Los Angeles Regional Water Quality Control Board under their low-risk closure program.

AGENCY INTERACTION

McAlister GeoScience has developed a CSM and Remedial Action Plan (RAP) based on the results of a bench scale treatability study completed November 23, 2015. The study was designed to determine the oxidation rate of the contaminants TPHg and MtBE via in situ chemical oxidation (ISCO). A pilot trial was proposed for application of ISCO at one injection point adjacent to monitoring well MW4. Following Pilot-Scale Application and two rounds of semi-annual groundwater monitoring, full scale ISCO application will be performed across the impacted zone at the site. It is anticipated that the Full-Scale Application will consist of injecting ISCO reagent in 10 to 15 points across the site to address elevated TPH, TBA and MtBE concentrations. The full-scale plan will be submitted to the Los Angeles Regional Water Quality Control Board for approval and in compliance with the approved permit requirements.



Curriculum Vitae – David C. McAlister, PG

Environmental Site Investigation and Remediation Professional

Long Beach, CA 90802
(562) 489-7908
dmcalister@Soil-Cleanup.com

Seattle, WA 98104
(425) 271-5629

Mr. McAlister is an effective and results-focused professional possessing extensive experience with the successful design and implementation of Phase I and II environmental site assessments. Mr. McAlister is well-versed in activities associated with the implementation of remedial action including agency interaction, scope, schedule, and budget management. He has proven to be effective at the design, performance, and management of a team performing data analysis and reporting, remedial action, and compliance activities obtaining regulatory closure at numerous facilities located in Southern CA and WA.

EDUCATION:

B.S., Soil Science, California State Polytechnic University, San Luis Obispo, 2001

SPECIALIZED TRAINING:

State of Washington Licensed Geologist # 3369 | State of Washington General Contractor | OSHA 40-hour Hazwoper Health and Safety Training | OSHA 8-hour Hazwoper refresher course (annual) | OSHA 8-hour Supervisor Training | Red Cross First Aid & CPR Certified (biennial) | AHERA Building Inspector

EMPLOYMENT HISTORY:

ERM-West Inc. (2001-2005) Staff Scientist

Tetra Tech, Inc. (2005-2013) Senior Scientist

PROFESSIONAL AFFILIATIONS:

ICSC | ULI | NAIOP | CCIM | LBCREC

SELECTED PROJECT DESCRIPTIONS:

United States Air Force Reserves – Mr. McAlister managed and performed the field tasks associated with Groundwater remediation involving *in-situ* chemical oxidation (ISCO - potassium permanganate) for the remediation of groundwater impacted with chlorinated solvents at an operating air force base in Spokane, Washington.

LBA Realty / LBA Logistics – Mr. McAlister has provided Phase I / II site investigations and remedial cost estimation / scoping services for several sites in Washington and California. Sites are predominantly industrial being redeveloped as large concrete tilt-up warehouses. Many sites feature soil and groundwater impacts requiring entering the site into a state voluntary cleanup program leading to a no further action (NFA) Letter.

Lockheed Martin Corporation – Mr. McAlister was part of a team performing environmental due diligence reviews associated with the acquisition of a military vehicle manufacturer. Due diligence file reviews were completed on hundreds of sites located across the United States and Europe under an extremely compressed timeframe. Ultimately, two sites were identified with higher than acceptable environmental liability risk and the deal was not consummated due to these recommendations.

Various Industrial and Commercial Real Estate Clients – Mr. McAlister managed and performed ISCO injection for the treatment of chlorinated solvents in groundwater at various facilities in Southern California including the Cities of Industry, Bell, Los Angeles, Huntington Beach and Costa Mesa, California. Numerous ISCO reagents were evaluated for these projects including permanganate, hydrogen peroxide, and various proprietary reagents.

Union Pacific Rail Road – Mr. McAlister achieved regulatory closure of an Underground Storage Tank (UST) site in the city of Colton, California. Contaminants of Concern included, lead, arsenic, and "Bunker C" fuel oil. The regulatory agency providing oversight was the San Bernardino County Fire Department Hazardous Materials Division.

Lockheed Martin Corporation, Torrance, CA – Mr. McAlister has held various management and technical support positions due to his extensive experience with the project, regulatory environment, and hydrogeology of the area. Mr. McAlister attended meetings with the regulatory community, neighboring property owners, and various other stakeholders on behalf of Lockheed Martin Corporation. Additionally, Mr. McAlister attended quarterly meetings and briefed Lockheed senior management on the scope, schedule, remedial options, remedial approach, risks, and opportunities associated with the remediation of a groundwater plume at a facility immediately adjacent to a federal Superfund site.

ExxonMobil Global Remediation – Mr. McAlister improved LNAPL recovery at the Torrance refinery from approximately 30,000 gallons per month to approximately 91,000 gallons of per month, a 300% improvement in extraction efficiency within eight months. Installation of five new extraction wells and associated skimming systems contributed 40% of the increase in extraction efficiency. Optimization of currently existing infrastructure contributed 60% of the increase in extraction efficiency.

Los Angeles Department of Water and Power – Mr. McAlister coordinated and performed the field implementation of a sodium permanganate ISCO injection at a maintenance facility in Silver Lake area of Los Angeles, California.

Alcoa, Inc. – Mr. McAlister performed phase II soil, soil vapor, and groundwater investigations including the planning, implementation, and reporting of investigation activities at five separate facilities located in southern California for the acquisition of an aerospace fastener company.

Various Clients – Mr. McAlister has performed numerous soil and groundwater investigations to delineate horizontal and vertical extent of VOCs, metals, TPH, and other chemicals of concern at various rail yards and manufacturing plants throughout California. Site investigation activities included monitoring well installation, soil boring advancement, and sampling using various drilling techniques. Drilling techniques utilized include hollow- stem auger, air rotary casing hammer (ARCH), mud rotary, mud rotary with reverse circulation, and hydraulic direct-push. Mr. McAlister has effectively managed field activities, coordinated with analytical laboratories, evaluated data, and prepared reports associated with ongoing groundwater monitoring programs.

Gardena Business Park, LLC. – Mr. McAlister achieved regulatory closure of an industrial property that had been entered into the Spills, Leaks, Investigations, and Cleanup (SLIC) program of the Los Angeles Regional Water Quality Control Board. Contaminants of Concern included trichloroethylene (TCE) and tetrachloroethylene (PCE).

Carson Marketplace, LLC – Mr. McAlister managed the field implementation of an aquifer pump test at a former landfill in Carson, California. The goal of the project was to redevelop the landfill for residential, retail, and other purposes. Through this process, remediation of soil and groundwater was required along with the implementation of landfill gas mitigation and management practices. The scope of the aquifer pump test included a constant rate and step-flow test in three discrete areas and the management of impacted groundwater generated during the process.

HH&J Architects – Management of several industrial sites with soil and groundwater impacts requiring work with the Washington Department of Ecology (DOE) and their Voluntary Cleanup Program (VCP). These projects often include the installation and management of a groundwater well monitoring network over a multiple-year timeframe.

City of Seattle – Eco Compliance Corporation, Under Mr. McAlister's direction has managed and addressed several soil, groundwater, storm water, and surface water impacted sites within the Seattle city limits. Projects are performed for several city entities including parks and recreation, housing, and solid waste management. Several projects also include the surveys, management, and abatement of hazardous building materials including asbestos, lead-based paint, mercury switches, and PCBs.

Baker Hughes – Mr. McAlister performed the evaluation of effectiveness and final agency reporting of an ISCO (activated persulfate) injection conducted in Huntington Beach, California. The agency review of the report and remediation progress following Mr. McAlister's involvement resulted in significant adjustments to the remedial approach and advanced the project significantly toward regulatory closure.

Various Clients - Property Condition Assessments – Office, commercial, retail, industrial, and multifamily specializing in garden-style, high- and mid-rise apartments in AR, AZ, CA, ID, NV, OR, TX, and WA. Performed inspections, reviewed, and oversaw the development of reports of the various features and systems of the property in question, including but not limited to, the building frame and envelope, interior elements: electrical, fire, life, and safety, plumbing; and mechanical systems. An opinion of costs to remedy physical deficiencies was developed and reported to the client.



Curriculum Vitae – Zachary Gilmer, P.E.

Professional Civil & Environmental Engineer

ZachGilmer@SustainableConsultingInc.com | (310) 995-7315 | San Clemente, CA

Zach Gilmer has over 15 years of civil and environmental engineering and construction experience. He is a Licensed Contractor and Professional Engineer in the states of California and Washington. He has served as the project manager on a wide variety of projects with complex environmental concerns and client objectives. His remedial experience includes in-situ remediation, soil vapor extraction, bioremediation, air sparging, free product recovery, soil excavation, groundwater pump and treat operations, chemical oxidation/reduction, and vapor intrusion mitigation system support, design, and implementation at over 100 buildings. He has negotiated with various regulatory agencies and supported site closures with the United States and California Environmental Protection Agency, California Department of Toxic Substances Control, California State Regional Water Quality Control Board, and Washington State Department of Ecology.

EDUCATION:

B.S., California Polytechnic State University, San Luis Obispo. Bio-Resource & Agricultural Engineering Emphasis: Water / Soil Engineering and Construction Project Management, 2007

SPECIALIZED TRAINING:

Registered Professional Engineer, Civil, #C-84703, CA

Registered Professional Engineer, Professional Environmental Engineer, #20105790, WA

CA General Engineering Contractor, Class A Haz-1023650

OSHA 40-hour Hazwoper Health and Safety Training

OSHA 8-hour Hazwoper annual refresher (current)

EMPLOYMENT HISTORY:

McAlister GeoScience, 2019-Present

Sustainable Consulting, Inc. – Principal Engineer, April 2019-Present

Land Science Technologies – Western District

Technical Manager, February 2017 – April 2019

SoundEarth Strategies, Inc. – Project Engineer, October 2014 – February 2017

Go Natural Gas – Project Engineer, June 2010 – October 2014

Katahdin Environmental, Corp. – Project Engineer, June 2010 – October 2014

California EPA/RWQCB – Volunteer, October 2009 – June 2010

EPD Consultants – Project Engineer, January 2009 – June 2009

DESCRIPTIONS:

Confidential Land Development Client, Oxnard, California – Served as Engineer of Record for a State-led, 92-acre, residential brownfield development site located adjacent to the Pacific Ocean. As project manager, performed remedial design and construction oversight of an 18,000-cubic-yard excavation and grading operation that characterized, segregated, and disposed of 6,000 cubic yards of soil to a nonhazardous landfill, with the remaining 12,000 cubic yards being graded and compacted as on-site cap material. Designed, permitted, and construction a 50+ well vapor extraction system, and assisted with vapor barrier foundation design with electronic communication/monitoring. This former waste disposal facility will be transformed into 300 residential properties and a habitat restoration area, regulated by the Department of Toxic Substances Control, City of Oxnard, Ventura County Air Pollution Control District, the Environmental Protection Agency, U.S. Fish and Wildlife, California Fish and Wildlife, and the Los Angeles Regional Water Quality Control Board.

California Steel, Fontana, California – Remedial Design Plan and Implementation, Environmental Areas of Concern (AOC), for a California steel industry company. As project engineer, provides client support throughout the Department of Toxic Substances Control Remedial Design Plan approval and construction implementation to achieve the remedial action objectives.

Confidential Shopping Center, Cerritos, California – As senior engineer, permitted and managed in-situ chemical oxidation (ISCO) injections across a large outdoor shopping center located in Cerritos, in order to reduce various volatile organic compounds in the groundwater to clean up goals.

Former Dry Cleaner, Seattle, Washington – As senior engineer, permitted and managed insitu injection of colloidal activated carbon and zero valent iron to capture and stop off-Site migration of dry-cleaning solvents (e.g., PCE, TCE, and vinyl chloride) in groundwater meeting MTCA clean up goals for Washington State Department of Ecology.

Point Dume Village, Malibu, California – As project engineer, troubleshot, upgraded, and monitored an advanced wastewater treatment system for an outdoor shopping center located in Malibu, in order to reduce noticeable odors, improve wastewater treatment processing, and discharge permit compliance with the City of Malibu and the California Coastal Commission.

Fueling Station Upgrade, Covina, California – City of Covina Compressed Natural Gas (CNG) Fueling Station Upgrade, Covina, CA. As project engineer, conceived, permitted, estimated, and generated a request for proposal (RFP) package containing bid specifications and construction drawings. Reviewed proposals and responded to contractor questions and transmittals for the upgrade of an outdated and undersized public CNG fueling facility. During construction, conducted regular inspections and implemented quality assurance measures to ensure construction activities conformed with the approved plan set and regulatory codes.

Design Build CNG Fueling Station, Santa Ana, California – As project engineer supported the Design-Build team for a new CNG Fueling Station. Mr. Gilmer designed, permitted, obtained grants, and supervised the construction for a turnkey alternative fueling station. This project included concrete pads, asphalt placement, curb and gutter, trenching, high pressure lines, health and safety, fueling islands with dispensers, utility upgrades and connections, landscaping, photometrics, vendor negotiations, contractor management, stormwater design, and sound extenuation. The project was completed on budget and schedule.

Low Threat Closure at Fueling Stations, Various Locations, California – As senior engineer, managed andimplemented the site characterization and remedial efforts towards, and to gain, regulatory closure of a leaking gasoline underground storage tanks at various locations across California. Conceived, designed, reported, operated and maintained, troubleshot, decommissioned, coordinated with the California State Underground Storage Tank Cleanup Fund, supervised drilling events, and sampled a contaminated gas station until full site closure was accomplished and granted by various California Regional Water Quality Control Boards.



Curriculum Vitae – Brendan Shine, P.E.

Engineer, Director of Rocky Mountain Operations

Bren.shine@q.com | (303) 808-6133 | Golden, CO

Mr. Shine possesses experience in domestic and international consulting in environmental, geotechnical, hydrogeologic, and construction management projects. Mr. Shine has successfully completed projects for clients in the aerospace, petroleum, food, waste management, mining and other business sectors, and worked with government, both as an in-house contractor for the EPA and as a liaison for commercial clients. Focused experience includes field management of large-scale, high profile environmental and civil remediation programs, emergency responses, characterizations and monitoring programs, with hands-on experience in program design, budgeting, permitting, scheduling, management and problem solving. Mr. Shine has considerable experience in report preparation, critical review and project oversight.

EDUCATION:

M.E., Geological Engineering, Colorado School of Mines, Golden, 1985

B.S., Geological Engineering, Colorado School of Mines, Golden, 1982

SPECIALIZED TRAINING:

Registered Professional Engineer, Civil, #28168, CO

Registered Professional Engineer, Civil, #070187, NY

Registered Professional Engineer, Civil, #18316, CT

Registered Professional Engineer, Civil, #062 049856, IL

EPA-Credentialed Environmental Inspector (current)

OSHA 40-hour Hazwoper Health and Safety Training

OSHA 8-hour Hazwoper annual refresher course (current)

OSHA 8-hour Supervisor Training American Red Cross First Aid and CPR Certified (bi-annual)

EMPLOYMENT HISTORY (34 YEARS):

McAlister GeoScience, 2017-present

NOWCC Contractor to US EPA Region 8, Environmental Engineer, 2014-present

Palmer Engineering and Forensics, Senior Engineer, 2012-present\

Tetra Tech GEO/Hydro-Search, Inc., Senior Engineer, Denver, CO, 1986- 2012

Dames & Moore, Golden, CO, 1985- 1986

SELECTED PROJECT DESCRIPTIONS:

Confidential Aerospace Client, Southern California – Senior Engineer for a major groundwater quality characterization effort involving installation of deep multi-port monitoring wells. Acquired access permits in urban from multiple regulatory agencies and provided logistical coordination between drilling contractor to maintain the compressed project schedule. Also managed data management and organization, establishment of field protocols, QAPP, information management procedures, and health and safety and work plan preparation. Responsible for well design based on geophysical and lithologic logs. Procured NPDES permit and managed discharge tracking and reporting for disposal of more than 1,000,000 gallons of development water. Provided or supported data interpretation and reporting, quality assurance/quality control and presentation tasks.

Beazer East, Gainesville, Florida – Senior Engineer and field team leader during the demolition and reclamation of a 90-acre Superfund wood treatment facility. Participated in design and implementation of key elements of the demolition and subsequent subsurface geophysical survey of the site for reported buried drums. Prepared the final demolition report, including waste stream and sample documentation and the buried drum investigation report.

Motorola, Arcade, New York – Senior Project Engineer, Lead Field Engineer/Remedial Site Supervisor at a former automotive electrical parts manufacturing facility in Arcade, New York. Successfully directed characterization and feasibility study and provided interaction with NYSDEC. Prepared work plans and supervised mobilization and field remediation activities for this multiple operable unit site that had been impacted by TCE, TCA, cadmium, chromium, and lead in surface water, sediment, soil, and groundwater. Remediation activities included extensive dig and haul with confirmation sampling, followed by soil replacement and excavation restoration; in-situ soil chemical treatment; creek bed diversion, excavation and restoration with extensive confirmation sampling.

Rhom & Haas, Whitmoyer Laboratories Site, Myerstown, Pennsylvania – Senior Engineer/Operable Unit Supervisor and Field Operations Supervisor at a CERCLA site in Myerstown, Pennsylvania that had been used to manufacture livestock pharmaceuticals using arsenic, arsenilic acid, and other organics. Led the groundwater and surface water operable unit field programs, including oversight and design during construction and upgrade of an interim water treatment plant. Directed plant operation and supervised all field activities including groundwater and surface water quality and flow surveys, pretreatment pilot testing for organic acid breakdown using ultraviolet, ozonation, and reagent technologies, indoor and outdoor air quality sampling, waste management/disposal, and site health and safety monitoring.

Beazer East, Former Koppers Site, Gainesville, Florida – Senior Engineer responsible for logistical planning and field implementation for the comprehensive characterization of impacts to the Upper Floridan Aquifer at the former Koppers Site, Gainesville, Florida. Impacts resulted from historic operations at wood-treating plant that had been in operation for more than 90 years. Tasked with all phases of field implementation, well design and field method development, selection and oversight of numerous contractors, and reporting over a seven-year period for the installation of numerous complex, triple- and quadruple- telescoping cased wells designed to monitor water quality for the City of Gainesville primary drinking water source. Each well was equipped with Westbay multiport monitoring systems. Also managed the off-site shallow aquifer characterization. This program also required multiple isolation casing well

installations to limit potential vertical contaminant migration. Also, responsible for community notification tasks, evaluation of the effectiveness of a pilot permanganate injection program, installation of Floridan Aquifer recovery wells to limit the migration of contaminants that had been detected in the aquifer, and planning for implementation of the demonstration-scale permanganate injection project.

Confidential Client, Lowry Landfill, Colorado – Project Engineer and Site Supervisor responsible for multiple Operable Unit activities during CERCLA data acquisition. Provided critical oversight of EPA contractor during field work and interpretation activities. Major participant in design and implementation of the gas (VOC and biogenic) and leachate specific OU characterization, including VOC gas migration assessment survey and meteoric infiltration (HELP) modeling. Field data was ultimately used to guide remediation at the site. Co-authored the remedial investigation.

Leprino Foods Company, Tracy, CA Plant – Project Manager – Lead the environmental characterization and remediation of soils and groundwater impacted by a historic diesel fuel release at one of the country's largest mozzarella manufacturing facilities. Acted as liaison between the client and the Regional Water Quality Control Board. Prepared and submitted a request for no-further action based on successful cleanup to no measurable product, no residual groundwater detections and acceptable soil vapor conditions. The consent order and monitoring has been rescinded at the site and we are awaiting a no-further-action determination.



Curriculum Vitae – Mark Spute, MBA, PMP

Environmental Site Investigation and Remediation Professional

mister.rockets@gmail.com | (801) 884-6177 | Spanish Fork, UT

Mr. Spute is an experienced and detail-oriented Property Condition Assessor who has assessed over 3.38 million square feet of property in 2017 and over 2.07 million square feet in 2016. Mr. Spute has experience with a broad array of property types, foreign and domestic, for leading public and private sector companies.

EDUCATION:

B.S., Physics. Brigham Young University. Provo, Utah

MBA. Westminster College. Salt Lake City, Utah

SPECIALIZED TRAINING:

Certificates of Completion in Property Condition Assessment and Environmental Due Diligence through NEEDDA

ASTM-2018-15 Refresher

Certified Project Management Professional through Project Management Institute

SELECTED PROJECT DESCRIPTIONS:

Brookfield Global Integrated Services – Assessed an 895,503 square foot medical research laboratory, seven 4 to 9 story buildings with 3 level underground parking structures on 7 acres. Determined corrective actions and cost estimates for associated defect conditions and provided written reports about the general condition of all building systems. Conducted site assessments on more than 90 facilities and identified deficient conditions in a wide variety of building types and site locations. Was a senior property assessor on a team managing a portfolio of over 800 retail and commercial bank facilities for TD Bank. Additionally, peer reviewed reports by other assessors.

Partner Engineering & Science – Performed Property Condition Assessments on a portfolio of 14 properties for the Catholic Archdiocese of Los Angeles. Approximately 84 buildings, 500,000+ square feet and 40+ acres of property. Additionally, performed Property Condition Assessments on retail, restaurant, shopping malls, business and industrial parks, and multi-family apartment complexes.

AEI – Performed Property Condition Assessments and construction monitoring on multifamily apartment complexes, office and industrial complexes, 100+ bed skilled nursing facilities and residential nursing homes as well as medical office buildings.

EMG – Performed Property Condition Assessments on skilled nursing facilities having more than 80 beds.



Curriculum Vitae – Dr. John R. Hoaglund, III, Ph.D.

Groundwater Modeler / Aqueous Geochemist / Hydrogeologist

john@geoproven.com | (814) 574-2649 | Las Vegas, NV

Dr. Hoaglund conducts hydrogeological investigations using available hydrological, geological, and geochemical data. Data is used to develop and calibrate groundwater models; use the models in predictive-mode for the management of groundwater resources. The context of these studies includes:

- Groundwater flow and contaminant fate-and-transport modeling at environmental sites
- Aquifer testing
- Establishing wellhead protection zones
- Evaluating groundwater supply and its development and remediation
- Feasibility studies (e.g., for aquifer storage and recovery, seawater barriers, effects of dams, etc.)

Dr. Hoaglund has developed reliable modeling software for the incorporation of geological subsurface reconstructions into groundwater models. Commercial software for geological reconstruction (e.g., EarthVision, MVS, etc.) is commonly cost prohibitive for environmental consulting projects. Dr. Hoaglund has conducted hydrogeological investigations using environmental forensic techniques (including contaminant isotopes) as well as water characterization data (water quality, major ions, and stable isotopes) to characterize the groundwater geochemical evolution from recharge to discharge, and to evaluate both sources and origins of both the water and any contaminants.

EDUCATION:

Ph.D. Geosciences; 1996. Michigan State University East Lansing, MI.

M.S. Geology; 1987. University of Wisconsin Madison, WI.

B.S. Geology; 1985. University of Wisconsin Madison, WI.

AFFILIATIONS:

National Groundwater Association

Geological Society of America

Nevada Water Resources Association

SELECTED PROJECT DESCRIPTIONS:

Work at the Nevada National Security Site (NNSS) - August of 2015 – Dr. Hoaglund was invited by Navarro to work as a groundwater modeler for the Nevada National Security Site (NNSS) environmental monitoring (EM) project. Starting in October of 2015, work focused mainly on the Pahute Mesa Corrective Action Unit (CAU), with additional support provided for the Yucca Flat CAU. Dr. Hoaglund was regularly involved in report review activities for both sites contributing well development, and testing (WDT) reports, summarizing field activities, analyzing the tests for aquifer parameters, and reviewing the local geochemistry. Software utilized included SeriesSEE (Halford et al., 2016), an Excel time series analysis algorithm from the USGS, to evaluate the pumping influence on several remote wells as affected by drilling production. The use of drilling data to obtain an estimate for transmissivity was a unique contribution to the overall study of the Pahute Mesa CAU, which was the location of the ER-20-12 well.

Rhom & Haas, Whitmoyer Laboratories Site, Myerstown, Pennsylvania – Senior Engineer/Operable Unit Supervisor and Field Operations Supervisor at a CERCLA site in Myerstown, Pennsylvania that had been used to manufacture livestock pharmaceuticals using arsenic, arsenilic acid, and other organics. Led the groundwater and surface water operable unit field programs, including oversight and design during construction and upgrade of an interim water treatment plant. Directed plant operation and supervised all field activities including groundwater and surface water quality and flow surveys, pretreatment pilot testing for organic acid breakdown using ultraviolet, ozonation, and reagent technologies, indoor and outdoor air quality sampling, waste management/disposal, and site health and safety monitoring.

Beazer East, Former Koppers Site, Gainesville, Florida – Senior Engineer responsible for logistical planning and field implementation for the comprehensive characterization of impacts to the Upper Floridan Aquifer at the former Koppers Site, Gainesville, Florida. Impacts resulted from historic operations at wood-treating plant that had been in operation for more than 90 years. Tasked with all phases of field implementation, well design and field method development, selection and oversight of numerous contractors, and reporting over a seven-year period for the installation of numerous complex, triple- and quadruple- telescoping cased wells designed to monitor water quality for the City of Gainesville primary drinking water source. Each well was equipped with Westbay multiport monitoring systems. Also managed the off-site shallow aquifer characterization. This program also required multiple isolation casing well installations to limit potential vertical contaminant migration. Also, responsible for community notification tasks, evaluation of the effectiveness of a pilot permanganate injection program, installation of Floridan Aquifer recovery wells to limit the migration of contaminants that had been detected in the aquifer, and planning for implementation of the demonstration-scale permanganate injection project.

Confidential Client, Lowry Landfill, Colorado – Project Engineer and Site Supervisor responsible for multiple Operable Unit activities during CERCLA data acquisition. Provided critical oversight of EPA contractor during field work and interpretation activities. Major participant in design and implementation of the gas (VOC and biogenic) and leachate specific OU characterization, including VOC gas migration assessment survey and meteoric infiltration (HELP) modeling. Field data was ultimately used to guide remediation at the site. Co-authored the remedial investigation.

Leprino Foods Company, Tracy, CA Plant – Project Manager – Lead the environmental characterization and remediation of soils and groundwater impacted by a historic diesel fuel release at one of the country's largest mozzarella manufacturing facilities. Acted as liaison between the client and the Regional Water Quality Control Board. Prepared and submitted a request for no-further action based on successful cleanup to no measurable product, no residual groundwater detections and acceptable soil vapor conditions. The consent order and monitoring has been rescinded at the site and we are awaiting a no-further-action determination.



Curriculum Vitae – Joseph Landeros, GIT

Environmental Site Investigation and Remediation Professional

Jlanderos@mcageosci.com | (626) 497-1710 | Long Beach, CA

Mr. Landeros is a certified Geologist-In-Training experienced in geological field techniques, structural geology, geochemistry and GIS. He has proven to work well under-pressure. Mr. Landeros has experience conducting Phase I due diligence for clients including banks, institutional investors, and portfolio managers. Mr. Landeros possesses direct experience with the investigation, historical research, and hydrogeologic modeling of subsurface soil and groundwater impacts.

EDUCATION:

B.S., Geology, California State University of Long Beach, Long Beach, CA 2019

A.S., Geology, Chaffey College, Rancho Cucamonga, CA, 2017

SPECIALIZED TRAINING:

OSHA 40-hour Hazwoper Health and Safety Training

Geologist-In-Training, State of California Board for Professional Engineers, Land Surveyors, and Geologists

SELECTED PROJECT DESCRIPTIONS:

Phase I Environmental Site Investigations – Various Commercial Lending Clients - Hands-on and in-depth involvement in the field, data acquisition, and data evaluation aspects of Phase I Environmental Site Assessments. Investigations are successfully conducted on an accelerated time frame with tight budget constraints.

Phase II Environmental Site Investigations –Various Clients & Sites in California - Conducted Phase II Site Investigations at multiple sites in California and Texas. Previous investigations at the properties indicated that the long-term use of the Subject Property for industrial purposes including the documented use of hazardous materials and associated wastes. Mr. Landeros supervised a Phase II Investigation of the properties including advancing boreholes and collecting soil, soil vapor, and groundwater samples. Mr. Landeros served as lead author of the investigation reports under direct oversight of a licensed professional.

Methane Investigations – Various Clients & Sites in California - Mr. Landeros performed several investigations overseeing and directing geophysical and drilling contractors collecting subsurface methane samples in accordance with the City of Los Angeles Department of Building and Safety site testing standards for methane reference number LABC 7104.1 and the City of Long Beach Building and Safety Bureau Chapter 18.79 Methane Gas Mitigation.

Property Condition Assessments – Various Clients & Sites in California - Performed Commercial Due Diligence consisting of Property Condition Assessments at multiple sites in California and Texas. Mr. Landeros conducted the property inspections of the various features and systems of the property in question, including but not limited to the building frame and envelope, interior elements, plumbing and mechanical

systems. Field observations and notes were compiled and used to provide the client with an opinion of costs to remedy physical deficiencies.

Groundwater Monitoring - Conducted groundwater monitoring for sites in Southern California and Washington. Mr. Landeros has worked on the sample collection, data analysis, and report writing portions of the projects. Experience implementing a Remedial Action Work Plan submitted to the Los Angeles Regional Water Quality Control Board (RWQCB) for the monitoring and reporting of groundwater impacts; predominantly Total Petroleum Hydrocarbons (TPH) in the gasoline and diesel range, various Volatile Organic Compounds (VOCs) including Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX) and various volatile breakdown products as well as fuel oxygenates.



Curriculum Vitae – Jorge Ramos

Environmental Site Investigation and Remediation Professional

JRamos@mcgeosci.com | (562) 489-7908 | Long Beach, CA

Mr. Ramos is experienced in geological field techniques, structural geology, geochemistry and hydrology. He has proven to work well under-pressure and is a certified Geologist-In-Training. Mr. Ramos has years of experience conducting Phase I, Phase II, and Property Condition Assessment due diligence for clients.

EDUCATION:

B.S., Geology, California State University of Long Beach, Long Beach, CA 2020

A.S., Geology, Cypress College, Cypress, CA, 2017

SPECIALIZED TRAINING:

OSHA 40-hour Hazwoper Health and Safety Training

Geologist-In-Training, State of California Board for Professional Engineers, Land Surveyors, and Geologists

National Radon Proficiency Program (NRPP) Certification

SELECTED PROJECT DESCRIPTIONS:

Phase I Environmental Site Investigations – Various Commercial Lending Clients - Hands-on and in-depth involvement in the field, data acquisition, and data evaluation aspects of Phase I Environmental Site Assessments. Investigations are successfully conducted on an accelerated time frame with tight budget constraints.

Phase II Environmental Site Investigations – Various Clients & Sites in California - Completed Phase II Site Investigations at several sites in Southern California and Texas. Previous investigations at the properties indicated that the long-term use of the Subject Property for industrial purposes including the documented use of hazardous materials and associated wastes. Mr. Ramos completed Phase II Investigations of these properties including advancing boreholes, collecting soil/ groundwater samples, submitting samples to a state certified laboratory and compiling the Phase II report with conclusion and recommendations.

Property Condition Assessments – Various Clients & Sites in California - Completed Due Diligence Property Condition Assessments at several sites in California and Texas. Mr. Ramos conducted the property inspections of the various features and systems of the property in question, including but not limited to the building frame and envelope, interior elements, plumbing and mechanical systems. Field observations and notes were compiled and used to provide the client with an opinion of costs to remedy physical deficiencies.



Curriculum Vitae – Daisy Wanless

Environmental Site Investigation and Remediation Professional

DWanless@mcageosci.com | (720) 666-8837 | Long Beach, CA

Ms. Wanless is experienced in geological field techniques, structural geology, geochemistry, geophysics, and remote sensing. She has proven to work well under-pressure and provide accurate reports. Ms. Wanless has experience conducting Phase I due diligence for clients.

EDUCATION:

B.S., Physics, Colorado, University of Colorado, Denver, Denver, CO 2024

SPECIALIZED TRAINING:

OSHA 40-hour Hazwoper Health and Safety Training

American Red Cross First Aid & CPR

FAA Certified Part 107 UAS Pilot

SELECTED PROJECT DESCRIPTIONS:

Phase I Environmental Site Investigations – Various Commercial Lending Clients - Hands-on and in-depth involvement in the field, data acquisition, and data evaluation aspects of Phase I Environmental Site Assessments. Investigations are successfully conducted on an accelerated time frame with tight budget constraints.

Property Condition Assessments – Various Clients & Sites in California - Assisted in the Due Diligence consisting of Property Condition Assessments at several sites in California, Washington, and Texas. Ms. Wanless conducted the property inspections of the various features and systems of the property in question, including but not limited to the building frame and envelope, interior elements, plumbing and mechanical systems. Field observations and notes were compiled and used to provide the client with an opinion of costs to remedy physical deficiencies.

Hazardous Material Sampling Reporting – Various Commercial Lending Clients - Performed Commercial Due Diligence consisting of compiling hazardous material sampling results, including asbestos, lead, petroleum hydrocarbons, petroleum hydrocarbon breakdown products, and volatile organic compounds. Ms. Wanless adhered to strict federal and state reporting and detection limits reporting to the states of California, Oregon, and Washington and their associated environmental departments.

BISNOW

Will Your Next Building Run On Fumes? How To Address Vapor Intrusion Risk And Keep People Safe

December 14, 2022 | McAlister GeoScience | John Knowles, Studio B Writer



Unsplash/Damir

One of the major environmental challenges property owners, developers and managers face is vapor intrusion. Vapor intrusion poses a threat to indoor air quality when volatile organic chemicals present in the property's subsurface soil or groundwater seep into the building.

In extreme cases, these vapors can cause serious hazards including explosions and health effects. If a property is potentially impacted by vapor intrusion, several phases of investigation and remediation may be required, including mobilizations of drilling and laboratory contractors. As a result, multiple sample collection events may potentially increase costs and delay due diligence timelines, according to McAlister GeoScience, a team of geologists and engineers providing practical solutions faced by commercial and industrial real estate professionals.

During the initial due diligence phase of most commercial real estate transactions, a Phase 1 Environmental Site Assessment, or ESA, is performed to identify potential environmental impacts at the property, including indoor air quality. If a potential risk is identified, such as a leaking underground fuel tank at or near the property, the recommendation is made to perform a Phase 2 ESA.

Phase 2 ESA consists of collecting samples of soil, groundwater or soil vapor to better define the financial and environmental risks present. In the case of VOCs in the subsurface, the property should be evaluated for vapor intrusion risk utilizing the specific property and building characteristics, said David McAlister, founder of McAlister GeoScience.

"These evaluations take time and should be performed by an environmental professional with appropriate training and experience to avoid unnecessarily killing your deal or alerting people to an unrealistic risk," McAlister said. "I always advise my clients to plan ahead for the due diligence process. Do not go for the low-cost leader, and do not rush through the process. Essentially, do not trip over the dollar trying to pick up the pennies."

Bisnow spoke with McAlister about the effect of vapor intrusion on properties and some of the solutions to address these challenges.

Bisnow: Why is vapor intrusion a big issue when it comes to commercial real estate transactions?

McAlister: It is the fear of the unknown. If a vapor intrusion condition is actually present, the VOCs seeping into the building may present a cancer threat. This is especially true for what the Environmental Protection Agency calls sensitive receptors, such as children, the elderly, pregnant women and people with compromised immune systems.

Bisnow: What can be done to make the indoor air quality safe?

McAlister: The first thing we need to do when there is a potential risk is run some calculations and evaluate the property based on real data. Unfortunately, it doesn't do any good to use the conservative values from the EPA's attenuation factors, which determine vapor intrusion in a building with a crawl space and wooden floor structures.

Each site is different and requires different engineering controls to mitigate subsurface vapors, such as a site using more modern concrete slab-on-grade construction techniques. It is imperative to hire a qualified environmental professional that can implement different methods depending on the building.

Another useful step is to collect subsurface soil gas and indoor air samples. However, this becomes challenging because fresh paint or carpet in the building can lead to false positives in the samples. If there are VOCs in the breathing zone of the building from subsurface contamination, we can implement building engineering controls, such as a venting system similar to what you would see to mitigate radon gas.

Bisnow: How does McAlister GeoScience approach vapor-contaminated buildings?

McAlister: A carefully implemented scientific investigation performed in a step-wise iterative process is the best approach. Don't skip steps or cut corners. Due diligence is a very important process. There are plenty of horror stories out there when due diligence was abbreviated and if you are a seasoned commercial real estate professional, you have heard them all.

We are careful to follow the ASTM guidelines for Phase 1 and Phase 2 ESAs, as well as vapor encroachment guidance. When it comes to mitigation, our geologists and engineers always take the time to look at problems objectively and develop a set of options and solutions making sense for the specific property and its intended use.

Bisnow: What are some of the most common challenges you are seeing?

McAlister: The type of property most often falling into these issues of a vapor intrusion threat is your standard local dry cleaning retailer, usually located in a small shopping center. The unfortunate truth is our most effective dry cleaning chemicals are carcinogenic at very low concentrations. Imagine trying to lease the space next to an active dry cleaner to a daycare center. Believe it or not, this happens and it can be a real challenge.

Bisnow: What makes McAlister GeoScience stand out from other companies?

McAlister: Here at McAlister GeoScience, we take our time and go through all the steps carefully, keeping public safety in mind. This does not mean the process requires two years in escrow or hundreds of thousands of dollars in consultant fees. We have multiple solutions to help you get your deal done efficiently, preventing it from turning into an endless research project.

We've been successfully helping our clients land their deals with applied engineering, science, chemistry, geology and physics for over a dozen years now. We hope to extend this level of service to many more commercial and industrial real estate professionals for years to come.

This article was produced in collaboration between Studio B and McAlister GeoScience. Bisnow news staff was not involved in the production of this content.

Read the Full Article: bisnow.com/national/news/sustainability/vapor-intrusion-mcalister-geoscience-studiob-116641

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A	X **COMMERCIAL GENERAL LIABILITY** ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:			CSIEL01122-01	2/10/2025	2/10/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			CSIEL01122-01	2/10/2025	2/10/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
	☐ **UMBRELLA LIAB** ☐ OCCUR ☐ **EXCESS LIAB** ☐ CLAIMS-MADE ☐ DED ☐ RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					☐ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ $ $
A	Professional Liability (Claims Made) Contractors Pollution			CSIEL01122-01	2/10/2025	2/10/2026	Each Claim/Occur Aggregate	$1,000,000 $2,000,000

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APPENDIX C – BIOLOGICAL RESOURCES ASSESSMENT AND WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN CONSISTENCY ANALYSIS

FCS
An ADEC Innovation

Del Oro Townhomes Project

Biological Resources Assessment and Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis

City of Menifee, Riverside County, California

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November 18, 2025
Revised April 2, 2026

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1 - INTRODUCTION

This Biological Resources Assessment (BRA) and Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis was prepared by FirstCarbon Solutions (FCS) to support the proposed Del Oro Townhomes Project (proposed project) located in the City of Menifee, in Riverside County, California. The purpose of this document is to (1) briefly describe the proposed project and characterize existing and potentially occurring biological resources on the project site and adjacent areas; (2) summarize relevant local, State, and federal regulations pertaining to biological resources; (3) identify and analyze requirements of the MSHCP and determine project consistency with its goals, objectives, and requirements; (4) analyze potential project-related impacts on regulated biological resources in the context of the California Environmental Quality Act (CEQA); and (5) recommend appropriate mitigation measures, as needed, including applicable measures from the General Plan Final Environmental Impact Report (General Plan Final EIR)[1], to offset potential impacts on biological resources according to CEQA standards.

1.1 - Project Location and Setting

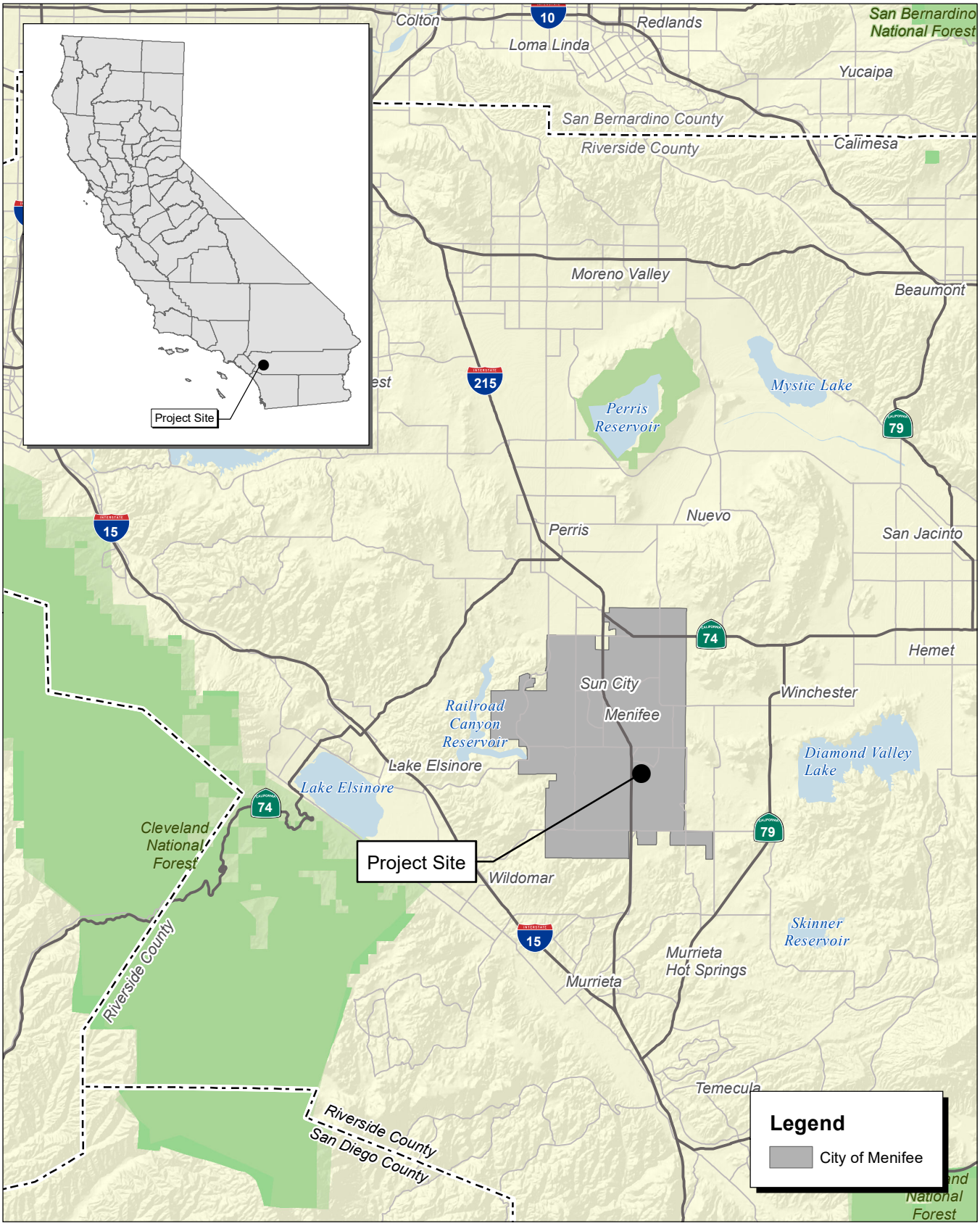
The approximately 6.39-acres (5.01 net-acres) project site is located on the northwest corner of Holland Road and Palomar Road intersection in the City of Menifee, in Riverside County, California (Exhibit 1). The project site is currently unoccupied but has been previously used as a staging ground for construction equipment from surrounding development. The project site is bounded by Mt. San Jacinto College, Menifee Valley Campus and Bell Mountain Middle School to the north; Palomar Road and single-family residences to the east; Holland Road and single-family residences to the south; and multi-family residences followed by Hanover Lane to the west (Exhibit 2). Bell Mountain is approximately 0.98 mile to the southwest. The project site is located within the *Romoland* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 1 North, Range 1 East.

1.2 - Project Description

Menifee Holland Holdings, LLC (project applicant) proposes to construct 104 2-story row townhomes. The residential units will include three separate floor plans ranging from approximately 958 to 1,398 square feet, with two- and three-bedroom configurations. The project includes internal access driveways, guest and garage parking totaling 212 parking spaces, landscaped open space areas, perimeter walking trails, and a potential community recreation area (Exhibit 3). The project site is

[1] City of Menifee. 2013. General Plan Final Environmental Impact Report (General Plan Final EIR) – Certified by Resolution No.13-347 on December 18, 2013. Website: https://www.cityofmenifee.us/262/Environmental-Impact-Report. Accessed October 30, 2025.

currently bare and undeveloped with no extensive vegetation and has previously been used as a staging ground for surrounding construction projects.

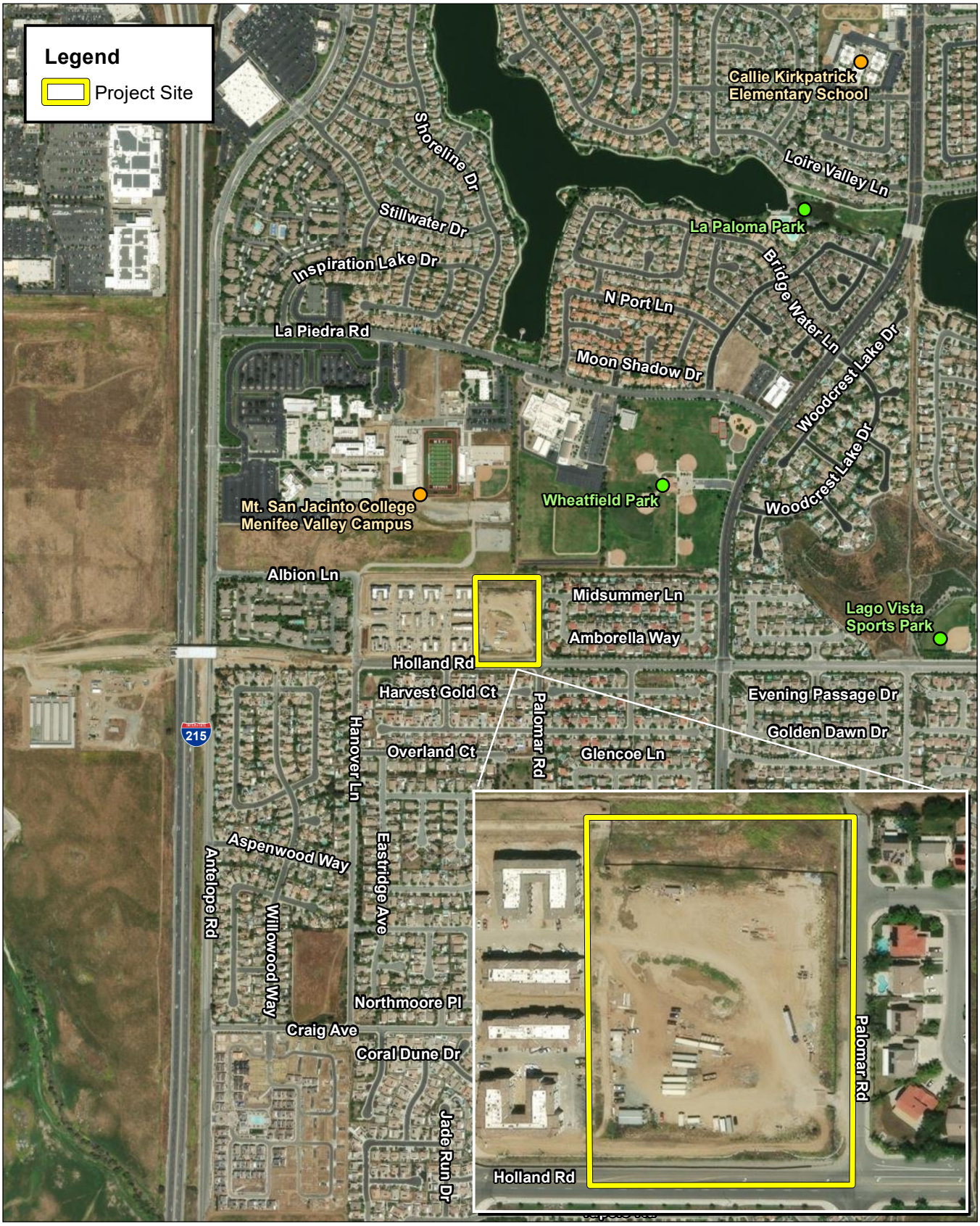


Source: Census Data, The California Spatial Information Library (CaSIL)

5 2.5 0 5
Miles

Exhibit 1
Regional Location Map

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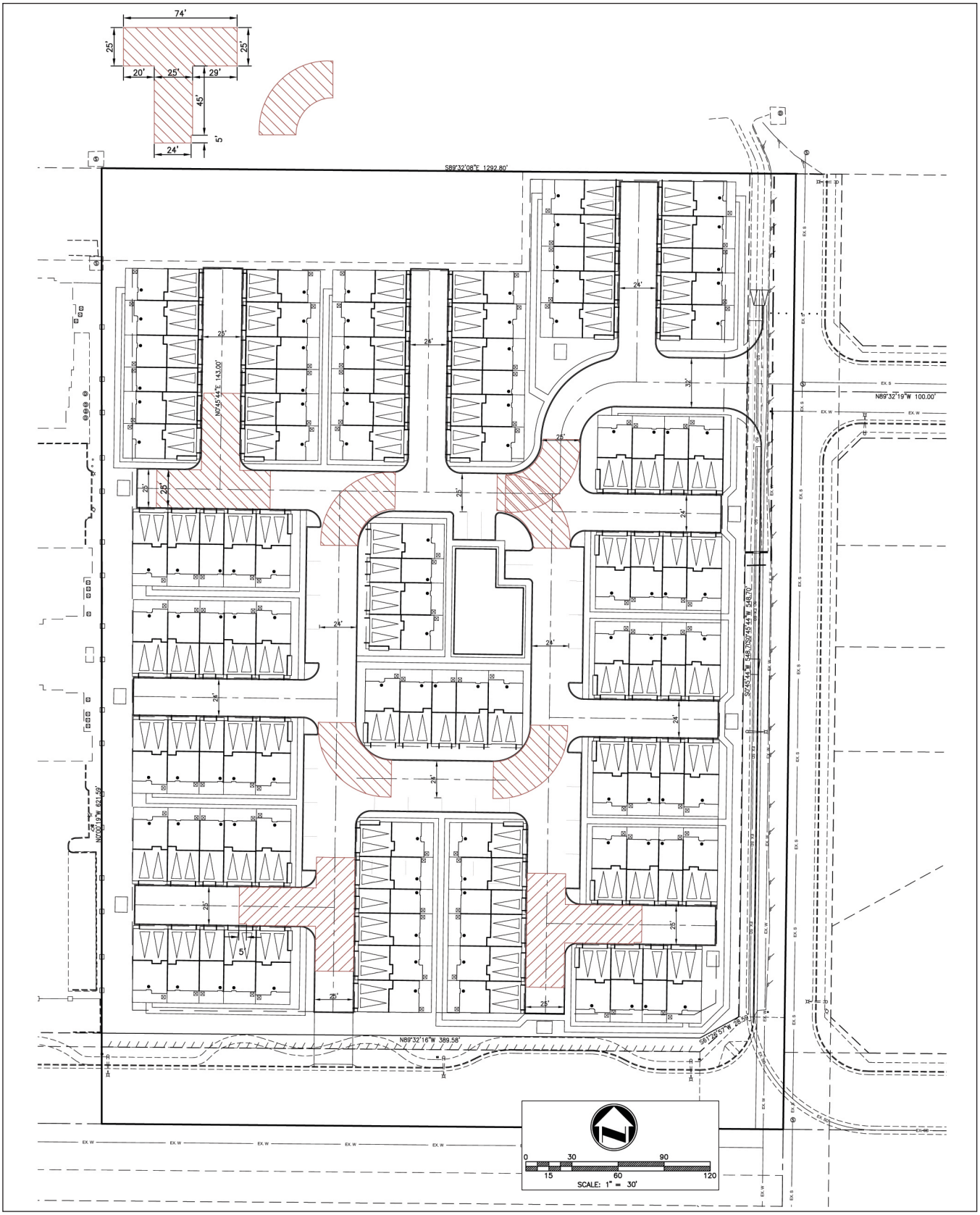


Source: ESRI World Imagery. Adkan Engineers, 10/17/2025.

1,000 500 0 1,000 Feet

Exhibit 2
Local Vicinity Map

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Source:

Exhibit 3
Site Plan

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2 - REGULATORY SETTING

2.1 - Federal

2.1.1 - Endangered Species Act

The United States Fish and Wildlife Service (USFWS) has jurisdiction over species listed as threatened or endangered under the Endangered Species Act. Section 9 of the Endangered Species Act protects listed species from "take," which is broadly defined as actions taken to "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." The Endangered Species Act protects threatened and endangered plants and animals and their critical habitat. Candidate species are those proposed for listing; these species are usually treated by resource agencies as if they were listed during the environmental review process.

A proposed project may acquire permission to take listed and candidate species through implementation of sections of the Endangered Species Act. If the proposed project is funded by, authorized by, or otherwise involves a federal agency, Section 7 requires those agencies to consult with the USFWS to ensure that any proposed project or action would not jeopardize the future existence of any listed species. The consultation results in either a concurrence letter from USFWS stating that the proposed action does not jeopardize the species or a Biological Opinion issued by USFWS that includes a defined limit of take of listed species that is authorized for the action. When there is no federal nexus to pursue Section 7 permissions, USFWS may authorize take of listed species through Section 10, which allows private landowners, corporations, Native American Tribes, states, cities, and counties to implement projects that could affect listed species. Under this process, the project proponent seeks take permissions through completing and submitting for approval a Habitat Conservation Plan (HCP) approved by the USFWS. The HCP defines the proposed project and potential for take of species and outlines measures to mitigate or compensate for impacts that would occur during implementation of the proposed project. Often a draft Implementing Agreement (IA) is included with the permit application for larger HCPs, such as a regional plan. An IA is a contract that describes the roles and responsibilities of the permit holder, the federal wildlife agency, and any other parties responsible for implementing the HCP.

2.1.2 - Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping unless expressly authorized in the regulations or by permit. All migratory birds and their nests are protected from take and other impacts under the MBTA (16 United States Code [USC] § 703, *et seq*.).

2.1.3 - Bald and Golden Eagle Protection Act

The golden eagle (*Aquila chrysaetos*) and bald eagle (*Haliaeetus leucocephalus*) are afforded additional protection under the Eagle Protection Act, amended in 1973 (16 USC § 669, *et seq*.) and the Bald and Golden Eagle Protection Act (16 USC §§ 668–668d).

2.1.4 - Clean Water Act

Section 404

The agencies are in receipt of the U.S. Supreme Court's May 25, 2023, decision in the case of *Sackett v. Environmental Protection Agency*. In light of this decision, the agencies will interpret the phrase "waters of the United States" consistent with the Supreme Court's decision in the *Sackett* case. In *Sackett*, the Supreme Court adopted the *Rapanos* plurality's test for adjacent wetlands: only those wetlands with a continuous surface connection to other regulated waters, such that the two are indistinguishable.

The United States Army Corps of Engineers (USACE) administers Section 404 of the federal Clean Water Act (CWA), which regulates the discharge of dredge and fill material into waters of the United States. The term "waters of the United States" is defined in accordance with the USACE regulations at 33 Code of Federal Regulations Part 328.3(a) as:

1. Waters which are:
    a. Currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
    b. The territorial seas; or
    c. Interstate waters;
2. Impoundments of waters otherwise defined as waters of the United States under this definition, other than impoundments of waters identified under paragraph (a)(5) of this section;
3. Tributaries of waters identified in paragraphs (a)(1) or (2) of this section that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to the following waters:
    a. Waters identified in paragraph (a)(1) of this section; or
    b. Relatively permanent, standing or continuously flowing bodies of water identified in paragraph (a)(2) or (a)(3) of this section and with a continuous surface connection to those waters;
5. Intrastate lakes and ponds not identified in paragraphs (a)(1) through (4) of this section that are relatively permanent, standing or continuously flowing bodies of water with a continuous surface connection to the waters identified in paragraph (a)(1) or (a)(3) of this section.

The following are not "waters of the United States":

1. Waste treatment systems, including treatment ponds or lagoons, designed to meet the requirements of the Clean Water Act;

2. Prior converted cropland designated by the Secretary of Agriculture. The exclusion would cease upon a change of use, which means that the area is no longer available for the production of agricultural commodities. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the United States Environmental Protection Agency (EPA);
3. Ditches (including roadside ditches) excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water;
4. Artificially irrigated areas that would revert to dry land if the irrigation ceased;
5. Artificial lakes or ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
6. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
7. Waterfilled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
8. Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with the EPA and/or USACE.

"Wetland" refers to areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and seasonal wetlands. Wetlands are considered jurisdictional if they fall under one of the categories of waters of the United States defined above. The USACE jurisdiction typically extends up to the ordinary high water mark (OHWM).

In general, a USACE permit must be obtained before placing fill in wetlands or other waters of the United States. The type of permit depends on the impacted acreage, the purpose of the proposed fill, and other factors.

Section 401

Section 401 of the CWA states that "any applicant for a federal permit for activities that involve a discharge to waters of the State, shall provide the federal permitting agency a certification from the

State in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the federal Clean Water Act." Therefore, before the USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB).

2.2 - State

2.2.1 - CEQA Guidelines

The following CEQA Guidelines Appendix G checklist questions serve as thresholds of significance when evaluating the potential impacts of a proposed project on biological resources. Impacts are considered significant if a project would:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.
- Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan.

2.2.2 - California Endangered Species Act

The State of California enacted the California Endangered Species Act (CESA) in 1984. CESA pertains to State-listed endangered and threatened species. CESA requires State agencies to consult with the California Department of Fish and Wildlife (CDFW) when preparing CEQA documents to ensure that the lead agency actions do not jeopardize the continued existence of a listed species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available (Fish and Game Code [FGC] § 2080). CESA directs agencies to consult with the CDFW on projects or actions that could affect listed species, directs the CDFW to determine whether jeopardy would occur, and allows the CDFW

to identify “reasonable and prudent alternatives” to the proposed project consistent with conserving the species. CESA allows the CDFW to authorize exceptions to the State’s prohibition against take of a listed species if the take of a listed species is incidental to carrying out an otherwise lawful project that has been approved under CEQA (FGC § 2081). Under CESA, the California Fish and Game Commission may authorize taking of candidate species, and the CDFW may recommend that the Commission authorize (or not authorize) the taking of listed or candidate species (FGC § 2084).

2.2.3 - California Fish and Game Code

Rare, Threatened, and Endangered Species

Under CESA, the CDFW has the responsibility for maintaining a list of endangered and threatened species (FGC § 2070). Fish and Game Code Sections 2050 through 2098 outline the protection provided to California’s rare, endangered, and threatened species. Fish and Game Code Section 2080 prohibits the taking of plants and animals listed under the CESA, and Fish and Game Code Section 2081 establishes an incidental take permit program for State-listed species. The CDFW maintains a list of “candidate species” which it formally notices as being under review, in addition to the list of endangered or threatened species.

Fully Protected Species

Fish and Game Code Sections 3500–5500 outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. The CDFW cannot issue permits or licenses that authorize the take of any fully protected species except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock.

Species of Special Concern

In addition to formal listing under the Endangered Species Act and CESA, some species receive additional consideration by the CDFW and local lead agencies during the CEQA process. Species that may be considered for review are those listed as a “Species of Special Concern.” The CDFW maintains lists of Species of Special Concern that serve as species “watch lists.” Species with this status may have limited distributions or limited populations and/or the extent of their habitats has been reduced substantially such that their populations may be threatened. Thus, their populations are monitored and they may receive special attention during environmental review. While they do not have statutory protection, they may be considered rare under CEQA and specific protection measures may be warranted. In addition to Species of Special Concern, the CDFW Special Animals List identifies animals that are tracked by the California Natural Diversity Database (CNDDB) and may be potentially vulnerable but warrant no federal interest and no legal protection.

Other Sensitive Species

Sensitive species are those that would qualify for listing but are not currently listed are afforded protection under CEQA. CEQA Guidelines Section 15065 (Mandatory Findings of Significance)

requires that a substantial reduction in numbers of a rare or endangered species be considered a significant effect. CEQA Guidelines Section 15380 (Rare or Endangered Species) provides for the assessment of unlisted species as rare or endangered under CEQA if the species can be shown to meet the criteria for listing. Unlisted plant species on the California Native Plant Society (CNPS) List ranked 1A, 1B, 2A, and 2B would typically require evaluation under CEQA.

Native Bird Protection

Sections 3503, 3503.5, and 3513 protect native birds. Under Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any native bird. Under Fish and Game Code Section 3503.5, it is unlawful to take, possess, or destroy any birds in the orders of *Falconiformes* or *Strigiformes* (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird. Under Fish and Game Code Section 3513, it is unlawful to take or possess any native migratory bird as designated in the MBTA except as provided by rules and provisions of the MBTA. Mitigation for avoidance of impacts to nesting birds is typically included in CEQA and other permitting documents to ensure project compliance with these Fish and Game Code Sections.

Native Plant Protection Act

The Native Plant Protection Act of 1977 (NPPA) (FGC § 1900, *et seq*.) prohibits the taking, possessing, or sale within the State of any plants with a State designation of rare, threatened, or endangered (as defined by the CDFW). An exception to this prohibition in the NPPA allows landowners to take listed plant species under specified circumstances, provided that the owners first notify CDFW and give the agency at least 10 days to come and retrieve (and presumably replant) the plants before they are plowed under or otherwise destroyed. Fish and Game Code Section 1913 exempts from take prohibition “the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right-of-way.” Project impacts to these species are not considered significant unless the species are known to have a high potential to occur within the area of disturbance associated with construction of the proposed project.

Lake or Streambed Alteration

Fish and Game Code Section 1602 requires any entity to notify the CDFW before beginning any activity that “may substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of any river, stream, or lake” or “deposit debris, waste, or other materials that could pass into any river, stream, or lake.” “River, stream, or lake” includes waters that are episodic and perennial and ephemeral streams, desert washes, and watercourses with a subsurface flow. A Lake or Streambed Alteration Agreement will be required if the CDFW determines that project activities may substantially adversely affect fish or wildlife resources through alterations to a covered body of water.

Natural Community Conservation Planning Act

Section 2800 of the California Fish and Game Code establishes the Natural Community Conservation Planning Act (NCCP Act), which allows the CDFW to authorize Natural Community Conservation

Plans (NCCPs) to allow take of species listed under CESA and other sensitive species and vegetation communities on a regional scale. The primary objective of the NCCP Act is to conserve covered natural communities and species at the ecosystem scale while accommodating compatible land uses, or covered activities. NCCPs must provide conservation and management of natural communities and species in perpetuity within the area covered by permits. Each NCCP provides measures necessary to conserve and manage sensitive biological resources, including natural vegetation communities and the plant and wildlife species they support, within a reserve system, while also allowing compatible developments and other projects to take species and habitats under special conditions outside of areas targeted for conservation. NCCPs are different from HCPs because the NCCP Act requires that conservation actions improve the long-term conservation of species, whereas HCPs typically only require avoidance of adverse impacts to species. Additionally, while HCPs can be implemented at a project or regional scale, an NCCP must be applied across regional scales to promote the long-term recovery of species, protection of habitats and natural communities, and maintenance of species diversity at the landscape level.

2.2.4 - California Porter-Cologne Water Quality Control Act

The RWQCB regulates actions that would involve “discharging waste, or proposing to discharge waste, within any region that could affect the waters of the State” (Water Code § 13260(a)), pursuant to provisions of the Porter-Cologne Water Quality Act. “Waters of the State” are defined as “any surface water or groundwater, including saline waters, within the boundaries of the State” (Water Code § 13050(e)).

2.2.5 - California State Water Resources Control Board/RWQCB Stormwater Management Permitting

While federal CWA National Pollutant Discharge Elimination System (NPDES) regulations allow two permitting options for construction-related stormwater discharges (individual permits and General Permits), the State Water Board has elected to adopt only one Statewide Construction General Permit at this time that will apply to all stormwater discharges associated with construction activity, except from those on Tribal Lands, those in the Lake Tahoe Hydrologic Unit, and those performed by the California Department of Transportation (Caltrans).

The Construction General Permit requires all dischargers where construction activity disturbs greater than 1 acre of land or those sites less than 1 acre that are part of a common plan of development or sale that disturbs more than 1 acre of land surface to:

1. Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting stormwater with the intent of keeping all products of erosion from moving off-site into receiving waters.
2. Eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the nation. Achieve quantitatively defined (i.e., numeric) pollutant-specific discharge

standards, and conduct much more rigorous monitoring based on the project's projected risk level.

3. Perform inspections of all BMPs.

2.2.6 - California Oak Woodlands Conservation Act (AB 242)

The State of California enacted the California Oak Woodlands Conservation Act (Assembly Bill [AB] 242) in 2001. It established requirements for the preservation and protection of oak woodlands and trees and allocated funding to be managed by the Wildlife Conservation Board that would support a variety of ways to preserve oak woodlands throughout the State. In order to qualify to use these funds, counties were required to adopt an oak woodland conservation management plan. In 2004, Senate Bill (SB) 1334 (Public Resources Code [PRC] § 21083.4) expanded this preservation effort by requiring a county, "in determining whether CEQA requires an environmental impact report, negative declaration, or mitigated negative declaration, to determine whether a project in its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment, and would require the county, if it determines there may be a significant effect to oak woodlands, to require one or more of specified mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands."

2.2.7 - Natural Community Rankings

The CDFW maintains sensitivity rankings of natural vegetation communities in the California Sensitive Natural Communities list.[2] CDFW evaluates natural communities using the NatureServe Heritage Methodology and ranking system, which indicates conservation status of communities accordingly.

- **Rank S1–Critically Imperiled:** At very high risk of extirpation in the jurisdiction due to very restricted range, very few populations or occurrences, very steep declines, severe threats, or other factors.
- **Rank S2–Imperiled:** At high risk of extirpation in the jurisdiction due to restricted range, few populations or occurrences, steep declines, severe threats, or other factors.
- **Rank S3–Vulnerable:** At moderate risk of extirpation in the jurisdiction due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors.
- **Rank S4–Apparently Secure:** At a fairly low risk of extirpation in the jurisdiction due to an extensive range and/or many populations or occurrences, but with possible cause for some concern as a result of local recent declines, threats, or other factors.

[2] California Department of Fish and Wildlife (CDFW). 2025. Natural Communities List, Sacramento: California Department of Fish and Wildlife. Website: https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwiispes_MiNAxWQI-4BHbAtKnsQFnoECBoQAQ&url=https%3A%2F%2Fnrm.dfg.ca.gov%2FFileHandler.ashx%3FDocumentID%3D153398&usg=AOvVaw0T_Wg_3tMMzA8Iw8kUgzYJ&opi=89978449. Accessed November 30, 2025.

- **Rank S5–Secure:** At very low or no risk of extirpation in the jurisdiction due to a very extensive range, abundant populations or occurrences, with little to no concern from declines or threats.

Per the CDFW, natural communities ranked S1–S3 are considered Sensitive Natural Communities to be addressed during CEQA review or other environmental review. Not all the natural communities listed on the 2025 CDFW California Natural Community List are ranked; however, all sensitive natural communities are indicated by a "Y" in the Sensitive column, while those that are not considered sensitive are indicated by an "N" in the Sensitive column. Thus, potential impacts to communities ranked S1-S3 and/or marked "Y" in the Sensitive column on the Sensitive Natural Communities list should be analyzed during the preparation of environmental documents pursuant to CEQA as they may meet the definition of Rare or Endangered under the CEQA Guidelines Section 15380 criteria.

The CNDDB maintains listings of sensitive communities in the database that were entered in the mid-1990s using a previous classification system. CDFW recommends that these "Legacy Sensitive Natural Communities" be classified using the current Manual of California Vegetation (MCV) system and that they be addressed in the environmental review process under the new classification and current sensitivity rankings.

2.2.8 - California Native Plant Society Rare Plant Rankings

The CNPS maintains a rank of plant species native to California that have low population numbers, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Following are the definitions of the CNPS ranks:

- **Rank 1A:** Plants presumed extirpated in California and either rare or extinct elsewhere
- **Rank 1B:** Plants Rare, Threatened, or Endangered in California and elsewhere
- **Rank 2A:** Plants presumed extirpated in California but common elsewhere
- **Rank 2B:** Plants rare, threatened, or endangered in California but more common elsewhere
- **Rank 3:** Plants about which more information is needed
- **Rank 4:** Watch List: Plants of limited distribution

Potential impacts to populations of CNPS-ranked plants receive consideration under CEQA review. All plants appearing on the CNPS List ranked 1 or 2 are considered to meet the CEQA Guidelines Section 15380 criteria. Rank 3 and 4 plants do not automatically meet this definition. Rank 4 plants do not clearly meet CEQA standards and thresholds for impact considerations.[3]

2.2.9 - City of Menifee General Plan, Vision 2035

The City of Menifee adopted a General Plan in July 2012, setting the City's development vision through 2035. The City's General Plan emphasizes the idea of community with long-term goals which

[3] California Native Plant Society (CNPS). 2020. Considerations for Including the California Rare Plant Rank (CRPR) Four Plant Taxa in CEQA Biological Resource Impact Analysis.

include growth while preserving small town rural character and preservation of natural resources like diverse biological resources. The General Plan identifies sensitive vegetation communities within the City of Menifee and identifies implementation of the MSHCP.

2.2.10 - City of Menifee Tree Ordinance

The City of Menifee Municipal Code Ordinance No. 2015-16, Chapter 9.86 – Park Design, Landscaping, and Tree Preservation regulates the removal and disturbance of protected trees under Section 9.86.110. The ordinance is intended to preserve mature trees or Heritage trees that contribute to the community character, visual quality, and environmental benefits. Removal, disturbance, evaluation, and permitting for these trees require review and approval by the City.

2.3 - Habitat Conservation Plans

2.3.1 - Western Riverside County Multiple Species Habitat Conservation Plan

The MSHCP serves as a multi-jurisdictional HCP pursuant to Section 10(a)(1)(B) of the Endangered Species Act and an NCCP pursuant to Fish and Game Code Section 2081.1, which focuses on the conservation of species and habitats in western Riverside County. The MSHCP allows permittees to obtain take of threatened, endangered, and rare plant and animal species covered by the MSHCP. Regulation of take of species is authorized by the USFWS and the CDFW for lawful actions (e.g., public and private projects) in exchange for the assembly and management of a conservation reserve system. The MSHCP covers take of 146 species in the plan area, including 32 that are State and/or federally listed.

The MSHCP area encompasses approximately 1.26 million acres and includes all unincorporated land in Riverside County west of the crest of the San Jacinto Mountains to the Orange County line, inclusive of the jurisdictional areas of the cities of Eastvale, Jurupa Valley, Wildomar, Menifee, San Jacinto, Hemet, Perris, Calimesa, Beaumont, Banning, Moreno Valley, Riverside, Corona, Norco, Canyon Lake, Lake Elsinore, Murrieta, and Temecula. Conservation areas that comprise the reserve system will be assembled from Criteria Area cells that consist of 0.75-section cells of approximately 160 acres, each with specific criteria for conservation.

The Conservation Areas that comprise the reserve system will total 500,000 acres when complete, which is projected to be by 2028. Of the 500,000 acres targeted for conservation, 347,000 were in existing open spaces in Public/Quasi-Public (PQP) Lands at the time the MSHCP was adopted in 2003. These lands are under ownership or management of government agencies and their development is not likely. The County and City permittees are responsible for assembling the remaining 153,000 acres in the reserve system by 2028 through implementing the MSHCP during the development and entitlement process.

3 - METHODS

3.1 - Literature and Database Reviews

This literature review provides a baseline from which to evaluate potential project impacts on biological resources within the project site and the surrounding area.

3.1.1 - Existing Documentation

As part of the literature review, an FCS Biologist examined existing environmental documentation for the project site and vicinity. This documentation included literature pertaining to MSHCP conservation requirements, habitat requirements of special-status species with the potential to occur in the project vicinity, federal register listings, protocols, and species data provided by USFWS and CDFW or contained within the MSHCP.

3.1.2 - Topographic Maps and Aerial Photographs

An FCS Biologist reviewed current USGS 7.5-minute topographic quadrangle map(s) and aerial photographs as a preliminary analysis of the existing conditions within the project site and immediate vicinity.[4] Information obtained from the topographic maps included elevation, general watershed information, and potential drainage feature locations using Google Earth in conjunction with the United States EPA Watershed Assessment, Tracking, and Environmental Results System (WATERS).[5] Aerial photographs provided a perspective of the current site conditions relative to on-site and off-site land use, plant community locations, and potential locations of wildlife movement corridors.

3.1.3 - Soil Surveys

FCS Biologists reviewed United States Department of Agriculture (USDA) soil surveys[6] to establish if soil conditions on the project site are suitable for occurrence of special-status plant species. The soil surveys provide descriptions of taxonomy, parent material, landform, thickness, arrangement, and other important characteristics. FCS Biologists reviewed characteristics for soils mapped on the

[4] United States Geological Survey (USGS). 2025. National Geospatial Program. Website: https://www.usgs.gov/core-science-systems/national-geospatial-program/us-topo-maps-america?qt-science_support_page_related_con=4#qt-science_support_page_related_con. Accessed October 30, 2025.

[5] United States Environmental Protection Agency (EPA). 2025. Watershed Assessment, Tracking and Environmental Results System (WATERS). Website: https://www.epa.gov/waterdata/waters-watershed-assessment-tracking-environmental-results-system. Accessed October 30, 2025.

[6] Natural Resources Conservation Service (NRCS). 2025. Web Soil Survey (WSS). United States Department of Agriculture (USDA). Website: https://websoilsurvey.nrcs.usda.gov/app/. Accessed October 30, 2025.

project site and habitat requirements for special-status plant species that occur in the project vicinity, to determine whether there was potential for these species to occur on the project site.

3.1.4 - Special-status Species Database Search

An FCS Biologist compiled a list of threatened, endangered, and otherwise special-status species previously recorded within the project vicinity based on a search of the USFWS Information for Planning and Consultation (IPaC) database,[7] the CNDDB, and the CNPS Inventory of Rare Plants (CNPS Inventory).[8,9] The CNDDB search focused on species records within 5 and 10 miles of the project site. The CNPS Inventory search focused on records from the *Romoland, California* USGS 7.5-minute Topographic Quadrangle Map and the eight surrounding quadrangles. The CNDDB Biogeographic Information and Observation System (BIOS 6) was used to determine distances between species occurrences and the project site.[10]

3.1.5 - Assessment of Potential for Occurrence of Special-status Species

The potential for occurrence on the project site was assessed for each of the special-status species identified in the database searches. The assessment of potential for occurrence was based on conditions on the project site, habitat requirements of special-status species, and number of recent (<20 years old) occurrences in the project vicinity. The occurrence potential for each special-status species was classified into one of the following categories:

No Potential for Occurrence or Absent–There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Low Potential to Occur–Species is known to occur in the project vicinity (within the nine USGS quadrangle search area); however, there is only poor quality or marginal habitat on the project site.

Moderate Potential to Occur–Species is known to occur in the vicinity of the project site (based on recent [within 20 years] CNDDB or other records within 10 miles of the project site or based on professional expertise specific to the project site or species) and there is marginally or partially suitable habitat on the project site. Alternatively, there is marginally or partially suitable habitat on the project site and the project site is within the known range of the species.

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[7] United States Fish and Wildlife Service (USFWS). 2025. Information for Planning and Consultation (IPaC). Website: https://ecos.fws.gov/ipac/. Accessed October 30, 2025.

[8] California Department of Fish and Wildlife (CDFW). 2025. California Natural Diversity Database (CNDDB) RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed October 30, 2025.

[9] California Native Plant Society (CNPS). 2025. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed October 30, 2025.

[10] California Department of Fish and Wildlife (CDFW). 2025. Biogeographic Information and Observation System (BIOS 6). Website: https://wildlife.ca.gov/Data/BIOS. Accessed October 30, 2025.

High Potential to Occur–Species is known to occur in the vicinity of the project site (based on recent [within 20 years] CNDDB or other records within 5 miles of the project site or based on professional expertise specific to the project site or species) and there is suitable habitat on the project site. Alternatively, there is suitable habitat on the project site and the project site is within the known range of the species.

Present–Species is known to occur on the project site based on recent (within 20 years) CNDDB or other records and there is suitable habitat present on the project site or the species was observed on the project site during the field survey(s).

3.1.6 - Trees and Native Vegetation

Prior to conducting the reconnaissance-level field survey, an FCS Biologist reviewed applicable City ordinances pertaining to tree and native vegetation preservation and protection and ascertained whether measures or permits are required to remove, replace, or transplant protected trees or native vegetation.

3.1.7 - Jurisdictional Waters and Wetlands

Prior to conducting the reconnaissance-level survey, an FCS Biologist reviewed EPA WATERS and aerial photography to identify potential natural drainage features and water bodies.[11] In general, all surface drainage features identified as blue-line streams on USGS maps and linear patches of vegetation are expected to exhibit evidence of flow and be considered potentially subject to State and federal regulatory authority as waters of the United States and/or State. A preliminary assessment was conducted to determine the location of any existing drainages and limits of project-related grading activities to aid in determining whether a formal delineation of waters of the United States or State is necessary.

3.1.8 - MSHCP Information Map

As part of the MSHCP Consistency Analysis, an FCS Biologist reviewed the Regional Conservation Authority (RCA) MSHCP Information Map to identify MSHCP wildlife and plant species survey areas for the parcels that comprise the project site and the limits of Criteria Cells, Cell Groups, and MSHCP Conservation Areas in the vicinity of the project site.[12]

[11] United States Environmental Protection Agency (EPA). 2025. Watershed Assessment, Tracking and Environmental Results System (WATERS). Website: https://www.epa.gov/waterdata/waters-watershed-assessment-tracking-environmental-results-system. Accessed October 30, 2025.

[12] Regional Conservation Authority (RCA). 2025. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Information Map. Website: https://wrcrca.maps.arcgis.com/apps/webappviewer/index.html?id=2b9d4520bd5f4d35add35fb58808c1b7. Accessed October 30, 2025.

3.2 - Field Surveys

3.2.1 - General Biological Survey

The objective of the general biological survey was to ascertain general site conditions and identify whether existing vegetation communities provide suitable habitat for special-status plant or wildlife species, including burrowing owls. During this survey, the Biologist walked the project site and characterized and mapped vegetation communities, identified and recorded plants and wildlife observed on-site, and recorded evidence of wildlife habitats, including wildlife corridors, nests, dens, or burrows. Special-status or unusual biological resources identified during the literature review were ground-truthed during the field survey for mapping accuracy. Special attention was paid to sensitive habitats and areas potentially supporting special-status floral and faunal species.

Vegetation Communities and Plants

Common plant species observed during the general biological survey were identified by visual characteristics and morphology in the field and recorded in a field notebook and on field maps. Uncommon and unfamiliar plants were identified with the use of taxonomical guides, including Jepson eFlora and Calflora.[13,14] Taxonomic nomenclature used in this study follows The Jepson Manual: Vascular Plants of California.[15] Common plant names, when not available from The Jepson Manual, were taken from other regionally specific references. Vegetation community types and boundaries were noted on aerial photos, verified through field observation, and digitized using Esri software® ArcGIS Pro. By incorporating collected field data and interpreting aerial photography, a map of habitat types, land cover types, and other biological resources within the project site was prepared. Vegetation community and land cover types used to help classify habitat types are based on the CNPS MCV and cross-referenced with the CDFW Natural Communities List.[16,17,18]

Wildlife

Wildlife species detected during the general biological survey by sight, calls, tracks, scat, or other signs were recorded. Notations were made regarding suitable habitat for those special-status species

[13] The Jepson Manual: Vascular Plants of California, Second Edition, Baldwin, B. G., D. Goldman, D. J Keil, R. Patterson, T. J. Rosatti, and D. Wilken (Editors). 2012. The Jepson Manual: Vascular Plants of California. 2nd Edition. Berkeley: University of California Press.

[14] Calflora. 2025. Calflora: Information on California plants for education, research, and conservation. Website: http://www.calflora.org/. Accessed October 30, 2025.

[15] Baldwin, B., et al. 2012. The Jepson Manual: Vascular Plants of California. Berkeley, CA: University of California Press. County of San Bernardino (Bernardino). 2007 (amended 2015).

[16] Sawyer, J.O., T. Keeler-Wolf, and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society, Sacramento.

[17] California Department of Fish and Wildlife (CDFW). 2025. Natural Communities List, Sacramento: California Department of Fish and Wildlife. Website: https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#sensitive%20natural%20communities. Accessed October 30, 2025

[18] California Native Plant Society (CNPS). 2025. A Manual of California Vegetation Online. Website: https://vegetation.cnps.org/. Accessed October 30, 2025.

determined to have the potential to occur within the project site.[19] Appropriate field guides were used to assist in species identification during surveys, such as Peterson, Hansen, Sibley, Reid, and Stebbins.[20,21,22,23,24] Online resources such as eBird and California Herps were also consulted as necessary.[25,26]

Wildlife Movement Corridors

Wildlife movement corridors link areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. Urbanization and the resulting fragmentation of open space areas create isolated "islands" of wildlife habitat, forming separated populations. Corridors act as an effective link between populations.

The project site was evaluated for evidence of a wildlife movement corridor during the general biological survey. The scope of the biological resource assessment did not include a formal wildlife movement corridor study utilizing track plates, camera stations, scent stations, or snares. Rather, the focus of this study was to determine whether a change in land use at the project site could have significant impacts on the regional movement of wildlife. Conclusions are based on the information compiled during the literature review, including aerial photographs, USGS topographic maps, and resource maps for the vicinity; the field survey; and professional experience with the desired topography, habitat, and resource requirements of the special-status species potentially utilizing the project site and vicinity.

3.2.2 - Burrowing Owl Habitat Assessment

A FCS Biologist conducted a habitat assessment for the burrowing owl on August 21, 2025 for the project site and adjacent areas to evaluate the suitability of on-site habitat for this species. The habitat assessment was conducted on-site and within 500 feet of the project boundary to determine whether any on-site habitats were suitable for supporting occupancy by burrowing owls. The FCS Biologist walked the project site within 500 feet of the project boundary and characterized and mapped vegetation communities, identified and recorded wildlife observed on-site, and searched for suitable habitat for burrowing owls, including open habitats with low-growing and/or spaced vegetation and burrows or other potential cover (e.g., concrete slabs, pipes).

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[19] California Department of Fish and Wildlife (CDFW). 2024. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed October 30, 2025.
[20] Peterson, T.R. 2010. A Field Guide to Birds of Western North America, 4th Edition. Boston, MA: Houghton Mifflin Harcourt.
[21] Reid, F. 2006. A Field Guide to Mammals of North America, Fourth Edition. Boston, MA: Houghton Mifflin Harcourt.
[22] Stebbins, R.C. 2003. A Field Guide to Western Reptiles and Amphibians. Third Edition. Boston, MA: Houghton Mifflin Harcourt.
[23] Sibley, D. A. 2016. The Sibley Field Guide to Birds of Western North America. New York: Alfred A. Knopf.
[24] Hansen, R. W. and J. D. Shedd. 2025. California Amphibians and Reptiles. Princeton Field Guides. Princeton: Princeton University Press.
[25] eBird. 2025. Online bird occurrence database. Website: http://ebird.org/content/ebird/. Accessed January 3, 2025.
[26] California Herps. 2025. A Guide to the Amphibians and Reptiles of California. Website: http://www.californiaherps.com/. Accessed October 30, 2025.

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4 - RESULTS

This section summarizes the results of the literature search and general biological reconnaissance survey. The results of the sensitive biological resources database reviews and an analysis for the potential for occurrence of these resources on the project site are presented in Section 5. An analysis of project requirements for MSHCP consistency is presented in Section 6.

4.1 - Literature Review

4.1.1 - Environmental Setting

The project site is situated on undeveloped land within the City of Menifee and does not contain any native vegetation communities. The project site is generally flat with an elevation range of 1,441 feet above mean sea level (AMSL) near the eastern portion of the project site to 1,428 feet AMSL near the northwestern corner of the project site. The project site is surrounded by residential development and located along Holland Road.

Soils

The Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) mapped four soil types on the project site, including Arbuckle loam, 2 to 8 percent slopes; Escondido fine sandy loam, 2 to 8 percent slopes, eroded, Garretson gravelly very fine sandy loam, 0 to 2 percent slopes; and Yokohl loam, 2 to 8 percent slopes (Exhibit 4).

4.2 - Biological Surveys

The following describes the results of the general biological survey of the project site. No focused species surveys were conducted since the project site is not located within a MSHCP species survey area.

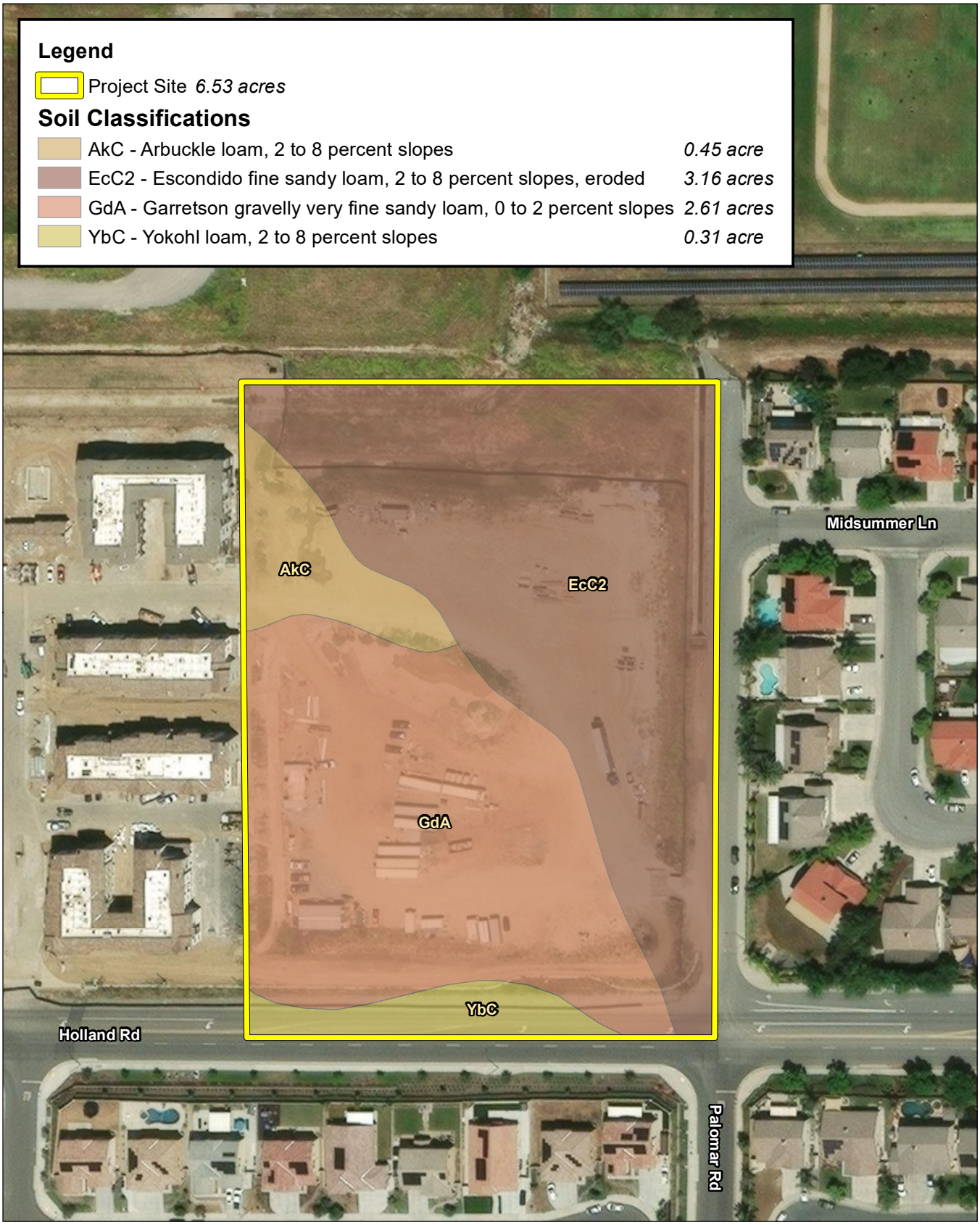
4.2.1 - Survey Personnel

FCS Biologist Joseph Vu conducted a general biological survey on August 21, 2025.

4.2.2 - Vegetation Communities and Land Use

The vegetation communities and land cover types recorded on the project site are described below. A map showing vegetation communities and land cover types is presented in Exhibit 5. Photographs are presented in Appendix A.

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Source: ESRI World Imagery. Adkan Engineers, 10/17/2025. USDA Soils, Riverside County.

130 65 0 130
Feet

Exhibit 4
Soils Map

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Source: ESRI World Imagery.Adkan Engineers, 10/17/2025,

140 70 0 140 Feet

Exhibit 5
Vegetation Communities/Land Cover Types Map

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Ruderal/Bare

Ruderal/bare habitat is present throughout most of the project site and is characterized by bare dirt and mostly non-native vegetation including wild oat (*Avena fatua*), podded mustard (*Hirschfeldia incana*), redstem stork's bill (*erodium cicutarium*), cheeseweed (*Malva parviflora*), seaside barley (*Hordeum marinum*), common purslane (*Portulaca oleracea*), Russian thistle (*Salsola tragus*), and lambs quarters (*Chenopodium album*), followed by telegraph weed (*Heterotheca grandiflora*), the only native species found on-site. This land cover type is characterized by disturbed, cleared, and/or bare ground that is being invaded by non-native ruderal plant species. This land cover type does not typically support suitable habitat for special-status plant species.

Developed

Developed areas are those areas that have been converted to an impervious surface that does not allow for plant growth (e.g., an asphalt road) or have been developed into commercial or residential development. These areas may be vegetated with non-native, ornamental species that are planted associated with developed residential housing or roadways. This land cover type does not support suitable habitat for special-status plant species.

4.2.3 - Wildlife

The vegetation community and land cover types on the project site provide habitat for wildlife species that associate with disturbed or ruderal habitat types. The anthropogenic features adjacent to the project site (buildings and ornamental trees) could provide habitat for several wildlife species, including nesting birds. Wildlife activity during the general biological reconnaissance survey was low and only included American crow (*Corvus brachyrhynchos*) and house finch (*Haemorhous mexicanus*). No special-status wildlife species were observed during the survey.

4.2.4 - Special-Status Wildlife Surveys

The MSHCP Burrowing Owl Survey Instructions (Step I-Habitat Assessment) do not explicitly distinguish between "high" and "low" quality habitat, but instead indicate that focused surveys (Step II) are required where suitable habitat is present on-site. The protocol states that if suitable burrowing owl habitat is present, focused surveys are required; conversely, if suitable habitat is not present, focused surveys are not required. The protocol states "If burrowing owl habitat is not present on-site (i.e., if the site is completely covered by chaparral, cement or asphalt) Step II of the survey is not necessary."

Based on the habitat assessment conducted for the Project, the site was determined to provide marginal and low-quality habitat with no suitability due to existing disturbance, soil compaction, and limited availability of suitable burrows. Therefore, focused burrowing owl surveys were not conducted.

Out of an abundance of caution, a pre-construction burrowing owl clearance survey will be conducted prior to ground disturbance to confirm absence and avoid potential impacts to the species.

4.2.5 - Wildlife Movement Corridors

The project site lacks migratory wildlife corridors and/or wildlife nursery sites and does not occur within any MSHCP Cores or Linkages; the site does not occur within a CDFW Terrestrial Connectivity corridor or linkage and is within a level 1 – Limited Connectivity Opportunity area. While some very minor local wildlife movement may occur within the project site, the relatively small size and highly disturbed nature of the project site preclude it from providing migratory wildlife corridors and/or wildlife nursery sites, especially due to the urban development surrounding the project site.

4.2.6 - Nesting Birds

The project site and adjacent areas contain vegetation and other potential nesting platforms that could provide suitable nesting habitat for bird species protected under the MBTA and the Fish and Game Code.

4.2.7 - Burrowing Owl Habitat Assessment

The project site is surrounded by urban development and has been previously used as a staging area for prior development projects in the surrounding area. The property contains some small mammal burrows; however, soils on the project site are compacted due to prior uses, and habitat conditions are highly disturbed. As a result, the site provides marginal and low-quality habitat with low suitability for burrowing owl due to the limited availability of suitable burrows and lack of large, open expanses of sparsely vegetated habitat typically used by the species. Burrowing owls are generally associated with open grasslands, sparse scrublands, agricultural lands, and other areas that support suitable burrow systems.

The MSHCP Burrowing Owl Survey Instructions (Step I-Habitat Assessment) indicate that focused surveys (Step II) are required where suitable habitat is present on-site. The protocol further states that if burrowing owl habitat is not present on-site, Step II surveys are not necessary. Based on the habitat assessment conducted for the Project, the site was determined to provide marginal and low-quality habitat with low suitability due to existing disturbance, soil compaction, and limited availability of suitable burrows. Therefore, focused burrowing owl surveys were not conducted.

Out of an abundance of caution and to ensure consistency with the MSHCP, a pre-construction burrowing owl clearance survey will be conducted within 30 days prior to ground disturbance to confirm absence and avoid potential impacts to the species.

4.2.8 - Potentially Jurisdictional Water and Wetlands

The project site contains one manmade V-ditch and does not contain any wetlands, riparian habitat, or other aquatic features that would be regulated under the jurisdiction of USACE, RWQCB, CDFW, or MSHCP.

Per the MSHCP Permittee Implementation manual, the V-ditch qualifies for an exemption from MSHCP jurisdiction as an artificial feature constructed for stormwater drainage.[27] The V-ditch lacks connection to waters of the United States and does not meet qualifications for a river, stream, or lake under RWQCB and CDFW. Therefore, there are no potentially jurisdictional waters or wetlands on the project site.

[27] Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). August 2007. Permittee Implementation Manual. Website https://www.wrc-rca.org/archivecdn/Implementation_Manual/Permittee_Implementation_Manual_Aug_2007.pdf. Accessed November 4, 2025.

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5 - ANALYSIS OF POTENTIAL FOR OCCURRENCE OF SENSITIVE BIOLOGICAL RESOURCES

The following section discusses the results of the database reviews for sensitive biological resources and an analysis of the potential for these resources to occur within the project site based on existing biological conditions on and adjacent to the site.

5.1 - Sensitive Natural Communities

Sensitive natural communities are vegetation communities or special wildlife habitats that are rare or occur in limited distributions or provide specific habitat requirements for special-status plant or wildlife species. The CDFW maintains a list of natural vegetation communities found in California and ranks them based on rarity. Communities ranked S1–S3 are considered sensitive natural communities.[28] The CNDDB identified six sensitive natural community types, Southern Coast Live Oak Riparian Forest, Southern Cottonwood Willow Riparian Forest, Southern Interior Basalt Flow Vernal Pool, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland.[29] These vegetation communities are within the previous Holland classification system that CDFW considers “Legacy Sensitive Natural Communities.” Updated MCV classifications of these communities may include classifications that are considered sensitive by CDFW.

No sensitive vegetation communities were recorded on or directly adjacent to the project site including the six natural communities recorded in the CNDDB database search. The nearest sensitive natural community, according to the CNDDB, is Southern Cottonwood Willow Riparian Forest located 1.10 miles to the south. The next closest, Southern Coast Live Oak Riparian Forest, is 3.08 miles to the south. All other CNDDB occurrences recorded in the area are located future than 3.08 miles from the project site.

[28] California Department of Fish and Wildlife (CDFW). 2024. Natural Communities List, Sacramento: California Department of Fish and Wildlife. Accessed November 3, 2025.

[29] California Department of Fish and Wildlife (CDFW). 2025. Biogeographic Information and Observation System (BIOS 6). Website: https://wildlife.ca.gov/Data/BIOS. Accessed November 3, 2025.

5.2 - Special-status Plant Species

Within 10 miles of the project site, 65 special-status plant species have been recorded in the CNDDB [30,31] on the nine-quadrangle search area of the CNPS Inventory[32] and in the IPaC query results and were considered in an analysis of their potential to occur on the project site (Appendix B, Table 1). Table 1 in Appendix B includes the legal status of each species, their required habitat, and a summary analysis of the potential for each species to occur on the project site. The potential for occurrence of a species was based on current biological conditions on the project site and presence of suitable habitats, soil types, and proximity and number of occurrences recorded in the CNDDB.[33,34] Because of the disturbed nature of the project site, no special-status plant species have a potential of occurring.

5.3 - Special-status Wildlife Species

Sixty-three special-status wildlife species were identified as occurring within 10 miles of the project site as recorded in the CNDDB or listed in the IPaC query results and were considered in an analysis of their potential to occur on the project site (Appendix B, Table 2). Table 2 in Appendix B includes the legal status of each species, their required habitat types and features, and a summary analysis of the potential for each species to occur on the project site. The potential for wildlife to occur on the project site was based on presence of suitable habitats and proximity and recency of occurrences recorded in the CNDDB. Because of the disturbed nature of the project site, the only special-status species with low potential to occur on the project site is burrowing owl. No other species-status wildlife species were expected to occur within the project site.

[30] California Department of Fish and Wildlife (CDFW). 2025. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed November 3, 2025.

[31] California Department of Fish and Wildlife (CDFW). 2025. Biogeographic Information and Observation System (BIOS 6). Website: https://wildlife.ca.gov/Data/BIOS. Accessed November 3, 2025.

[32] California Native Plant Society (CNPS). 2025. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed November 3, 2025.

[33] California Department of Fish and Wildlife (CDFW). 2025. CNDDB RareFind 5 California Natural Diversity Database Query for Special-Status Species. Website: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data. Accessed November 3, 2025.

[34] California Native Plant Society (CNPS). 2025. California Native Plant Society Rare and Endangered Plant Inventory. Website: http://www.rareplants.cnps.org/. Accessed November 3, 2025.

6 - MSHCP CONSISTENCY ANALYSIS

6.1 - Relationship to Criteria Cells, Cell Groups, and Conservation Areas

The project site is located within the MSHCP plan area but is not within or adjacent to a Criteria Cell. The project site is not in or adjacent to a Conservation Area or PQP Conserved Land and is not located within an existing or proposed MSHCP Core or Linkage. Because of its location outside of any Criteria Cells or Cell Groups, the proposed project is not subject to Reserve Assembly Analysis requirements under the MSHCP. Because the project site is not located in or adjacent to an MSHCP Conservation Area, the proposed project would not be subject to MSHCP Guidelines Pertaining to the Urban/Wildlands Interface.

6.2 - Covered Species Survey Area Requirements

The project is located in the following Covered Species survey areas:

- Burrowing Owl Survey Area

The project area is not located in any of the following Covered Species survey areas:

- Amphibians Survey Area
- Mammals Survey Area
- Delhi Sands Flower-loving Fly Survey Area
- Criteria Area Species
- Narrow Endemic Species

Additionally, the project site is not located within any Additional Needs Survey Areas. The proposed project is therefore not subject to these survey requirements under the MSHCP. The project site does not occur within the Narrow Endemic Plant Species Survey Area (NEPSSA), Criteria Area Plant Species Survey Area (CAPSSA), Mammal Survey Area, and/or Amphibian Survey Area. Nor does the project site contain any riparian habitat that could be suitable for MSHCP Section 6.1.2 Riparian/Riverine species such as least Bell's vireo (*Vireo bellii pusillus*), western yellow-billed cuckoo (*Coccyzus americanus*), or southwestern willow flycatcher (*Empidonax traillii extimus*).

6.3 - Protection of Species Associated with Riparian/ Riverine Areas and Vernal Pools

6.3.1 - Riparian/Riverine Areas and Vernal Pools

The project site does not contain any riparian/riverine areas or vernal pools, and therefore the implementation of the proposed project would not impact any MSHCP Section 6.1.2 resources.

6.3.2 - Riparian Birds

The project site does not contain any riparian/riverine areas or other suitable habitat for MSHCP Section 6.1.2 Riparian/Riverine species such as least Bell's vireo, western yellow-billed cuckoo, or southwestern willow flycatcher, and therefore there would be no impacts to these species.

6.4 - Protection of Narrow Endemic Plant Species

The project site is not located within the NEPSSA survey area, nor does the project contain suitable soils or habitat for NEPSSA plant species. As such, the project would have no impact on MSHCP Section 6.1.3 NEPSSA plant species.

6.5 - Additional Survey Needs and Procedures

6.5.1 - Criteria Area Plant Species

The project site is not located within the CAPSSA survey area nor does the project site contain suitable soils or habitat for CAPSSA plant species. As such, the proposed project would have no impact on MSHCP CAPSSA plant species.

6.5.2 - Burrowing Owl

The project site is located within the MSHCP Survey Area for burrowing owl; however, habitat on the project site is considered to be poor due to its disturbed condition within an active residential area and its prior use as a staging ground for construction equipment. These conditions result in a low potential for occurrence on-site.

Although there is a low potential for occurrence within the project site, the site is located within the MSHCP Survey Area and burrowing owls are known to occupy disturbed or marginal habitats; therefore, out of abundance of caution a pre-construction burrowing owl clearance survey is recommended to confirm absence immediately prior to ground disturbance and to avoid potential impacts to the species..

6.5.3 - Amphibians

The project site is not located within the MSHCP Survey Area for amphibians, nor does the project site contain suitable habitat for amphibians since the property is an active residential development. As such, the proposed project would have no impacts on MSHCP amphibian species.

6.5.4 - Mammals

The project site is not located within the MSHCP Survey Area for small mammals, nor does the project site contain suitable habitat for small mammals since the property is an active residential development. As such, the proposed project would have no impacts on MSHCP small mammal species.

6.5.5 - Delhi Sands Flower-loving Fly

The project site is not located within the MSHCP Survey Area for Delhi Sands flower-loving fly, nor does the project site contain suitable habitat (Delhi sands) for this species. As such, the proposed project would have no impacts on Delhi Sands flower-loving fly.

6.6 - Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located in or adjacent to MSHCP Conservation Areas, and therefore the MSHCP Urban/Wildlands Interface Guidelines would not apply to the proposed project.

6.7 - Best Management Practices

The project applicant shall implement Standard BMPs of the MSHCP (MSHCP Final Plan, Volume I, Appendix C).

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7 - IMPACT ANALYSIS AND RECOMMENDATIONS

The following discussion addresses potential project impacts on regulated biological resources, including special-status species, and recommends measures to avoid and/or mitigate impacts to a less than significant level under CEQA and to maintain consistency with the MSHCP. The following CEQA Guidelines Appendix G checklist questions are considered when evaluating the potential impacts of a proposed project on biological resources. Impacts are considered significant if a project would:

A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.

B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.

C. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan.

7.1 - Impact Analysis and Mitigation Measures

Appendix G, threshold IV (a) of the CEQA Guidelines considers whether a project is likely to “have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service.”

The project site is a vacant lot and is surrounded by residential development that only contains ruderal/bare and developed areas and does not support suitable habitat for special-status plant species. The site is located within the MSHCP Survey Area for burrowing owl; however, on-site conditions are highly maintained and disturbed, resulting in low quality habitat with low suitability for

this species. As a precaution and to ensure consistency with the MSHCP and CEQA, avoidance and pre-construction measures for burrowing owl are provided below.

Required Mitigation Measures

To avoid potential project impacts to burrowing owls, the project applicant shall implement the following mitigation measures.

MM BIO-1a Burrowing Owl Pre-construction Survey

The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey to determine whether burrowing owls are present on-site within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) guidelines and Multiple Species Habitat Conservation Plan (MSHCP) protocol. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the project site and areas within 500 feet from the project boundary (where possible and appropriate based on habitat). All occupied burrows shall be mapped in an aerial photo. The applicant shall provide a burrowing owl survey report and mapping to the City at least 15 days prior to the expected start of any project-related ground disturbance activities or restart of activities. If the survey is positive for burrowing owls, the project applicant shall implement MM BIO-1b. If no burrowing owls are detected during the pre-construction survey, no further action is necessary.

MM BIO-1b Burrowing Owl Mitigation Plan

If the pre-construction survey is positive for burrowing owls, the project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Mitigation Plan, which must be submitted and approved by the City and/or CDFW prior to implementation. The Burrowing Owl Mitigation Plan shall contain the following elements (as outlined in the CDFW 2012 guidelines) at a minimum:

- Avoidance of burrowing owls during construction, including establishment of a 160-foot radius around occupied burrows during the nonbreeding season (September 1 through January 31) or a 200 to 500 meter (656 to 1,640 feet) radius around occupied burrows during the breeding season (February 1 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owls have dispersed from the area; or (2) breeding season owls have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area.
- A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques should be consistent with CDFW guidelines, including installation of artificial burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).

7.1.1 - Impacts to Riparian Habitat and Sensitive Natural Communities

Appendix G, threshold IV(b) of the CEQA Guidelines considers whether a project is likely to "have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service."

The project site is a vacant lot and is surrounded by residential development that only contains ruderal/bare and developed areas. The project site does not have any riparian habitat, nor does it have any sensitive natural communities as defined by the CNDDB. Therefore, the proposed project would have no impacts on riparian or other sensitive natural communities.

7.1.2 - State or Federally Protected Wetlands

Appendix G, threshold IV(c) of the CEQA Guidelines considers whether a project is likely to "have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means."

The project site does not contain, and therefore would have no impact upon any State or federally protected wetlands.

7.1.3 - Wildlife Corridors and Nursery Sites

Appendix G, threshold IV(d) of the CEQA Guidelines considers whether a project is likely to "interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites."

Wildlife Corridors

The project site does not function as a wildlife corridor, nor is it identified as an existing or proposed MSHCP Core or Linkage. Therefore, the proposed project would have no impacts to the movement of native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors.

Nesting Birds

Potential Project Impacts

The project site and adjacent lands support vegetation communities, land cover types, trees, and other habitat features that provide nesting habitat for avian species covered under the MBTA and Fish and Game Code, including common native species. Construction of the proposed project could potentially impact nesting birds if ground-disturbing or vegetation-removing construction activities are

initiated or conducted on and adjacent to the project site during the avian breeding season (February 1 through September 15). Potential impacts to nesting migratory birds that could result from construction and operation of the proposed project include destruction of eggs or occupied nests, mortality of young, and abandonment of nests with eggs or young birds prior to fledging.

Required Mitigation Measures

The project applicant shall incorporate the following mitigation measures to avoid potential impacts to nesting birds protected under the Fish and Game Code and/or the MBTA. Implementation of the following measures would avoid and/or minimize potential effects to migratory birds and habitat in and adjacent to the project area. These measures shall be implemented for construction work during the nesting season (February 1 through September 15):

MM BIO-2a Nesting Bird Pre-construction Surveys

If ground-disturbing or vegetation-removing construction activities are proposed during the breeding/nesting season for migratory birds (typically February 1 through September 15), a qualified Biologist shall conduct pre-construction surveys for special-status birds and other migratory birds within the construction area, including a 300-foot survey buffer, no more than 7 days prior to the start of ground-disturbing activities in the construction area.

MM BIO-2b Avoidance of Active Avian Nests

If an active avian nest is located during the pre-construction survey, a qualified Biologist shall establish and demarcate a 200-foot (for Passerine birds) or 300-foot (for raptors) avoidance buffer using Environmentally Sensitive Area (ESA) fencing, pin flags, and or yellow caution tape. No construction activities or construction foot traffic is allowed to occur within the avoidance buffer(s). Construction personnel shall be instructed not to enter the ESAs, and the Biologist(s) shall ensure that ESA boundaries are maintained. The ESA buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently.

7.1.4 - Conflicts with Regional and Local Policies and Ordinances

Appendix G, threshold IV(e) of the CEQA Guidelines considers whether a project is likely to “conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.”

The project site does not have any trees that would meet the requirements under the City’s tree preservation ordinance. As such, the proposed project would not conflict with any local policies or ordinances protecting biological resources.

7.1.5 - Habitat Conservation Plan

Appendix G, threshold IV(f) of the CEQA Guidelines considers whether a project is likely to "conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan."

The project site does not contain any MSHCP Section 6.1.2 Riparian/Riverine resources including riparian habitat, jurisdictional waters, riparian birds, or vernal pools, nor is the project site located within any Conservation Area or PQP Conserved Lands and would be consistent with guidelines pertaining to Urban/Wildlife Interface. The project site is located within the MSHCP plan area and is subject to MSHCP requirements. Project consistency with the MSHCP is analyzed and presented in Section 6 of this report. The project site is not located within any of the MSHCP survey areas for burrowing owl, amphibian, mammal, NEPSSA, CAPSSA, or Delhi Sands flower-loving fly and no suitable habitat is present in the project site for these species. The proposed project is therefore not subject to these survey requirements under the MSHCP. Through compliance with the applicable requirements, the proposed project will not conflict with the provisions of the MSHCP.

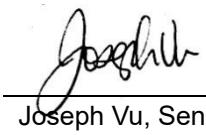
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8 - CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present data and information required for this BRA and MSHCP Consistency Analysis and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: April 2 2026 Signed: 

Gina Culver, Associate Biologist and GIS Specialist
FirstCarbon Solutions
967 Kendall Drive, #A-537
San Bernardino, CA 92407
714.508.4100

Date: April 2 2026 Signed: 

Joseph Vu, Senior Biologist
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Appendix A:

Site Photographs

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Photograph 1: East portion of the project side along Paloma Rd facing south.



Photograph 2: Project site facing northwest from the eastern edge along Paloma Road.



Photograph 3: Project site facing north from the eastern edge along Paloma Road.



Photograph 4: Project site facing north from the eastern edge along Paloma Road.



Photograph 5: Project site facing east from the northwestern corner.



Photograph 6: Northwest corner of the project site facing southeast.



Photograph 7: Northwest corner of the project site facing south.

Appendix B:

Special-status Species Tables

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Table 1: Special-status Plant Species Potentially Occurring within the Project

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Abronia villosa var. aurita chaparral sand-verbena	—	—	1B.1	Annual herb found in sandy soils in chaparral, coastal scrub, and desert dunes. Elevation: 75–1,600 m Bloom period: March–September	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Allium marvinii Yucaipa onion	—	—	1B.2	Chaparral (clay, openings). Blooming Period: April-May Elevation: 760-2495m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Allium munzii Munz's onion	FE	CT	1B.1	Chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, valley and foothill grassland in clay and mesic soils. Blooming Period: March-May Elevation: 297-975m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Almutaster pauciflorus alkali marsh aster	—	—	2B.2	Perennial herb found in alkaline soils in meadows and seeps. Elevation: 240–800 m Bloom period: June–October	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Ambrosia pumila San Diego ambrosia	FE MSHCP	—	1B.1	Perennial rhizomatous herb found in alkaline (sometimes), clay (sometimes), loam (sometimes), and sandy (sometimes) soils and disturbed areas (often) in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Elevation: 20–415 m Bloom period: April–October	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Amsinckia douglasiana Douglas' fiddleneck	—	—	4.2	Annual herb found in dry areas and Monterey shale in cismontane woodland and valley and foothill grassland communities. Elevation: 0–1,950 m Bloom period: March–May	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Arctostaphylos rainbowensis rainbow manzanita	MSHCP	—	1B.1	Perennial evergreen shrub found in chaparral communities. Elevation: 205–670 m Bloom period: December–March	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Astragalus pachypus var. jaegeri Jaeger's milk-vetch	MSHCP	—	1B.1	Perennial shrub found in rocky (sometimes) and sandy (sometimes) soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland communities. Elevation: 365–975 m Bloom period: December–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Atriplex coronata var. notatior San Jacinto Valley crownscale	FE MSHCP	—	1B.1	Annual herb found in alkaline soils in playas, valley and foothill grassland (mesic), and vernal pools. Elevation: 139–500 m Bloom period: April–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Atriplex parishii Parish's brittlescale	MSHCP	—	1B.1	Annual herb found in alkaline soils in chenopod shrub, playas, and vernal pools. Elevation: 25–1,900 m Bloom period: June–October	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Atriplex serenana var. davidsonii Davidson's saltscale	MSHCP	—	1B.2	Annual herb found in alkaline soils in coastal bluff scrub and coastal scrub communities. Elevation: 10–200 m Bloom period: April–October	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Ayenia compacta California ayenia	—	—	2B.3	Perennial herb found in rocky soils in Mojavean desert scrub and Sonoran desert scrub communities. Elevation: 150–1,095 m Bloom period: March–April	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Bahiopsis laciniata San Diego County viguiera	—	—	4.3	Perennial shrub found in chaparral and coastal scrub communities. Elevation: 60–750 m Bloom period: February–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Brodiaea filifolia thread-leaved brodiaea	FT MSHCP	SE	1B.1	Perennial bulbiferous herb found in clay (often) soils in chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Elevation: 25–1,120 m Bloom period: March–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Brodiaea santarosae Santa Rosa basalt brodiaea	—	—	1B.2	Perennial bulbiferous herb found in valley and foothill grassland communities. Elevation: 565–1,045 m Bloom period: May–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Calochortus plummerae Plummer's mariposa-lily	MSHCP	—	4.2	Perennial bulbiferous herb found in granitic and rocky soils in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland communities. Elevation: 100–1,700 m Bloom period: May–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Calochortus weedii var. intermedius	MSHCP	—	1B.2	Perennial bulbiferous herb that occurs in calcareous, rocky soils in coastal scrub, chaparral, and valley and foothill grassland communities.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
intermediate mariposa-lily				Elevation: 105–855 m Bloom period: May–July	the project site is located outside of the known range of the species.
Carex buxbaumii Buxbaum's sedge	—	—	4.2	Perennial rhizomatous herb found in bogs and fens, meadows and seeps (mesic), and marshes and swamps. Elevation: 3–3,300 m Bloom period: March–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Caulanthus simulans Payson's jewelflower	MSHCP	—	4.2	Annual herb found in granitic and sandy soils in chaparral and coastal scrub communities. Elevation: 90–2,200 m Bloom period: March–May	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Centromadia pungens ssp. laevis smooth tarplant	MSHCP	—	1B.1	Annual herb found in alkali meadow and alkali scrub communities, and disturbed places in valley and foothill grassland, chenopod scrub, meadows, playas, and riparian woodland communities. Elevation: 0–640 m Bloom period: April–September	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Chorizanthe leptotheca Penninsular spineflower	MSHCP	—	4.2	Annual herb found in granitic soils in chaparral, coastal scrub, and lower montane coniferous forest communities. Elevation: 300–1,900 m Bloom period: May–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Chorizanthe parryi var. parryi Parry's spineflower	MSHCP	—	1B.1	Annual herb found in rocky (sometimes) and sandy (sometimes) soils and openings in chaparral, coastal scrub, cismontane woodland, and valley and foothill grassland communities. Elevation: 275–1,220 m Bloom period: April–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Chorizanthe polygonoides var. longispina long-spined spineflower	MSHCP	—	1B.2	Annual herb found in clay (often) soils in valley and foothill grassland, coastal scrub, chaparral, meadows and seeps, and vernal pools. Elevation: 30–1,530 m Bloom period: April–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Clinopodium chandleri San Miguel savory	MSHCP	—	1B.2	Perennial shrub found in gabbroic (sometimes) and rocky (sometimes) soils in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland communities. Elevation: 120–1,075 m Bloom period: March–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Conovolvulus simulans small-flowered morning-glory	MSHCP	—	4.2	Annual herb found in clay and serpentine soils and seeps in chaparral (openings), coastal scrub, and valley and foothill grassland communities. Elevation: 30–740 m Bloom period: March–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Cryptantha wigginsii Wiggins' cryptantha	—	—	1B.2	Annual herb found in clay (often) soils in coastal scrub. Elevation: 20–275 m Bloom period: February–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Deinandra paniculata paniculate tarplant	—	—	4.2	Annual herb found in sandy soils (sometimes) and in vernally mesic soils (usually) in coastal scrub, valley and foothill grassland, and vernal pools. Elevation: 25–940 m Bloom period: April–November	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Dodecahema leptoceras slender-horned spineflower	FE MSHCP	SE	1B.1	Annual herb found in sandy soils in chaparral, coastal scrub (alluvial fans) and cismontane woodland communities. Elevation: 200–760 m Bloom period: April–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Dudleya multicaulis many-stemmed dudleya	MSHCP	—	1B.2	Perennial herb found in clay (often) soils in chaparral, coastal scrub, and valley and foothill grassland communities. Elevation: 15–790 m Bloom period: April–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Eryngium aristulatum var. parishii San Diego button-celery	FE MSHCP	SE	1B.1	Annual/perennial herb found in mesic soils in coastal scrub, valley and foothill grassland, and vernal pools. Elevation: 20–620 m Bloom period: April–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Erythranthe diffusa Palomar monkeyflower	MSHCP	—	4.3	Annual herb found in gravelly (sometimes) and sandy (sometimes) soils in chaparral and lower montane coniferous forest communities. Elevation: 1,220–1,830 m Bloom period: April–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Geothallus tuberosus Cambell's liverwort	—	—	1B.1	Ephemeral liverwort found in coastal scrub (mesic) and vernal pools. Elevation: 10–600 m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Harpagonella palmeri Palmer's grapplinghook	MSHCP	—	4.2	Annual herb found in clay soils and openings in chaparral, coastal scrub, and valley and foothill grassland communities. Elevation: 20–955 m Bloom period: March–May	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Hesperocyparis forbesii Tecate cypress	—	—	1B.1	Perennial evergreen tree found in clay and gabbroic (sometimes) soils in closed-cone coniferous forest and chaparral communities. Elevation: 80–1,500 m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Holocarpha virgata ssp. elongata graceful tarplant	MSHCP	—	4.2	Annual herb found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland communities. Elevation: 60–1,100 m Bloom period: May–November	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Hordeum intercedens vernal barley	MSHCP	—	3.2	Annual herb found in coastal dunes, coastal scrub, valley and foothill grassland (depressions, saline flats), and vernal pools. Elevation: 5–1,000 m Bloom period: March–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Juglans californica Southern California black walnut	MSHCP	—	4.2	Perennial deciduous tree found in chaparral, cismontane woodland, coastal scrub, and riparian woodland communities. Elevation: 50–900 m Bloom period: March–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Juncus acutus ssp. leopoldii southwestern spiny rush	—	—	4.2	Perennial rhizomatous herb found in coastal dunes (mesic), coastal scrub, meadows and seeps (alkaline seeps), and marshes and swamps (coastal salt). Elevation: 3–900 m Bloom period: May–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Juncus luciensis Santa Lucia dwarf rush	—	—	1B.2	Annual herb found in chaparral, Great Basin scrub, lower montane coniferous forest, meadows and seeps, and vernal pools. Elevation: 300–2,040 m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
				Bloom period: April–July	
Lasthenia glabrata ssp. coulteri Coulter's goldfields	MSHCP	—	1B.1	Annual herb found in marshes and swamps (coastal salt), playas, and vernal pools. Elevation: 1–1,220 m Bloom period: February–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lathyrus splendens pride-of-California	—	—	4.3	Perennial herb found in chaparral communities. Elevation: 200–1,525 m Bloom period: March–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lepidium virginicum var. robinsonii Robinson's pepper-grass	—	—	4.3	Annual herb found in dry soils in chaparral and coastal scrub communities. Elevation: 1–855 m Bloom period: January–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lilium humboldtii ssp. ocellatum ocellated Humboldt lily	—	—	4.2	Perennial bulbiferous herb found in openings in chaparral, cismontane woodland, and lower montane coniferous forest communities. Elevation: 90–1,280 m Bloom period: May–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lilium parryi lemon lily	MSHCP	—	1B.2	Perennial bulbiferous herb found in mesic soils in lower montane coniferous forest, meadows and seeps, riparian forest, and upper montane coniferous forest communities. Elevation: 1,220–2,745 m Bloom period: July–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Limnanthes alba ssp. parishii Parish's meadowfoam	MSHCP	SE	1B.2	Annual herb found in vernally mesic soils in lower montane coniferous forest, meadows and seeps, and vernal pools.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
				Elevation: 600–2,000 m Bloom period: April–June	the project site is located outside of the known range of the species.
Microseris douglasii ssp. platycarpha small-flowered microseris	MSHCP	—	4.2	Annual herb found in clay soils in cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools. Elevation: 15–1,070 m Bloom period: March–May	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Monardella hypoleuca ssp. intermedia intermediate monardella	—	—	1B.3	Perennial rhizomatous herb found usually in the understory in chaparral, cismontane woodland, and lower montane coniferous forest (sometimes) communities. Elevation: 400–1,250 m Bloom period: April–September	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Myosurus minimus ssp. apus little mousetail	MSHCP	—	3.1	Annual herb found in valley and foothill grassland and vernal pools (alkaline). Elevation: 20– 640 m Bloom period: March–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Nama stenocarpa mud nama	MSHCP	—	2B.2	Annual/perennial herb found in marshes and swamps (lake margins, riverbanks). Elevation: 5–500 m Bloom period: January–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Navarretia fossalis spreading navarretia	FT MSHCP	—	1B.1	Annual herb found in chenopod scrub, marshes and swamps (shallow freshwater), playas, and vernal pools. Elevation: 30–655 m Bloom period: April–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Navarretia prostrata prostrate vernal pool navarretia	— MSHCP	—	1B.2	Annual herb found in mesic soils in coastal scrub, meadows and seeps, valley and foothill grassland (alkaline), and vernal pools. Elevation: 3–1,210 m Bloom period: April–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Orcuttia californica California Orcutt grass	FE MSHCP	SE	1B.1	Annual herb found in vernal pools. Elevation: 15–660 m Bloom period: April–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Pseudognaphalium leucocephalum white rabbit-tobacco	—	—	2B.2	Perennial herb found in gravelly and sandy soils in chaparral, cismontane woodland, coastal scrub, and riparian woodland communities. Elevation: 0–2,100 m Bloom period: August–November	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Quercus engelmannii Engelmann oak	MSHCP	—	4.2	Perennial deciduous tree found in chaparral, cismontane woodland, riparian woodland, and valley and foothill grassland communities. Elevation: 50–1,300 m Bloom period: March–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Rhinotropis cornuta var. fishiae Fish's milkwort	MSHCP	—	4.3	Perennial deciduous shrub found in chaparral, cismontane woodland, and riparian woodland communities. Elevation: 100–1,000 m Bloom period: May–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Romneya coulteri Coulter's matilija poppy	— MSHCP	—	4.2	Perennial rhizomatous herb found in burned areas (often) in chaparral and coastal scrub communities. Elevation: 20–1,200 m Bloom period: March–July	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status			Habitat Description	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]	CNPS[3]		
Schoenoplectiella saximontana Rocky Mountain bulrush	—	—	2B.1	Annual rhizomatous herb found in sandy (often) soils in marshes and swamps (margins) and vernal pools. Elevation: 45–720 m Bloom period: June–September	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Scutellaria bolanderi ssp . austromontana southern mountains skullcap	—	—	1B.2	Perennial rhizomatous herb found in mesic soils in chaparral, cismontane woodland, and lower montane coniferous forest communities. Elevation: 425–2,000 m Bloom period: June–August	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Sibaropsis hammittii Hammitt's clay-cress	MSHCP	—	1B.2	Annual herb found in clay soils in chaparral (openings) and valley and foothill grassland communities. Elevation: 720–1,065 m Bloom period: March–April	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Sidalcea neomexicana salt spring checkerbloom	—	—	2B.2	Perennial herb found in alkaline and mesic soils in chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Elevation: 15–1,530 m Blooming period: March–June	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Sphaerocarpos drewiae bottle liverwort	—	—	1B.1	Ephemeral liverwort found in openings in chaparral and coastal scrub. Elevation: 90–600 m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Symphyotrichum defoliatum *San Bernardino aster*	—	—	1B.2	Perennial rhizomatous herb found in banks of ditches, streams, and springs in cismontane woodlands, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps,	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status USFWS[1]	CDFW[2]	CNPS[3]	Habitat Description	Potential to Occur and Rationale
				and valley and foothill grassland (vernally mesic) communities. Elevation: 2–2,040 m Bloom period: July–November	
Texosporium sancti-jacobi woven-spored lichen	—	—	3	Crustose lichen found in chaparral (openings) on soil, small mammal pellets, dead twigs, and on *Selaginella* spp. Elevation: 60–660 m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Tortula californica California screw moss	—	—	1B.2	Moss found in sandy soils in chenopod scrub and valley and foothill grassland communities. Elevation: 10–1,460 m	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Trichocoronis wrightii var. wrightii Wright's trichocoronis	MSHCP	—	2B.1	Annual herb found in alkaline soils in meadows and seeps, marshes and swamps, riparian forest, and vernal pools. Elevation: 5–435 m Bloom period: May–September	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

[1] Federal Status: 2025 USFWS Listing

FE	=	Listed as endangered under the Endangered Species Act
FT	=	Listed as threatened under the Endangered Species Act
FC	=	Candidate for listing (threatened or endangered) under Endangered Species Act
FD	=	Delisted in accordance with the Endangered Species Act
—	=	Not federally listed

[2] State Status: 2025 CDFW Listing

SE	=	Listed as endangered under the California Endangered Species Act
ST	=	Listed as threatened under the California Endangered Species Act
SC	=	Candidate for listing under the California Endangered Species Act
SSC	=	Species of Special Concern as identified by CDFW
CFP	=	Listed as fully protected under California law
CR	=	Species identified as rare by CDFW
—	=	Not state listed

Table 2: Special-status Wildlife Species Potentially Occurring within the Project

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
Amphibians				
Anaxyrus californicus arroyo toad	FE MSHCP	SSC	Occurs in washes, arroyos, sandy riverbanks, and riparian areas with willows, sycamores, oaks, and cottonwoods. Requires exposed sandy streamsides with stable terraces for burrowing with scattered vegetation for shelter, and areas of quiet water or pools free of predatory fishes with sandy or gravel bottoms without silt for breeding.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Rana draytonii California red-legged frog	FT	SSC	Found in lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Spea hammondii western spadefoot	PT MSHCP	SSC	Occurs in open areas with sandy or gravelly soils in mixed woodlands, grasslands, coastal sage and Riversidean alluvial fan sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Breeds in ephemeral rain pools that do not contain bullfrogs, fish, or crayfish.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Taricha torosa Coast Range newt	—	SSC	Inhabits coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats, juveniles generally underground, adults active at surface in moist environments. Will migrate over 1 km to breed, typically in streams with moderate flow and clean, rocky substrate.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status USFWS[1]	Status CDFW[2]	Habitat Description3	Potential to Occur and Rationale
Birds				
Agelaius tricolor tricolored blackbird	— MBTA	ST SSC	Highly colonial species, most numerous in Central Valley and its vicinity. Requires open water, protected nesting substrate, and foraging area with insect prey in the vicinity of the colony.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Aimophila ruficeps canescens southern California rufous-crowned sparrow	MBTA MSHCP	FGC WL	Occurs and nests on steep, often rocky hillsides with grass and forb patches in coastal sage and Riversidean alluvial fan sage scrub and sparse mixed chaparral habitats. Year-round resident in southern California.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Anarhynchus nivosus nivosus western snowy plover	FT MBTA	SSC	Occurs in sandy beaches, salt pond levees and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Aquila chrysaetos golden eagle	BGEPA MBTA MSHCP	FP WL	Forages in areas of rolling foothills, mountainous areas, sage-juniper flats, and desert. Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Artemisiospiza belli belli Bell's sage sparrow	MBTA MSHCP	WL	Breeds in coastal sagebrush, chaparral, and other open, scrubby habitats in Southern California mountains, deserts and valleys. Nest located on the ground beneath a shrub or in a shrub 6-18 inches above ground.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Asio otus long-eared owl	MBTA	SSC FGC BCC	Occurs and nests in conifer, oak, riparian, pinyon-juniper, and desert woodlands that are either open or are adjacent to grasslands, meadows, or shrublands. Requires adjacent open	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
			land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.	
Astur cooperii Cooper's hawk	MBTA MSHCP	FGC WL	Occurs and nests in deciduous and mixed forests and open woodland habitats. Year-round resident in southern California, and tolerant of urban areas with an abundance of trees. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Athene cunicularia burrowing owl	— MBTA	SC SSC	Found in open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. A subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel.	**Low Potential to Occur:** The project site contains poor quality or marginal habitat on the project site.
Buteo regalis ferruginous hawk	MBTA MSHCP	WL	Occurs in grassland and arid shrublands with an abundance of prey species, such as pocket gophers, ground squirrels, mice, black-tailed jackrabbits, and desert cottontails. Will winter near cultivated fields that have an abundance of pocket gophers.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Buteo swainsoni Swainson's hawk	MBTA MSHCP	ST	Occurs and nests in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations. Long-distance migrant.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	MBTA MSHCP	SSC BCC	Occurs in southern California coastal sage scrub. Requires tall opuntia cactus for nesting and roosting.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
Circus hudsonius northern harrier	MBTA MSHCP	SSC BCC	Frequents meadows, grasslands, open rangelands, freshwater emergent wetlands; uncommon in wooded habitats. Nests on ground in shrubby vegetation, usually at marsh edge.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Elanus leucurus white-tailed kite	MBTA	FP	Found in rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Requires open grasslands, meadows, or marshes for foraging close to the isolated, dense-topped trees for nesting and perching.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Eremophila alpestris actia California horned lark	MBTA MSHCP	FGC WL	Occurs and nests in open areas with sparse vegetation, including short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, and alkali flats. Year-round resident in southern California.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Haliaeetus leucocephalus bald eagle	FD MBTA BGEPA MSHCP	SE FP	Uses ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water. Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Icteria virens yellow-breasted chat	MBTA MSHCP	SSC FGC	Occurs and nests in riparian thickets of willow and other bushy tangles near watercourses. Long-distance migrant.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lanius ludovicianus loggerhead shrike	MBTA MSHCP	SSC	Occurs and nests in broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub & washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
Plegadis chihi white-faced ibis	MBTA MSHCP	WL	Occurs in shallow freshwater marsh. Requires dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Polioptila californica californica coastal California gnatcatcher	FT MBTA MSHCP	SSC FGC	Occurs and nests in arid washes, on mesas, and slopes in coastal sage scrub below 2,500 ft. Year-round resident in California.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Setophaga petechia yellow warbler	MBTA MSHCP	SSC	Occurs and nests in willow shrubs and thickets, cottonwoods, sycamores, ash, and alders, predominantly in riparian habitats. Long-distance migrant.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Vireo bellii pusillus least Bell's vireo	FE MBTA MSHCP	SE	Occurs and nests in low riparian habitat in the vicinity of water or in dry river bottoms. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, *Baccharis*, mesquite. Long-distance migrant.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Xanthocephalus xanthocephalus yellow-headed blackbird	MBTA	SSC	Occurs in marsh and swamp and wetlands. Nests in freshwater emergent wetlands with dense vegetation and deep water. Often along borders of lakes or ponds. Nests only where large insects such as Odonata are abundant, nesting timed with maximum emergence of aquatic insects.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Fish				
Gila orcuttii arroyo chub	— MSHCP	SSC	Native to the streams and rivers of the Los Angeles plain in Southern California. They are adapted to survive in streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
			wide temperature fluctuations. Feeds on plants such as algae and water fern, as well as insects and mollusks.	
Invertebrates				
Bombus crotchii Crotch's bumble bee	FC	—	Found in coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Branchinecta lynchi vernal pool fairy shrimp	FT MSHCP	—	Small vernal pools with cool water (10°C), moderate alkalinity and conductivity, and less than 1 m deep. Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Branchinecta sandiegonensis San Diego fairy shrimp	FE	—	Small, shallow (5-30 cm deep) vernal pools with cool water (10-20°C), moderate alkalinity and conductivity, and less than 1 m deep. Endemic to San Diego and Orange County mesas.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Euphydryas editha quino quino checkerspot butterfly	FE MSHCP	SC	Occurs in grasslands, coastal sage scrub, chamise chaparral, red shank chaparral, juniper woodland, and semi-desert scrub habitats. Larval host plants are native species of plantain. Need high densities of food plants *Plantago erecta*, *P. insularis*, and *Orthocarpus purpurescens*.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Linderiella santarosae Santa Rosa Plateau fairy shrimp	MSHCP	—	Occurs in vernal pools with southern basalt flow on the Santa Rose Plateau in Riverside County.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
Streptocephalus woottoni Riverside fairy shrimp	FE MSCHP	—	Occurs in vernal pools on the Santa Rosa Plateau on Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Mammals				
Chaetodipus fallax fallax northwestern San Diego pocket mouse	MSHCP	SSC	Occurs in sandy, herbaceous areas, usually in association with rocks or coarse gravel, in coastal sage and Riversidean alluvial fan sage scrub, chaparral, and grasslands.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Dipodomys merriami parvus San Bernardino kangaroo rat	FE MSHCP	SE SSC	Occurs on sandy loam substrates on first terraces and floodplains of washes in Riversidean alluvial fan sage scrub habitat.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Dipodomys stephensi Stephens' kangaroo rat	FT MSHCP	ST	Occurs primarily in annual and perennial grasslands, but also occurs in coastal sage scrub with sparse canopy cover. Can burrow into firm soil. Prefers buckwheat, chamise, brome grass and filaree.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Eumops perotis californicus western mastiff bat	—	SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lasiurus xanthinus western yellow bat	—	SSC	Occurs in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Roosts in skirts of dead fronds in both native and non-native palm trees.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Lepus californicus bennettii	MSHCP	—	Occurs primarily in arid regions with short grass including open grasslands, agricultural fields, and sparse	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the

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	USFWS[1]	CDFW[2]		
San Diego black-tailed jackrabbit			coastal scrub. Nests under bushes or shrubs that have shallow depressions.	project site is located outside of the known range of the species.
Neotoma lepida intermedia San Diego desert woodrat	MSHCP	SSC	Occurs in rock outcrops, rocky cliffs, and slopes in coastal sage and Riversidean alluvial fan sage scrub with moderate to dense canopies.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Nyctinomops femorosaccus pocketed free-tailed bat	—	SSC	Occurs in pine-juniper woodlands, desert scrub, palm oasis, desert wash, and desert riparian habitats. Roosts in caves, crevices, mines, tunnels, and man-made structures.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Onychomys torridus ramona southern grasshopper mouse	—	SSC	Occurs in desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Perognathus longimembris brevinasus Los Angeles pocket mouse	MSHCP	SSC	Occurs in open areas with fine, sandy soils in lower elevation grasslands and coastal sage and Riversidean alluvial fan sage scrub habitats.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Perognathus longimembris internationalis Jacumba pocket mouse	—	SSC	Occurs in coastal scrub, desert wash, Sonoran desert scrub, and desert riparian habitat. Rarely found on rocky sites; uses all canopy coverages.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Taxidea taxus American badger	—	SSC	Occurs in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Requires sufficient food sources (rodents), friable soils, and open, uncultivated ground. Digs large burrows.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

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	USFWS[1]	CDFW[2]		
Reptiles				
Actinemys pallida southwestern pond turtle	PT MSHCP	SSC	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Anniella stebbinsi southern California legless lizard	—	SSC	Occurs in moist, loose soil in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. Tolerant of disturbances.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Arizona elegans occidentalis California glossy snake	—	SSC	Occurs in areas of rocky washes and loose, sandy soils for burrowing in desert scrub grassland, coastal sage, Riversidean alluvial fan sage scrub, and chaparral habitats. Prefer open sandy areas with scattered brush, but also found in rocky areas.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Aspidoscelis hyperythra orange-throated whiptail	MSHCP	WL	Occurs primarily on coarse soils in open, low-elevation coastal sage, chaparral, and Riversidean alluvial fan sage scrub habitat. Prefers washes and other sandy areas with patches of brush and rocks.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Aspidoscelis tigris stejnegeri San Diegan (coastal) tiger whiptail	MSHCP	SSC	Occurs in dry, open areas with sparse foliage in coastal sage and Riversidean alluvial fan sage scrub, chaparral, woodland, and riparian habitats. Ground may be firm soil, sandy, or rocky.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

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Coleonyx variegatus abbotti San Diego banded gecko	MSHCP	SSC	Prefers rocky areas in coastal sage scrub and chaparral. Found in granite or rocky outcrops.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Crotalus ruber *red-diamond rattlesnake*	MSHCP	SSC	Occurs in arid, rocky areas in creosote scrub, coastal sage, Riversidean alluvial fan sage scrub, chaparral, oak and pine woodlands, grasslands, and cultivated areas.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Phrynosoma blainvillii coast horned lizard	— MSHCP	SSC	Occurs in open areas with sandy soil and low vegetation in grasslands, coniferous forests, woodlands, and chaparral.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Salvadora hexalepis virgultea coast patch-nosed snake	—	SSC	Occurs in brushy or shrubby vegetation. Dependent on small mammal burrows.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Thamnophis hammondii two-striped gartersnake	—	SSC	Occurs in or near permanent fresh water in marshes and swamps, riparian scrub, riparian woodlands, and wetlands. Often along streams with rocky beds and riparian growth.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.
Thamnophis sirtalis pop. 1 south coast gartersnake	—	SSC	Occurs in marsh and upland habitats near permanent water with good strips of riparian vegetation.	**No Potential for Occurrence or Absent:** There is no suitable habitat for the species on the project site or the project site is located outside of the known range of the species.

Scientific Name Common Name	Status		Habitat Description3	Potential to Occur and Rationale
	USFWS[1]	CDFW[2]		
Code Designations				
[1] **Federal Status: 2025 USFWS Listing**			[2] **State Status: 2025 CDFW Listing**	
ESU = Evolutionary Significant Unit is a distinctive population. **FE** = Listed as endangered under the Endangered Species Act **FT** = Listed as threatened under the Endangered Species Act **FC** = Candidate for listing (threatened or endangered) under the Endangered Species Act **FD** = Delisted in accordance with the Endangered Species Act **FPD** = Federally Proposed to be Delisted. **MBTA** = protected by the Migratory Bird Treaty Act **—** = Not federally listed			**SE** = Listed as endangered under the California Endangered Species Act **ST** = Listed as threatened under the California Endangered Species Act **SC** = Candidate for listing under the California Endangered Species Act **SSC** = Species of Special Concern as identified by the CDFW. **FP** = Listed as fully protected under FGC. **CFG** = FGC =protected by Fish and Game Code 3503.5 **CR** = Rare in California. **—** = Not state listed	
[3] **Habitat description**: Habitat description adapted from CNDDB (CDFW 2025a).				

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