

PHASE I ENVIRONMENTAL ASSESSMENT REPORT

OCTOBER 20, 2024

**APN 163-400-042 & 045
JURUPA VALLEY, CA**



PREPARED FOR

**R.C. HOBBS CO, INC.
1110 EAST CHAPMAN AVE, SUITE 201
ORANGE, CA 92866**

PREPARED BY

**ROBIN ENVIRONMENTAL MANAGEMENT (REM)
1015 VIA ROMALES
SAN DIMAS, CA 91773
TEL 626-378-2714**

PROJECT NO. 236524

TABLE OF CONTENTS

1.	INTRODUCTION	5
1.1	Objective	5
1.2	Scope of Work	5
2.	PROPERTY DESCRIPTION	6
2.1	Geographical Description of Property	6
2.2	General Description of the Subject Property	6
2.3	Present Tenants and Business Operation	6
2.4	Past Tenants and Business Operation	6
2.4.1	Historic Aerial Photo Records	7
2.4.1	Historic Topographic Map Records	7
2.4.3	County Building Permits Records	7
2.4.4	Site Development/Occupancy History Summary	7
2.5	Regional Physical Setting	8
2.6	Hydrogeological Information	8
2.7	Historical Hazardous Substance Usage	9
2.7.1	Record Search Sources	9
2.7.2	List & Quantities of Hazardous Materials	9
2.7.3	Permits	9
2.7.4	Violation or Non-Compliance Notice	9
2.7.5	Regulatory Database Record Search	10
2.7.6	Environmental Lien Records	10
3.	PROPERTY RECONNAISSANCE	11
3.1	Air Quality – Indoor & Visible Emissions	11
3.2	Asbestos Containing Material (ACM)	11
3.3	Lead Based Paint (LBP)	11
3.4	Polychlorinated Biphenyl (PCB)	11
3.5	Underground Storage Tank (UST)	12
3.6	Aboveground Storage Tank (AST)	12
3.7	Fuel Islands	12
3.8	Hydraulic Hoist Unit	12
3.9	Hazardous Materials/Petroleum Products Storage & Handling	12
3.10	Other Containers	12
3.11	Hazardous Waste Storage	13

TABLE OF CONTENTS (continued)

3.12	Distressed Vegetation	13
3.13	Stockpiled Soils	13
3.14	Wastewater Treatment Unit & Clarifiers	13
3.15	Solid Waste Disposal	13
3.16	Wells	14
3.17	Underground Pipelines	14
3.18	Boilers & HVAC Systems	14
3.19	Visual Indication of Spills, Leakage, Staining	14
3.20	Soil Staining or Surface Staining on Natural/Unpaved Land	14
3.21	Pits, Ponds, Lagoons	14
3.22	Herbicides/Pesticides	15
3.23	Radon	15
4.	NEIGHBORING PROPERTIES	16
4.1	Adjacent/Adjoining Businesses	16
4.2	Historical Hazardous Substance Usage	16
5.	GOVERNMENT RECORDS SEARCH AND POTENTIAL OFF-SITE CONTAMINATION SOURCES	18
5.1	Historical Background & Scope of Coverage	18
5.2	Database Sources	18
A.	Federal Sources	18
B.	California State Sources	19
C.	Regional Sources	20
D.	Other Sources	21
5.3	Case Study References	21
A.	Case-Closure	21
B.	Lawrence Livermore National Laboratory Reports on LUFT (LUST)'s	21
C.	Groundwater Flow Gradient	22
5.4	Potential Sources of Contamination	22
5.5	UST, Disposal Sites, and Generators	22
6.	USER PROVIDED INFORMATION	23

TABLE OF CONTENTS (continued)

7.	SUMMARY AND CONCLUSION	24
8.	LIMITATIONS AND CERTIFICATION STAMP	26
9.	QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT	27

APPENDICES

APPENDIX A FIGURES & PHOTOS

FIGURE 1	SITE PHOTOS
FIGURE 2	SITE LOCATION MAP
FIGURE 3	CO. ASSESSOR'S OFFICE PARCEL MAP
FIGURE 4	RECENT AERIAL PHOTO SHOWING SITE AND ITS VICINITY GENERAL LAYOUT

APPENDIX B HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS

APPENDIX C GOVERNMENT RECORDS SEARCH DATABASE

THIS REPORT WAS PREPARED IN CONFORMANCE TO MEET OR EXCEED THE LIMITATIONS AS SET FORTH BY THE AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM) STANDARD PRACTICE E 1527-21. IT IS FOR THE EXPRESS USE OF THE CLIENT, AND ITS CONTENTS ARE CONSIDERED TO BE PRIVILEGED AND CONFIDENTIAL. ACCEPTANCE OF THIS REPORT CONSTITUTES AN AGREEMENT BY THE CLIENT TO ASSUME FULL LIABILITY FOR INFORMATION CONTAINED HEREIN. THIS REPORT IS FOR THE SOLE USE AND INTERPRETATION OF THE CLIENT, AND IT IS NOT TO BE REPRODUCED OR DISTRIBUTED TO OUTSIDE PARTIES. THE INFORMATION IN THIS REPORT IS FURNISHED IN GOOD FAITH AND WAS OBTAINED FROM PUBLIC & PRIVATE SOURCES AND DATABASE CONSIDERED RELIABLE. REM MAKES NO REPRESENTATION OF WARRANTY REGARDING THE ACCURACY, OR RELIABILITY, QUALITY OR COMPLETENESS OF SUCH INFORMATION. IN NO EVENT, SHALL REM BE LIABLE TO ANY PARTY FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. THE CUSTOMER SHALL ASSUME FULL LIABILITY FOR USE OF THIS REPORT.

1. INTRODUCTION

1.1 Objective

This report summarizes the results of a Phase I Environmental Site Assessment of the subject property performed by Robin Environmental Management (REM) in October 2024. The purpose of this Environmental Site Assessment is to evaluate the potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties. This assessment included in this report is solely targeted for CERCLA (Superfund) liability and the “innocent landowner defense”, to permit user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability, by conducting all appropriate inquiries to identify recognized environmental conditions (RECs).

1.2 Scope of Work

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

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject property, APN 163-400-042 & 045, is an irregularly-shaped lot on the eastern block of (there generally N-S trending) Baldwin Avenue between Limonite Ave to the north and the southern end of Baldwin Avenue where it merges with (there generally NW-SE trending and connecting Limonite Ave to the north and Baldwin Avenue to the east) Pedley Road to become Padley Road to the south within a commercial usage zone in the city of Jurupa Valley, California as shown on Figure 1-Site Photos, Figure 2-Site Location Map, Figure 3-Co. Assessor's Office Parcel Map, and Figure 4-Recent Aerial Photograph Showing Site/Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject property, APN 163-400-042 & 045, is an irregularly-shaped lot on the eastern block of (there generally N-S trending) Baldwin Avenue between Limonite Ave to the north and the southern end of Baldwin Avenue where it merges with (there generally NW-SE trending and connecting Limonite Ave to the north and Baldwin Avenue to the east) Pedley Road to become Padley Road to the south in the city of Jurupa Valley, California. The site is currently generally unpaved vacant lot with asphalt-paved driveway along its south side for its southern portion; and asphalt-paved parking/driveways (for Denza Market Place to the east and to the north of the site) for its northern portion. There is one small roughly N-S trending trapezoid-shaped fenced compound housing aboveground gas pipelines manifolds near the southwestern corner of the site which is not part of the subject property.

No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the paved/unpaved outdoor areas of the site.

2.3 Present Tenants and Business Operation

At the time of site inspection on October 15, 2024, the site was generally unpaved vacant lot with asphalt-paved driveway along its south side for its southern portion; and asphalt-paved parking/driveways (for Denza Market Place to the east and to the north of the site) for its northern portion. There were excavated soils stockpiles/construction debris (apparently derived from dumping of excavated soils from nearby properties under grading) present in

the eastern part of the southern portion of the site. No apparently significant evidence (i.e., odor, discoloration, etc.) of contamination was noticed for these excavated soils stockpiles.

2.4 Past Tenants and Business Operation

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

- Historic Aerial Photo records
- Historic Topographic Map records
- County Building Permits records

2.4.1 Historic Aerial Photo Records

Historic aerial photo records for the site area also included in Appendix B revealed that, from prior to 1948 to at least 1966, the site was generally vacant lot with no unpaved trails noticed within the lot. From prior to 1985 to at least 1999, the site was generally vacant lot, but with certain unpaved trails noticed within the lot. In 2005, the site was generally unpaved vacant and with current generally E-W trending asphalt-paved driveway (leading from Baldwin Avenue to the west and Denza Market Place to the east) passing through the central portion of the site already present. In 2009, the site was generally with its current setting.

2.4.2 Historic Topographic Map Records

1939 topographic map for the site area also included in Appendix B, along with 1981 topo map for the site area included as Figure 2, showed that the site was with no improvement features in those two years.

2.4.3 County Building Permits Records

Records available at the Riverside County Building Division indicated that the northern portion of the site was developed into its current asphalt-paved parking/driveways for Denza Market Place setting in 2009.

2.4.4 Site Development/Occupancy History Summary

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

The late 1930's to the early 1980's - The site was generally vacant lot with no unpaved trails noticed within the lot

The middle 1980's to at least 1999 - The site was generally vacant lot, but with certain unpaved trails noticed within the lot

The middle 2000's - The site was generally unpaved vacant and with current generally E-W trending asphalt-paved driveway (leading from Baldwin Avenue to the west and Denza Market Place to the east) passing through the central portion of the site already present

2009 - The northern portion of the site was generally developed into its current asphalt-paved parking/driveways for Denza Market Place setting; and the site has been generally with its current setting since

2.5 Regional Physical Setting

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

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site is approximately 760 feet above Mean Sea Level (MSL) and exhibits a local topographic down gradient generally towards south-southwest.

2.6 Hydrogeological Information

The subject site is located within the Riverside Groundwater Sub-Basin of the Upper Santa Ana River Groundwater Basin. General hydrogeology information for the Santa Ana River Groundwater Basin can be found in the California Department of Water Resources Bulletin 15 (1955), "Santa Ana River Investigation". Based on the above reference, the subject site area is generally underlain by alluvial fill more than several hundred feet thick.

The principal confined aquifer of the Riverside Groundwater Sub-Basin lies at depths greater than 100 feet, but groundwater has also been found to occur within 30 to 40 feet below the ground surface. Water in this shallow water zone is of limited use owing to low

yields, typically less than 25 gallons per minute (gpm), and is of poor quality. This zone is generally termed the “perched” or the “semi-perched groundwater. According to groundwater monitoring information for nearby Leaking Underground Storage Tank (LUST)/Spills sites available via State Water Board GeoTracker website, the first-encountered groundwater occurs at an approximate depth of 55 feet and exhibits a general groundwater flow direction towards southwest.

2.7 Historical Hazardous Substance Usage

2.7.1 Records search sources

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

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

No records were found in reference to historical usage or handling of UST or any hazardous substances on the subject property.

2.7.2 List and quantities of the hazardous materials

List and quantities of the hazardous materials previously or presently used, disposed, treated, stored, or generated at the subject property were searched and assessed. During the site inspection, the use, storage, and generation of any significant quantity of hazardous materials was not observed.

2.7.3 Permits, licenses, and registrations

All present and past records of permits, licenses, registrations, certificates of environmental relation were searched. No equipment requiring environmentally related licensing was observed. Thus, no permits or registrations were necessary for the operation of subject business.

2.7.4 Violation or non-compliance notice

No currently pending violation or notice of non-compliance was issued with the present

environmental regulations, according to the findings of our environmental assessment on the subject property.

2.7.5 Regulatory database record research

According to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, UST, LUST, and SWF.

2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently intended being conducted by the site owner upon the agency issued the cleanup enforcement order. Based on historic site usage and government records search summary documented in this section, the subject property is not a known contamination site and no environmental liens are likely being imposed on the subject property.

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

3. PROPERTY RECONNAISSANCE

REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on October 15, 2024. A site location map, a Co. Assessor's Office parcel map, and a recent aerial photograph showing site/its vicinity general layout are included as Figures 2 to 4, respectively.

3.1 Air Quality - Indoor and Visible Emissions

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

3.2 Asbestos-Containing Material (ACM)

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

3.3 Lead-Based Paint (LBP)

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

3.4 Polychlorinated Biphenyl (PCB's)

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

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

3.5 Underground Storage Tank (UST)

The visual inspection of the subject site revealed no evidence of surface or above ground features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) normally associated with underground storage tanks (UST's).

3.6 Aboveground Storage Tank

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

3.7 Fuel Islands

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

3.8 Hydraulic Hoist Unit

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

3.9 Hazardous Materials / Petroleum Products Storage & Handling

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

3.10 Other Containers

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

3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)

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

3.12 Distress Vegetation

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

3.13 Stockpiled Soils and Construction Debris

As described in Section 2.3, at the time of site inspection on October 15, 2024, there were excavated soils stockpiles/construction debris (apparently derived from dumping of excavated soils from nearby properties under grading) present in the eastern part of the south portion of the site. No apparently significant evidence (i.e., odor, discoloration, etc.) of contamination was noticed for these excavated soils stockpiles.

3.14 Wastewater Treatment Unit / Clarifier

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

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

3.15 Solid Waste Disposal

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

3.16 Wells

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

3.17 Underground Pipelines

REM's site inspection did not reveal any evidence of underground pipelines beneath the ground of subject property, other than public utility lines such as sewer, power, and electric lines, for which public "dig-alert" service would easily identify upon 48-hour telephone notice in advance.

3.18 Boilers & HVAC Systems

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

3.19 Visual Indication of Spills, Leakage, Staining

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

3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands

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

3.21 Pits, Ponds, Lagoons

No visible evidence of wetlands such as pits, ponds, lagoons, or any other water bodies was observed within the subject property's boundary lines.

3.22 Herbicides/Pesticides

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

3.23 Radon

Radon sources can be found from earth and rock beneath building structures, well water, and building materials themselves. Though there is no immediate health effect, it is believed to account for approximately 10% of lung cancer deaths in the United States. Estimated national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions. According to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and San Diego Counties. According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

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

4. NEIGHBORING PROPERTIES

4.1 Adjacent/Adjoining Businesses

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

Adjoining properties of the subject site are as follows:

North and East: By Denza Market Place

South: By vacant lot

West: Immediately by Baldwin Avenue, and then by the 6301 Baldwin Avenue light industrial property to the south and the 6251 Baldwin Avenue light industrial property to the north

4.2 Historical Hazardous Substance Usage in Neighboring Properties

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

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

The conducted government records search identifies that (Former) Southwest Painting Corporation (6251 Baldwin Avenue, across Baldwin Avenue, to the west of the northern portion of the subject property) is listed on State Water Board-compiled Leaking Underground Storage Tank (LUST) facilities database with a "Case Closed" status. The former UST leakage case at the (Former) Southwest Painting Corporation site was apparently satisfactorily treated under the supervision of the lead agency to the degree that no apparently significant environmental concerns for its neighboring areas are likely being induced from remaining untreated UST leakage, if any, at the (Former) Southwest Painting Corporation site.

In summary, no locations in the neighborhood within close proximity are considered to pose any environmental threat to the subject property, based upon the data obtained via NETR governmental records database and the conducted government records search.

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

5.1 Historical Background and Scope of Coverage

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

The conducted government record search was performed to aid:

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

5.2 Database Sources

A. Federal Sources

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

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

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

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

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

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

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

B. California State Sources

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

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

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

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

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

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

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

C. Regional Sources

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

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

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

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

D. Other Sources

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

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

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

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

5.3 Case Study References

A. Case-Closure

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

B. Lawrence Livermore National Laboratory Reports on LUFT's

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

C. Groundwater Flow Gradient

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

5.4 Potential Source of Contamination

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix C of this Report. As shown in Appendix C, there are no open Leaking Underground Storage Tank (LUST)/Cleanup sites or other sites within the immediate vicinity (< 1/8 mile) of the referenced subject property being targeted as potential environmental concern.

5.5 UST, Disposal Sites, and Generators

As also summarized in Appendix C, there are no sites listed on federal EPA RCRA small quantities hazardous waste generators databases, no disposal sites, two sites listed on RCRA Information System facilities database, and no sites listed on permitted Underground Storage Tank (UST) database compiled by the State Water Resources Control Board, located within 1/8-mile radius of the subject property. Upon reviewing the information regarding the said facilities obtained via computer search, the conclusion was drawn that the subsurface environment at the subject property is not likely to have been impacted by operations of the said facilities.

6. USER PROVIDED INFORMATION

The User has not informed REM of any environmental liens that are filed or recorded against the Property; knowledge of activity and use limitations that are in place on the Property, or that have been filed or recorded against the Property; any specialized knowledge of experience related to the Property or nearby properties; any information pertaining to the purchase price with respect to the fair market of the Property; any commonly known or reasonably ascertainable information about the Property that would identify conditions indicative of releases or threatened releases; and any obvious indications that point to the presence of contamination at the Property.

7. SUMMARY AND CONCLUSION

- The subject property, APN 163-400-042 & 045, is an irregularly-shaped lot on the eastern block of (there generally N-S trending) Baldwin Avenue between Limonite Ave to the north and the southern end of Baldwin Avenue where it merges with (there generally NW-SE trending and connecting Limonite Ave to the north and Baldwin Avenue to the east) Pedley Road to become Padley Road to the south in the city of Jurupa Valley, California. The site is currently generally unpaved vacant lot with asphalt-paved driveway along its south side for its southern portion; and asphalt-paved parking/driveways (for Denza Market Place to the east and to the north of the site) for its northern portion. There is one small roughly N-S trending trapezoid-shaped fenced compound housing aboveground gas pipelines manifolds near the southwestern corner of the site which is not part of the subject property.

No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the paved/unpaved outdoor areas of the site.

At the time of site inspection on October 15, 2024, the site was generally unpaved vacant lot with asphalt-paved driveway along its south side for its southern portion; and asphalt-paved parking/driveways (for Denza Market Place to the east and to the north of the site) for its northern portion. There were excavated soils stockpiles/construction debris (apparently derived from dumping of excavated soils from nearby properties under grading) present in the eastern part of the southern portion of the site. No apparently significant evidence (i.e., odor, discoloration, etc.) of contamination was noticed for these excavated soils stockpiles.

- Various historic sources listed in Section 2.4 reveals the site development/occupancy history as follows:

The late 1930's to the early 1980's - The site was generally vacant lot with no unpaved trails noticed within the lot

The middle 1980's to at least 1999 - The site was generally vacant lot, but with certain unpaved trails noticed within the lot

The middle 2000's - The site was generally unpaved vacant and with current generally E-W trending asphalt-paved driveway (leading from Baldwin Avenue to the west and Denza Market Place to the east) passing through the

central portion of the site already present

2009 - The northern portion of the site was generally developed into its current asphalt-paved parking/driveways for Denza Market Place setting; and the site has been generally with its current setting since

- According to the conducted government records search, the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.
- The conducted government records search identifies that (Former) Southwest Painting Corporation (6251 Baldwin Avenue, across Baldwin Avenue, to the west of the northern portion of the subject property) is listed on State Water Board-compiled Leaking Underground Storage Tank (LUST) facilities database with a "Case Closed" status. The former UST leakage case at the (Former) Southwest Painting Corporation site was apparently satisfactorily treated under the supervision of the lead agency to the degree that no apparently significant environmental concerns for its neighboring areas are likely being induced from remaining untreated UST leakage, if any, at the (Former) Southwest Painting Corporation site.

In summary, no locations in the neighborhood within close proximity are considered to pose any environmental threat to the subject property, based upon the data obtained via NETR governmental records database and the conducted government records search.

- Based on the conducted government records search, there are also no open Leaking Underground Storage Tank (LUST)/Cleanup sites or other sites identified as exhibiting potential environmental concern within the immediate vicinity (< 1/8 mile) of the referenced subject property.
- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-21 of APN 163-400-042 & 045, Jurupa Valley, CA. This assessment has revealed no evidence of apparently significant environmental concern in connection with the property. No Phase II subsurface investigation is recommended for the subject property. However, in case in the future, the site proposed development plan is submitted to the City for approval, if any excavated soils stockpiles then still present like today, the City may require soil sampling/analyses of excavated soils stockpiles.

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

8. LIMITATIONS AND CERTIFICATION STAMP

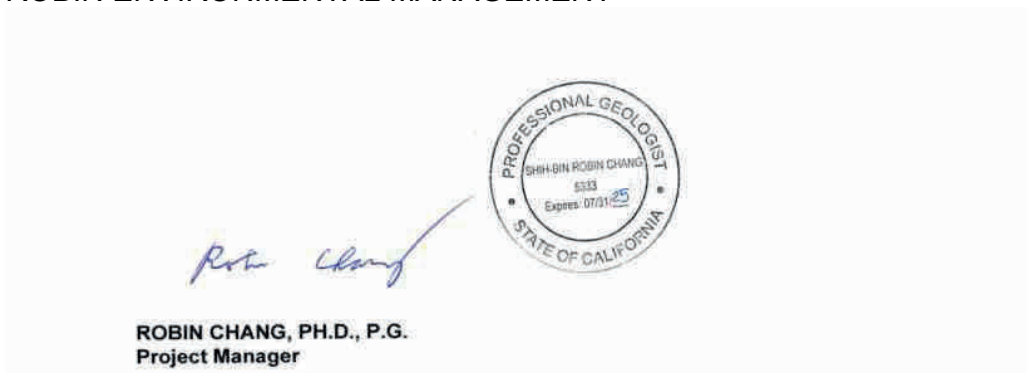
The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities.

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

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

Report Prepared by:
ROBIN ENVIRONMENTAL MANAGEMENT

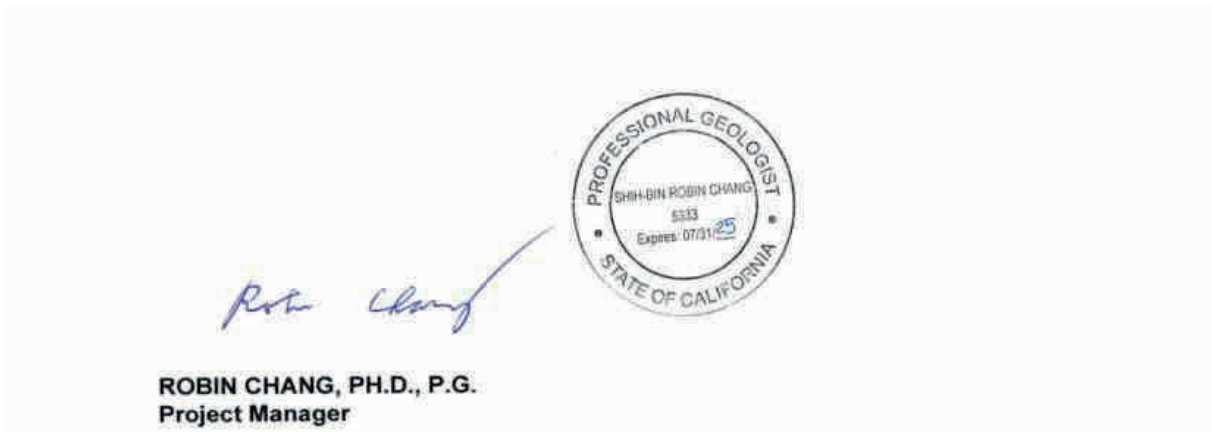


ROBIN ENVIRONMENTAL MANAGEMENT
1015 VIA ROMALES, SAN DIMAS, CA 91773

9. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

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

ROBIN ENVIRONMENTAL MANAGEMENT



ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

APPENDICES

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

APPENDIX A

FIGURES & PHOTOS

FIGURE 1
SITE PHOTOS

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

Photo 1

Viewing the southern portion of the site from near its northwestern corner; facing southeast



Photo 2

Viewing the southern portion of the site from near its northeastern corner; facing southwest



Photo 3

View of the northern portion of the site with northwestern corner of Denza Market Place to the north of the site on the back (facing north-northwest)



Photo 4

Main portion of Denza Market Place to the east of the site (facing east)



ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

Photo 5

Vacant lot to the south of the site (facing southeast)



Photo 6

One small roughly N-S trending trapezoid-shaped fenced compound housing aboveground gas pipelines manifolds near the southwestern corner of the site which is not part of the subject property (facing south-southeast)



Photo 7

The 6301 Baldwin Avenue light industrial property in the middle and on the left (to the south; and the 6251 Baldwin Avenue light industrial property on the right (to the north), across Baldwin Avenue, to the west of the site (facing northwest)

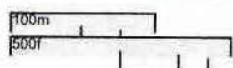
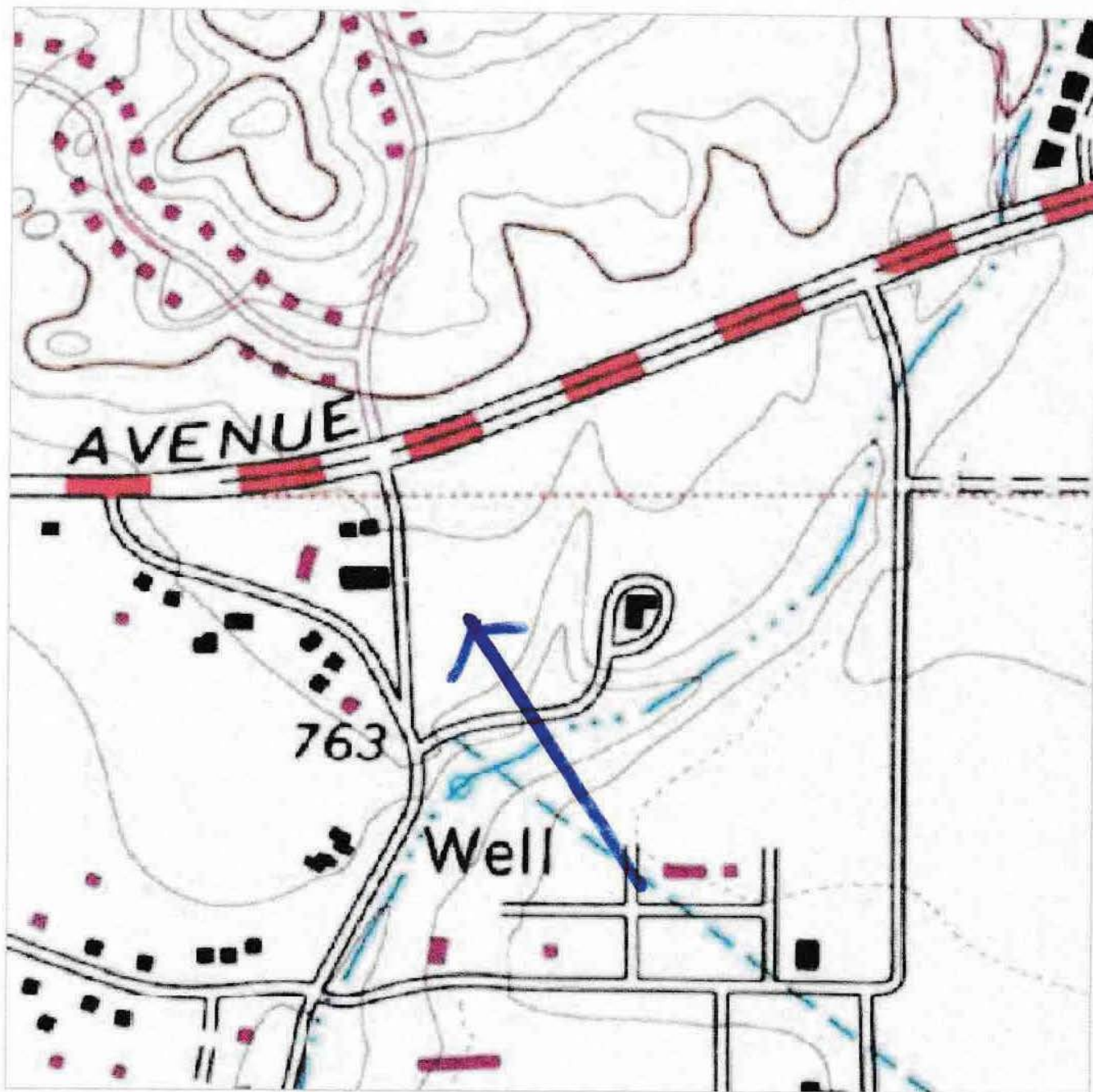


FIGURE 2

SITE LOCATION MAP

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773



1981 topographical map

USGS, 5521827 RIVERSIDE WEST 7.5 X 7.5 MINUTE (1967, Revised 1981)

FIGURE 3

CO. ASSESSOR'S OFFICE PARCEL MAP

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

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.

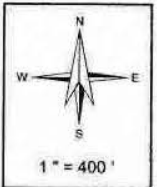
S 1/2 OF SEC. 24 & SEC. 25, T.2S., R.6W.

CITY OF JURUPA VALLEY

T.R.A. 028-033
028-042
028-072

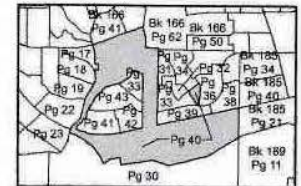
163-40

163-28



Legend

- Lot Lines
- Right-Of-Way
- Old Lot Lines
- Reference R.O.W.
- Other Easements
- Lease Area
- Subdivision Tie Mark



Map Reference *

MB 208/23 - 27 TRACT MAP NO. 21428
PM 127/95 - 96 PARCEL MAP NO. 19519
PM 126/30 - 32 PARCEL MAP NO. 18131
PM 133/98 - 99 PARCEL MAP NO. 16858
PM 140/31 - 32 PARCEL MAP NO. 21017
PM 155/90 - 92 PARCEL MAP NO. 24176
MB 491/35 - 52 TRACT MAP NO. 37714

Date *	Old Number *	New Number *
4/22/2009	38	44-45
6/30/2009	5300-1	46
12/4/2013	7	47-57
12/4/2013	3	48-51
12/4/2013	19	49-57
12/4/2013	23	50-51
12/4/2013	25	51-57
12/4/2013	2	52-57
9/9/2015	15	53-57
9/9/2015	38	54
12/20/24	152	55
1/3/2024	55	55-61-68

Data
RS 5140, RS 24/99
RS 24/22, FM 690



ASSESSOR'S MAP BK 163 PG.40
Riverside County, Calif.

JHernandez

Feb 2024

FIGURE 4

RECENT AERIAL PHOTO SHOWING SITE/ITS VICINITY
GERNERAL LAYOUT

Baldwin Ave & Pedley Rd

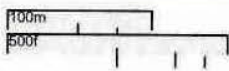
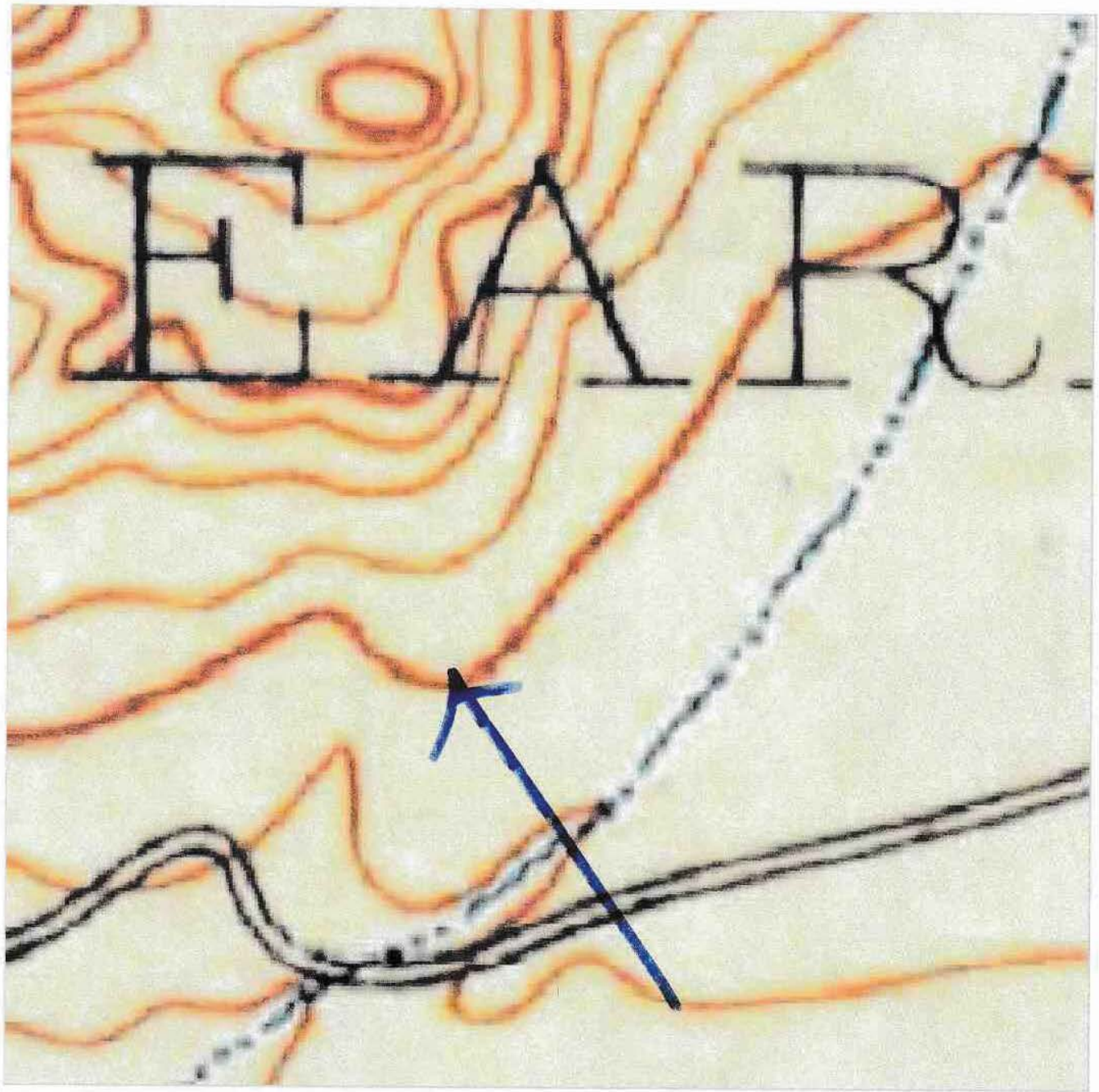


APPENDIX B

HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS

ROBIN ENVIRONMENTAL MANAGEMENT

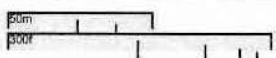
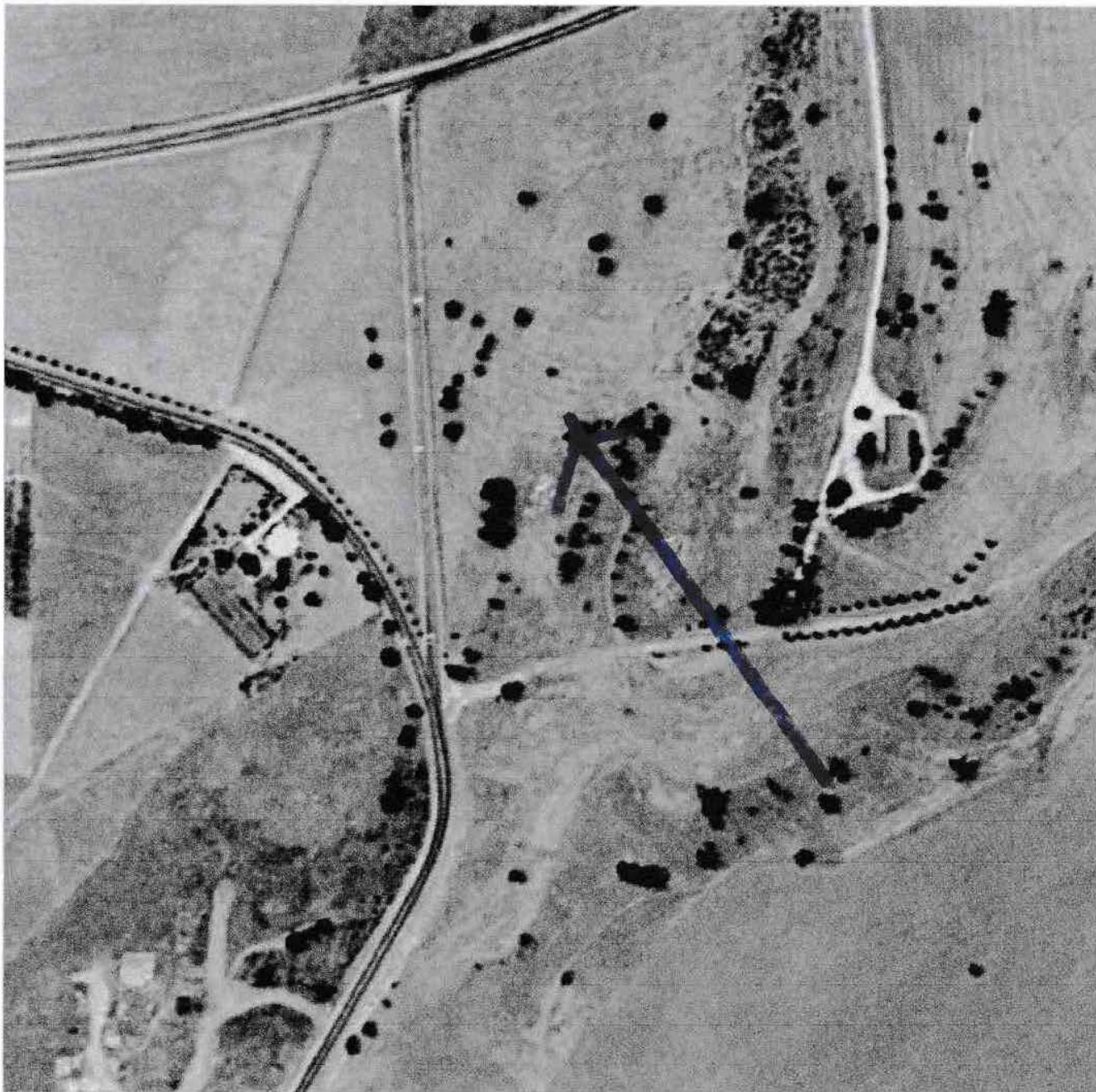
1015 VIA ROMALES, SAN DIMAS, CA 91773



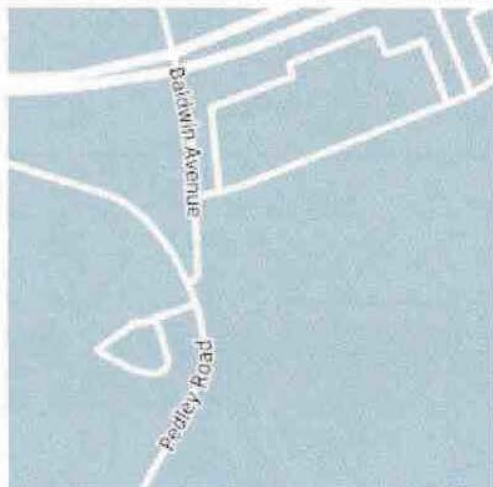
1939 topographical map

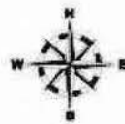
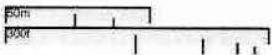
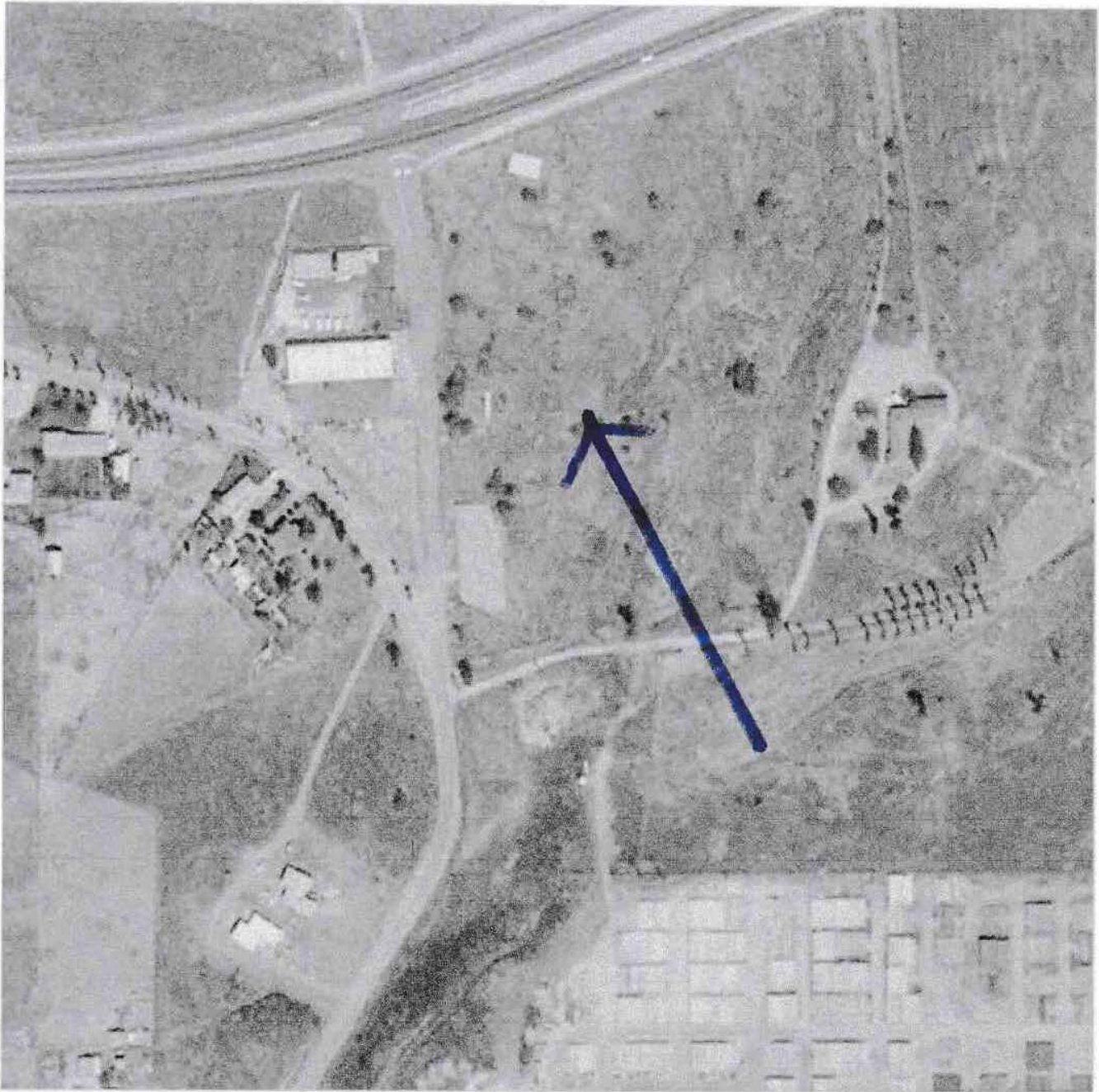
USGS, 5504005 RIVERSIDE 15 X 15 MINUTE (1901, Revised 1939)



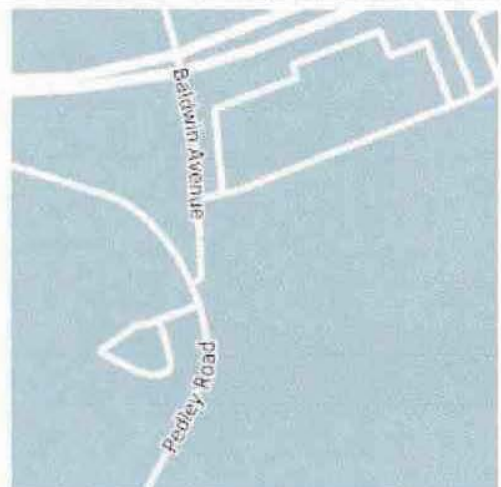


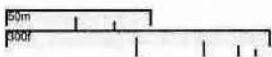
1948 aerial photograph
USGS (1948-07-10 - 1948-07-20)



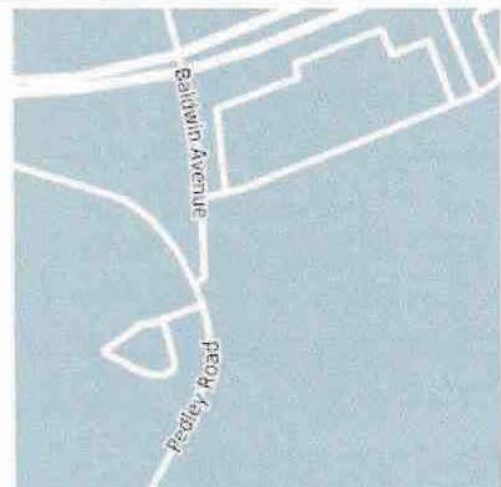


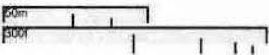
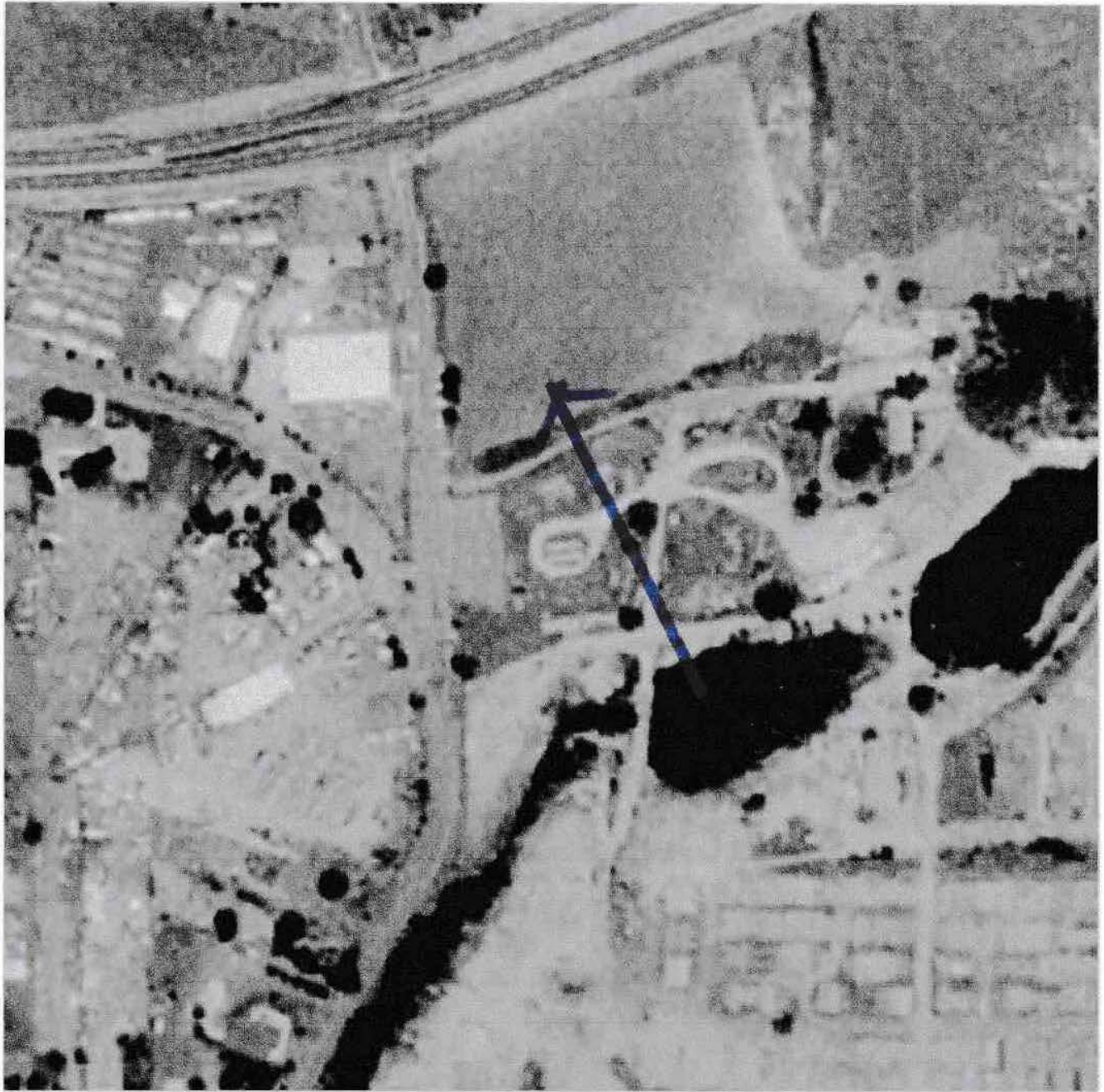
1966 aerial photograph
USGS (1966-04-16 - 1966-04-16)





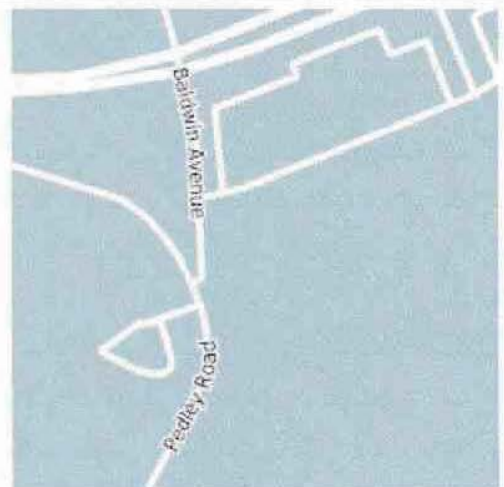
1985 aerial photograph
USDA NHAP84 (1985-02-24 - 1985-09-02)

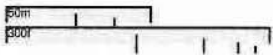




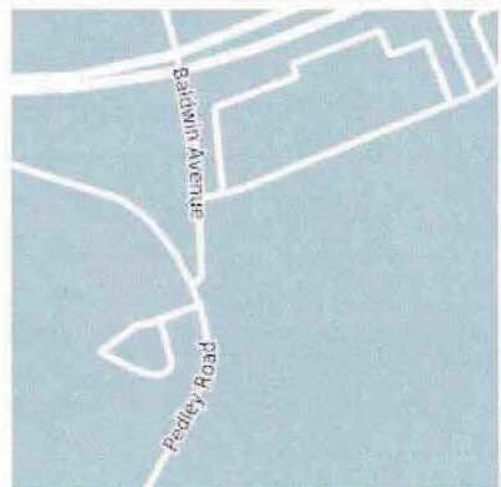
1994 aerial photograph

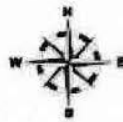
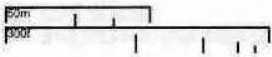
USGS DOQQ (1994-01-01 - 1994-10-02)





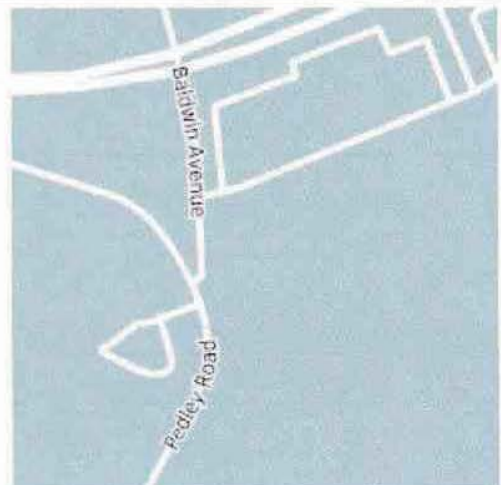
1999 aerial photograph
Landiscor (1999-01-05 - 1999-09-03)

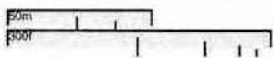




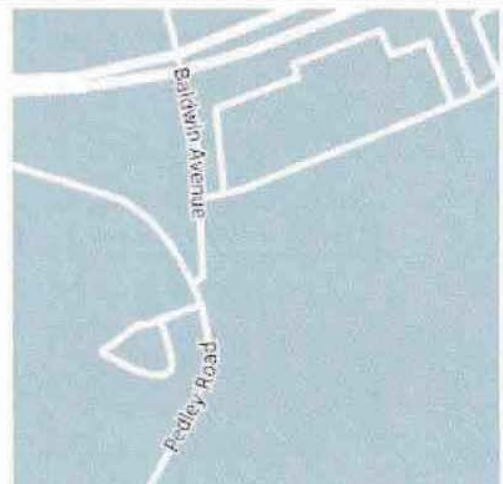
2005 aerial photograph

US Department of Agriculture (2005-05-29 - 2005-09-29)





2009 aerial photograph
USDA (2009-05-28 - 2009-07-18)



APPENDIX C

GOVERNMENT RECORDS SEARCH DATABASE

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

Site Name: APN 163-400-042
Location: APN 163-400-042, Jurupa Valley, CA
Prepared for: REM
Ref: 236524
Center Coordinates: 33.97475524049435,-117.46646404266357
Prepared Date: Fri Oct 18 2024 20:52:15 GMT+0000 (Coordinated Universal Time)

ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21



2055 E. Rio Salado Pkwy, Tempe, AZ 85381 | 480-967-6752

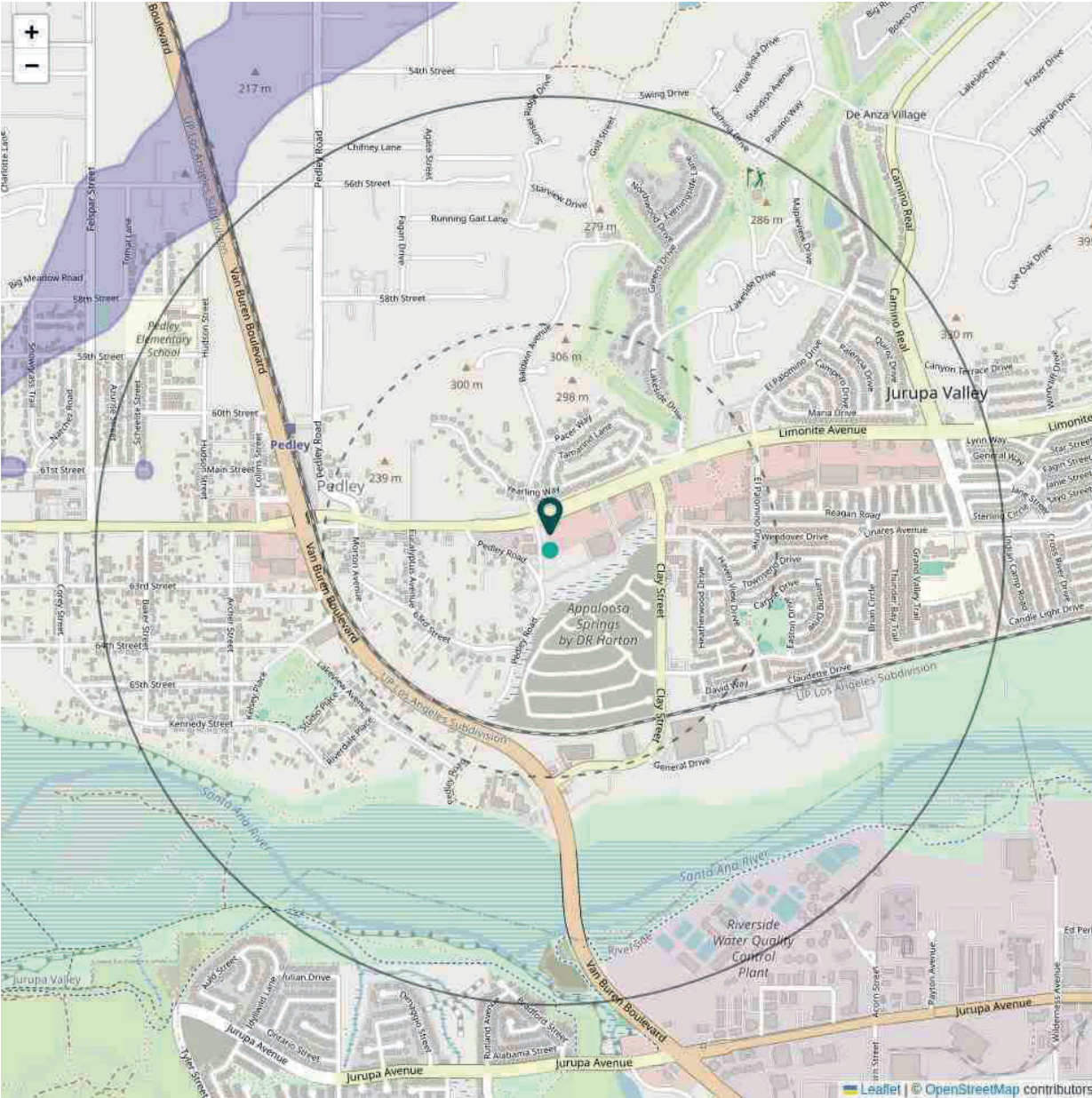
Summary

Federal	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	1
Lists of Federal Delisted NPL sites	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	0
Lists of Federal CERCLA sites with NFRAP	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA TSD facilities	0	0	0
Lists of Federal RCRA generators	0	0	0
Federal institutional control/engineering control registries	0	0	0
Federal ERNS list	0	0	0
State	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0	1	0
Lists of state and tribal leaking storage tanks	1	3	0
Lists of state and tribal registered storage tanks	2	0	0
State and tribal institutional control/engineering control registries	0	0	0
Lists of state and tribal voluntary cleanup sites	1	1	0
Lists of state and tribal brownfields sites	0	0	0
Other	< 1/4	1/4 - 1/2	1/2 - 1
State and/or tribal lists of sites requiring further investigation / remediation	0	0	0
State list of Significant Environmental Hazards (SEH)	0	0	0
Lists of state and tribal mine sites requiring further investigation and/or remediation	0	0	0
State and/or tribal lists of spills and spill responses	0	0	0
State and/or tribal lists of emergency responses	0	0	0
State and/or tribal lists of dry cleaners	0	0	0
State and/or tribal lists of clandestine laboratory cleanups	0	0	0
State and/or tribal lists of scrap/used tire processing facilities	0	0	0
State and/or tribal lists of underground injection control sites	0	0	0
State and/or tribal listings of permitted drywells	0	0	0
Automobile salvage yards	0	0	0
Livestock Waste Control sites	0	0	0
Controlled Animal Feeding Operations (CAFOs)	0	0	0
State and/or tribal lists of registered aboveground storage tanks (ASTs)	0	0	0
C.A.A. Permitted Facilities	0	0	0
NPDES Permitted Facilities	0	0	0
Onsite Wastewater Treatment sites	0	0	0
State and/or tribal lists of permitted facilities	0	0	0
Resource Conservation and Recovery Act Information (RCRAInfo)	7	14	0
U.S. EPA Enforcement, Compliance History Online (ECHO)	0	0	0
U.S. EPA Underground Storage Tanks (UST)	1	0	0
U.S. EPA Toxic Substances Control Act (TSCA) database	0	0	0
U.S. EPA Toxic Release Inventory System (TRIS)	0	1	0

Lists of Federal NPL (Superfund) sites

FEDERAL NPL SUPERFUND SITES (BOUNDARIES)

The National Priority List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. This data layer includes currently active NPL sites, proposed NPL sites, and delisted NPL sites. The NPL was searched for sites within a one-mile radius of the target property.



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

1

Site Title Not Available

3490 PYRITE ST

EPA Program: Superfund

EPA ID: CAT080012826

Site Name: STRINGFELLOW

Street Address: 3490 PYRITE ST

City: MIRA LOMA

County: RIVERSIDE

Acreage: 1.04553710650111

Original Creation Date:

Last Changed Date:

Source:

Site Contact: Daewon Rojas-Michelson

Telephone: (415) 947-4191

Email: rojas-michelson.daewon@epa.gov

Distance From Center (Miles): 0.8909

Site Source: last updated 02-10-2022 from EPA-NPL-BOUNDARIES

Lists of Federal Delisted NPL sites

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

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

Lists of Federal sites subject to CERCLA removals and CERCLA orders

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

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

Lists of Federal CERCLA sites with NFRAP

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

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

Lists of Federal RCRA facilities undergoing Corrective Action

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

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

Lists of Federal RCRA TSD facilities

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

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

Lists of Federal RCRA generators

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

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

Federal institutional control/engineering control registries

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

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

Federal ERNS list

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

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

Lists of state and tribal Superfund equivalent sites

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

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

Lists of state and tribal hazardous waste facilities

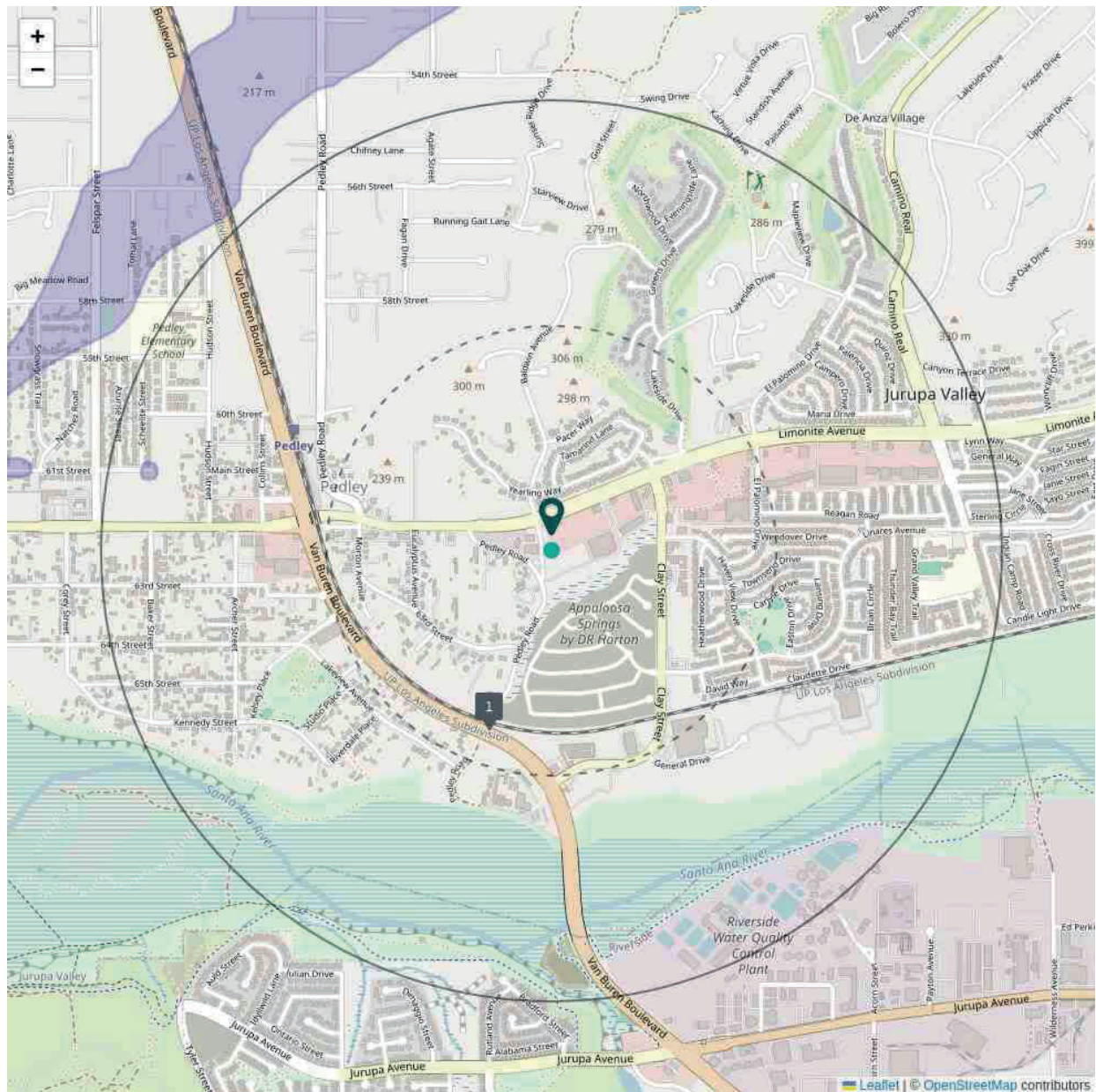
EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity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

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

Lists of state and tribal landfills and solid waste disposal facilities

SWRCB - LAND DISPOSAL SITES / LANDFILLS

The Department of Resources Recycling and Recovery (CalRecycle), along with local enforcement agencies, regulates the operation of solid waste facilities. It is a core value of CalRecycle to manage and mitigate the impacts of solid waste on public health and safety and the environment by enforcing compliance with regulations and state minimum standards, through integrated and consistent permitting, inspection, and enforcement efforts. The CASWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. This data set was searched to return all records within a half-mile of the target property.



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

RIVERSIDE SAND CO. DISPOSAL

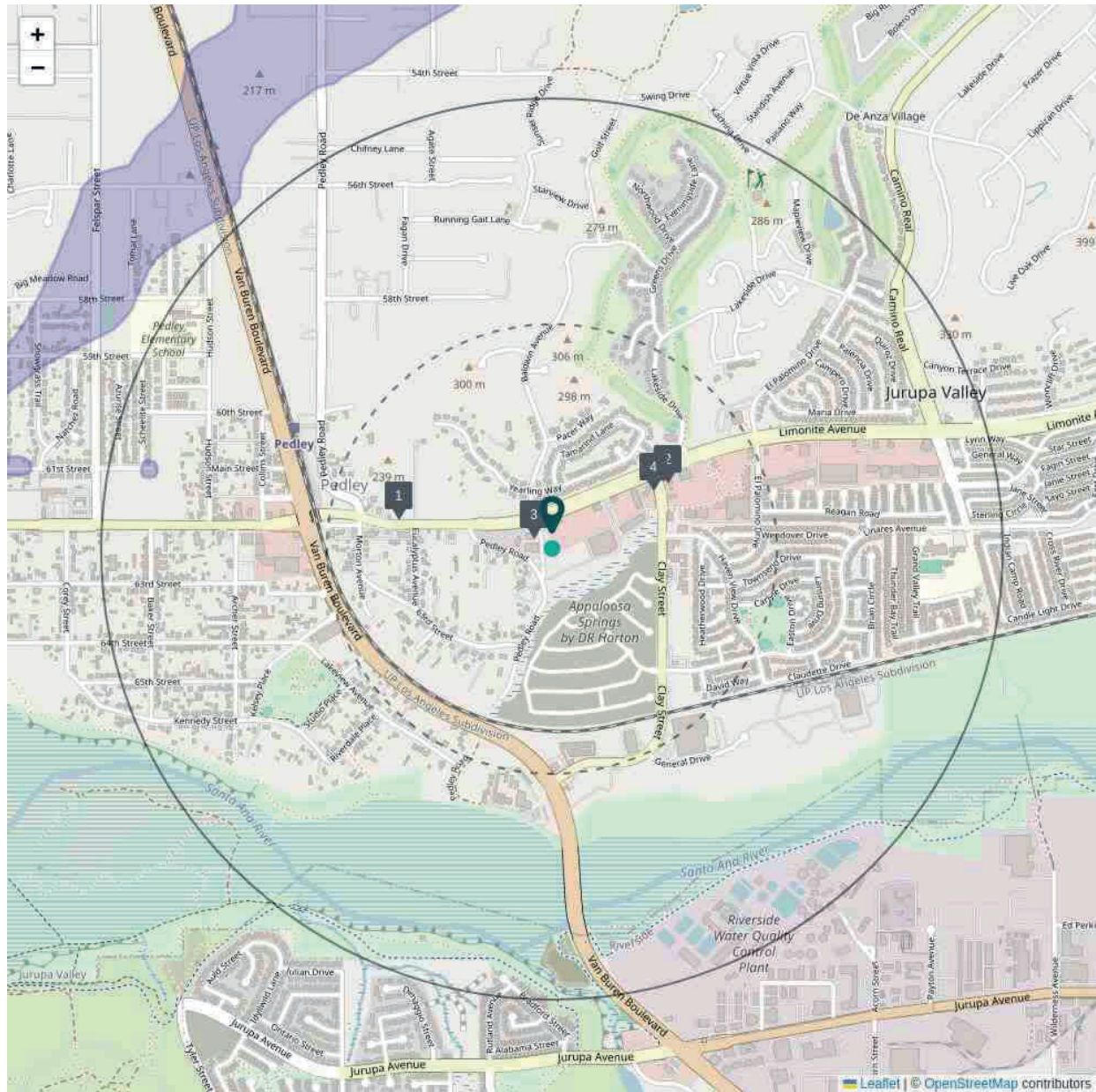
6800

Global ID: L10009386772**Business Name:** RIVERSIDE SAND CO. DISPOSAL**Street Number:** 6800**City:** RIVERSIDE**Case Type:** Land Disposal Site**Status:** Completed - Case Closed**Status Date:** 2009-11-04 00:00:00**CUF Case:** NO**Lead Agency:** SANTA ANA RWQCB (REGION 8)**Local Agency:****RB Case Number:** 8 332601N01**LOC Case Number:****Contaminants of Concern:****Quantity Released:****Media of Concern:****Site History:****Leak Reported Date:****Discovery:****Discharge Source:****No Further Action Date:** 2009-11-04 00:00:00**Watershed Name:** Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)**EnviroScreen Score:** 86-90%**Military DOD Site:** No**Distance From Center (Miles):** 0.4258**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

Lists of state and tribal leaking storage tanks

SWRCB - LEAKING UNDERGROUND STORAGE TANK (LUST) SITES

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



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

1

MARSHMAN'S SERVICE

8665

Global ID: T0606500577**Business Name:** MARSHMAN'S SERVICE**Street Number:** 8665**City:** RIVERSIDE**Case Type:** LUST Cleanup Site**Status:** Completed - Case Closed**Status Date:** 2015-02-10 00:00:00**CUF Case:** NO**Lead Agency:** SANTA ANA RWQCB (REGION 8)**Local Agency:** RIVERSIDE COUNTY LOP**RB Case Number:** 083303387T**LOC Case Number:** 9914962**Contaminants of Concern:** Gasoline**Quantity Released:****Media of Concern:** Soil**Site History:****Leak Reported Date:** 1999-03-08 00:00:00**Discovery:****Discharge Source:** Other**No Further Action Date:** 2015-02-10 00:00:00**Watershed Name:** Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)**EnviroScreen Score:** 71-75%**Military DOD Site:** No**Distance From Center (Miles):** 0.3491**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

2

SHELL CLAY

6100

Global ID: T0606500542**Business Name:** SHELL CLAY**Street Number:** 6100**City:** RIVERSIDE**Case Type:** LUST Cleanup Site**Status:** Completed - Case Closed**Status Date:** 2011-02-17 00:00:00**CUF Case:** YES**Lead Agency:** RIVERSIDE COUNTY LOP**Local Agency:** RIVERSIDE COUNTY LOP**RB Case Number:** 083303274T**LOC Case Number:** 9814552**Contaminants of Concern:** Gasoline**Quantity Released:****Media of Concern:** Aquifer used for drinking water supply

Site History: ***Data prior to 2005 does not appear in GeoTracker. Consult agency files for all site data*** Site Description: The site is located on the southeast corner of Clay Street and Limonite Avenue in Riverside, California. The site is currently occupied by a Shell-branded station with three 10,000-gallon double-walled fiberglass underground storage tanks containing gasoline, six dispenser islands, a station building, and a car wash. Project Background: Unauthorized Release Report (URR) Filing Date: 1998 UST History (removed, replaced / dates): Piping Upgrades in 7/98 and 5/04. Release - Petroleum fuel hydrocarbons were detected during product piping upgrade activities in July 1998. Total petroleum hydrocarbons as gasoline (TPH-G), benzene, toluene, ethylbenzene, xylenes (BTEX), and methyl tertiary butyl ether (MTBE) were detected in samples collected from beneath the dispenser islands. During additional dispenser and piping upgrades in May 2004, samples were collected from beneath the petroleum fuel dispensers and product piping. Soil beneath the dispenser islands and product piping trench was excavated to a depth of approximately 5 feet. Benzene, MTBE and TBA were detected. Assessment Dates: 7/01 , 7/02, 10/03, 5/04, 1/06, 6/06-8/06, 11/09, 5/09 Remediation Dates: 9/15/06 - 9/12/07, 6/125/09 - 12/9/09 Groundwater Monitoring: 2002 through Present Verification conducted: December/January 2008 and February 2010 Site Geology & Hydrogeology: Based on data from previous site assessments, soil to a depth of approximately 30 feet consists of predominantly fine to medium-grained silty sand with occasional layers of silt and clayey sand, and fine- to medium-grained sand (WPI, 2006). Groundwater was first measured in 2002 at depths ranging from 13.99 feet to 19.57 feet. On September 2, 2009, depth to groundwater in the monitoring wells ranged from 16.14 feet (MW-8) to 19.86 feet (MW-7). The direction of groundwater flow was to the southwest (WPI, 2009). Remediation Method: Soil Vapor Extraction Date: 9/15/06 Date: 9/20/06 Date(s) Began: 9/15/06 & 6/25/09 Date(s) Ended: 9/12/07 & 12/9/09 Estimated Completion Date(s): N/A Treated Phase(s): Vapor Volume(s) Treated: 10,834 hours of operation Contaminant Mass Removed: 2,042 pounds of TPH-G Remediation Method: Oxygen Injection Date(s) Began: 9/20/06 Date(s) Ended: 6/27/08 Treated Phase(s): Groundwater Volume(s) Treated: N/A Contaminant Mass Removed: N/A Upon completion of remedial activities, confirmations soil borings GP-6 and GP-7 were drilled and sampled to confirm that the additional SVE efforts conducted in the area of SVE-3 and SVE-4 (or GP-1 and GP-2) were effective. Analytical data from GP-6 and GP-7 was used to calculate the residual mass in soil. Based on the data, approximately 6.8 pounds of TPH-G and 0.0002 pounds of MTBE remain in soil. 12/2010 all wells destroyed 2/17/11 CASE CLOSED. RCDEH issued nfa letter.

Leak Reported Date: 1998-09-22 00:00:00**Discovery:****Discharge Source:** Other**No Further Action Date:** 2011-02-17 00:00:00**Watershed Name:** Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)**EnviroScreen Score:** 76-80%**Military DOD Site:** No**Distance From Center (Miles):** 0.2922**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

3

SOUTHWEST PAINTING CORPORATION

6251 Baldwin Ave

Global ID: T0606500041**Business Name:** SOUTHWEST PAINTING CORPORATION**Street Number:** 6251 Baldwin Ave**City:** PEDLEY**Case Type:** LUST Cleanup Site**Status:** Completed - Case Closed**Status Date:** 1989-04-04 00:00:00**CUF Case:** NO**Lead Agency:** RIVERSIDE COUNTY LOP**Local Agency:** RIVERSIDE COUNTY LOP**RB Case Number:** 083300383T**LOC Case Number:****Contaminants of Concern:** Gasoline**Quantity Released:****Media of Concern:** Soil**Site History:****Leak Reported Date:** 1986-09-17 00:00:00**Discovery:****Discharge Source:****No Further Action Date:** 1989-04-04 00:00:00**Watershed Name:** Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)**EnviroScreen Score:** 76-80%**Military DOD Site:** No**Distance From Center (Miles):** 0.0492**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

4

TOSCO/ CIRCLE K STORE #5245

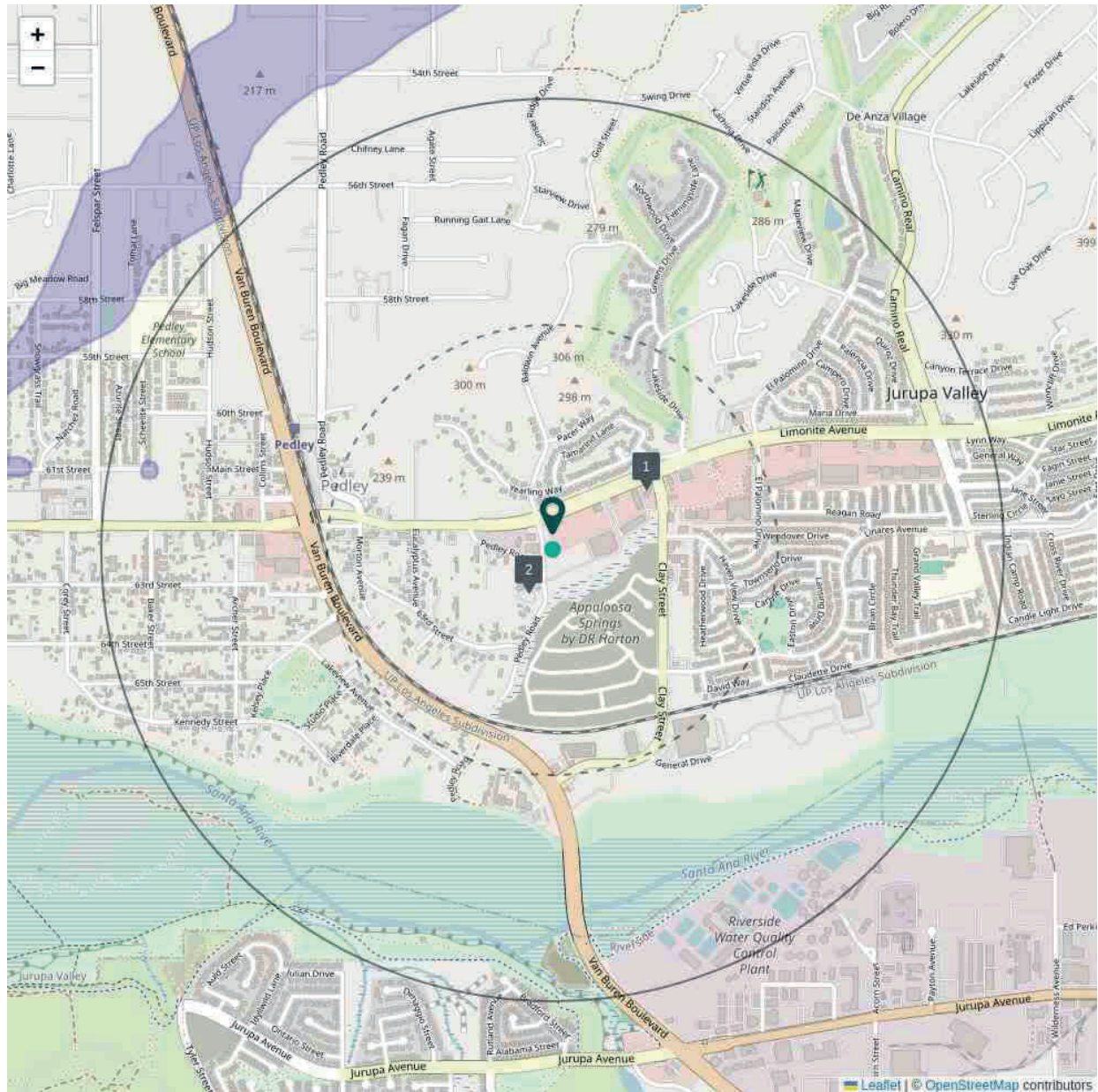
6105

Global ID: T0606500507**Business Name:** TOSCO/ CIRCLE K STORE #5245**Street Number:** 6105**City:** RIVERSIDE**Case Type:** LUST Cleanup Site**Status:** Completed - Case Closed**Status Date:** 2000-03-13 00:00:00**CUF Case:** NO**Lead Agency:** RIVERSIDE COUNTY LOP**Local Agency:** RIVERSIDE COUNTY LOP**RB Case Number:** 083303067T**LOC Case Number:** 970924**Contaminants of Concern:** Gasoline**Quantity Released:****Media of Concern:** Aquifer used for drinking water supply**Site History:****Leak Reported Date:** 1997-09-10 00:00:00**Discovery:****Discharge Source:** Other**No Further Action Date:** 2000-03-13 00:00:00**Watershed Name:** Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)**EnviroScreen Score:** 76-80%**Military DOD Site:** No**Distance From Center (Miles):** 0.2547**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

Lists of state and tribal registered storage tanks

SWRCB - PERMITTED UNDERGROUND STORAGE TANK FACILITIES

An underground storage tank (UST) is defined by law as "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and/or petroleum products and that is substantially or totally beneath the surface of the ground." The purpose of the UST Program is to protect the public health and safety, and the environment from releases of petroleum and other hazardous substances from USTs. This information was retrieved from the State Water Resources Control Board (SWRCB) GeoTracker database, and was searched to return all records regarding the target and/or subject properties.



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

1

Site Title Not Available

6445 Pedley Rd

CERS ID: 10737604

Facility ID: FA0014831

Business Name: Alcorn Fence Co

Address: 6445 Pedley Rd

City: Riverside

ZIP: 92509

County: Riverside

Permitting Agency: Riverside County Department of Environmental Health

Distance From Center (Miles): 0.1251

Site Source: last updated 02-09-2022 from CA-SWRCB-UST

2

Site Title Not Available

6105 Clay Street

CERS ID: 10176147

Facility ID: FA0015501

Business Name: Circle K Store #2705245

Address: 6105 Clay Street

City: Pedley

ZIP: 92509

County: Riverside

Permitting Agency: Riverside County Department of Environmental Health

Distance From Center (Miles): 0.2413

Site Source: last updated 02-09-2022 from CA-SWRCB-UST

State and tribal institutional control/engineering control registries

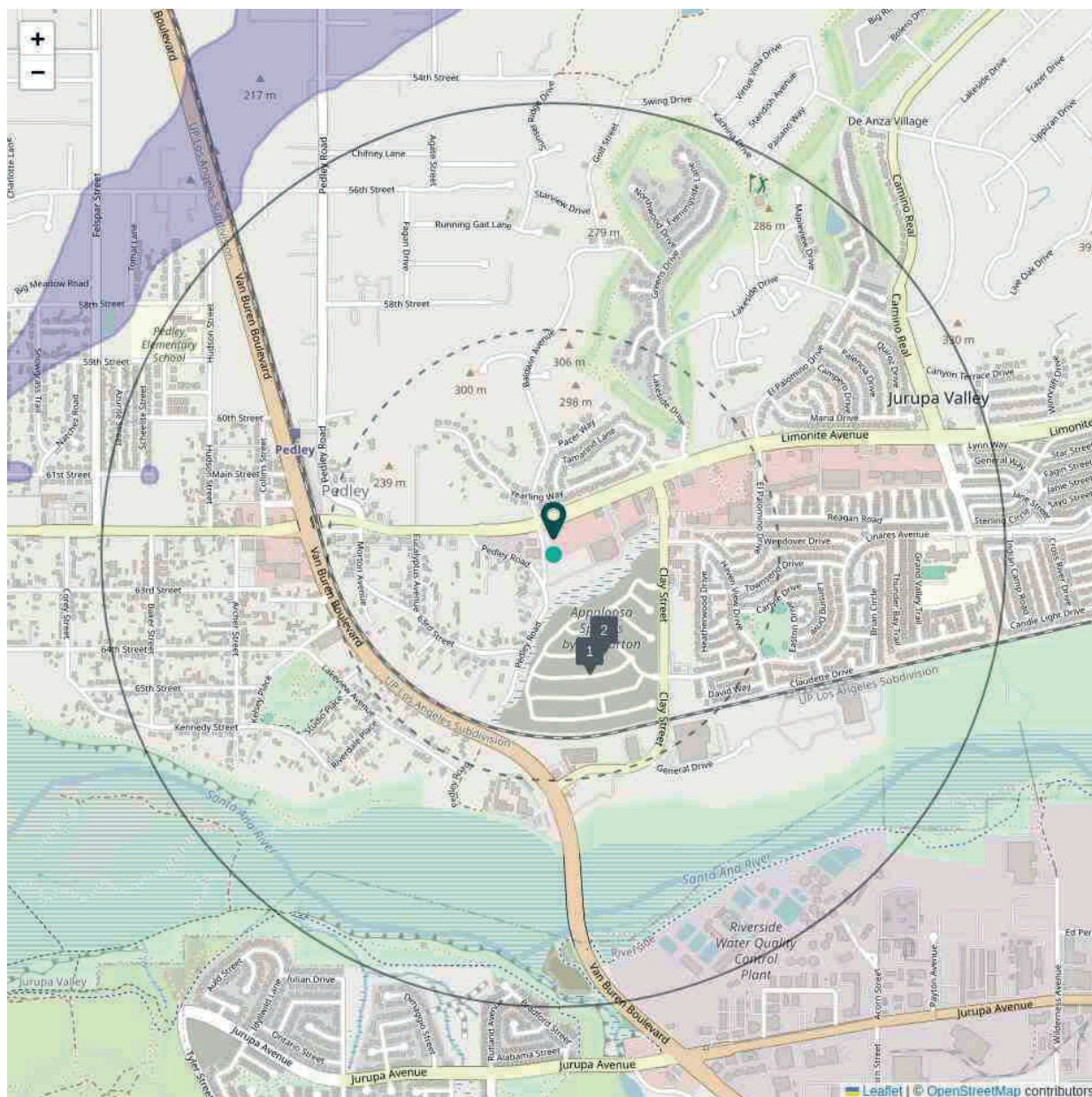
Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed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

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

Lists of state and tribal voluntary cleanup sites

SWRCB - SITE CLEANUP PROGRAM

The Site Cleanup Program (SCP) regulates the investigation and cleanup of 'non-federally owned' sites where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. Sites in the program are varied and include, but are not limited to, pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, and some brownfields. These releases are generally not strictly from petroleum underground storage tanks (USTs). There are five main types of funding for sites in the SCP: (1) voluntary cleanups executed and funded by the discharger, (2) "Cleanup and Abatement Order" cleanups executed and funded by the discharger, (3) cleanups executed by the Regional Board or another public agency, county, municipality, or city and funded by the State via the Cleanup and Abatement Account (CAA), (4) Site Cleanup Subaccount Program (SCAP), and (5) brownfield cleanup using available grants and loans. This information was retrieved from the SWRCB's GeoTracker database, and was searched to return all records within a half-mile of the target property.



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

1

Site Title Not Available

6501 CLAY STREET

Project Name: US PIPE AND FOUNDRY COMPANY**Address:** 6501 CLAY STREET**City:** RIVERSIDE**ZIP:** 92509**Site Type:** Historical**Site Type Details:** * Historical**Acres:****APN:** NONE SPECIFIED**Present on NPL:****Regulatory Agencies Involved:** NONE SPECIFIED**Lead Agency:** NONE SPECIFIED**Project Manager:****EnviroStor ID:** 33330021.0**Site Code:****Special Program:** * RCRA 3012 - Past Haz Waste Disp Inven Site**Status:** Refer: RWQCB**Status Date:** 1994-10-25 00:00:00**Past Uses:** NONE SPECIFIED**Media Affected:** NONE SPECIFIED**Restricted Use:** NO**Site Management Required:** NONE SPECIFIED**Funding:****Potential COC:****Confirmed COC:** * HOUSEHOLD WASTES**Distance From Center (Miles):** 0.2777**Site Source:** last updated 02-08-2022 from CA-DTSC-CLEAN

2

6501 Clay St

6501

Global ID: T10000010423**Business Name:** 6501 Clay St**Street Number:** 6501**City:** Jurupa Valley**Case Type:** Cleanup Program Site**Status:** Open - Site Assessment**Status Date:** 2017-05-26 00:00:00**CUF Case:** NO**Lead Agency:** RIVERSIDE COUNTY LOP**Local Agency:** RIVERSIDE COUNTY LOP**RB Case Number:****LOC Case Number:** SR0036295**Contaminants of Concern:****Quantity Released:****Media of Concern:** Soil, Under Investigation**Site History:****Leak Reported Date:** 2016-10-25 00:00:00**Discovery:** Phase II ESA**Discharge Source:****No Further Action Date:****Watershed Name:** Santa Ana River - Middle Santa Ana River - Chino (Split) (801.21)**EnviroScreen Score:** 66-70%**Military DOD Site:** No**Distance From Center (Miles):** 0.2457**Site Source:** last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

Lists of state and tribal brownfields sites

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

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

State and/or tribal lists of sites requiring further investigation / remediation

No records found

State list of Significant Environmental Hazards (SEH)

No records found

Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

State and/or tribal lists of spills and spill responses

No records found

State and/or tribal lists of emergency responses

No records found

State and/or tribal lists of dry cleaners

No records found

State and/or tribal lists of clandestine laboratory cleanups

No records found

State and/or tribal lists of scrap/used tire processing facilities

No records found

State and/or tribal lists of underground injection control sites

No records found

State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

Automobile salvage yards

No records found

Livestock Waste Control sites

No records found

Controlled Animal Feeding Operations (CAFOs)

No records found

State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found

C.A.A. Permitted Facilities

No records found

NPDES Permitted Facilities

No records found

Onsite Wastewater Treatment sites

No records found

State and/or tribal lists of permitted facilities

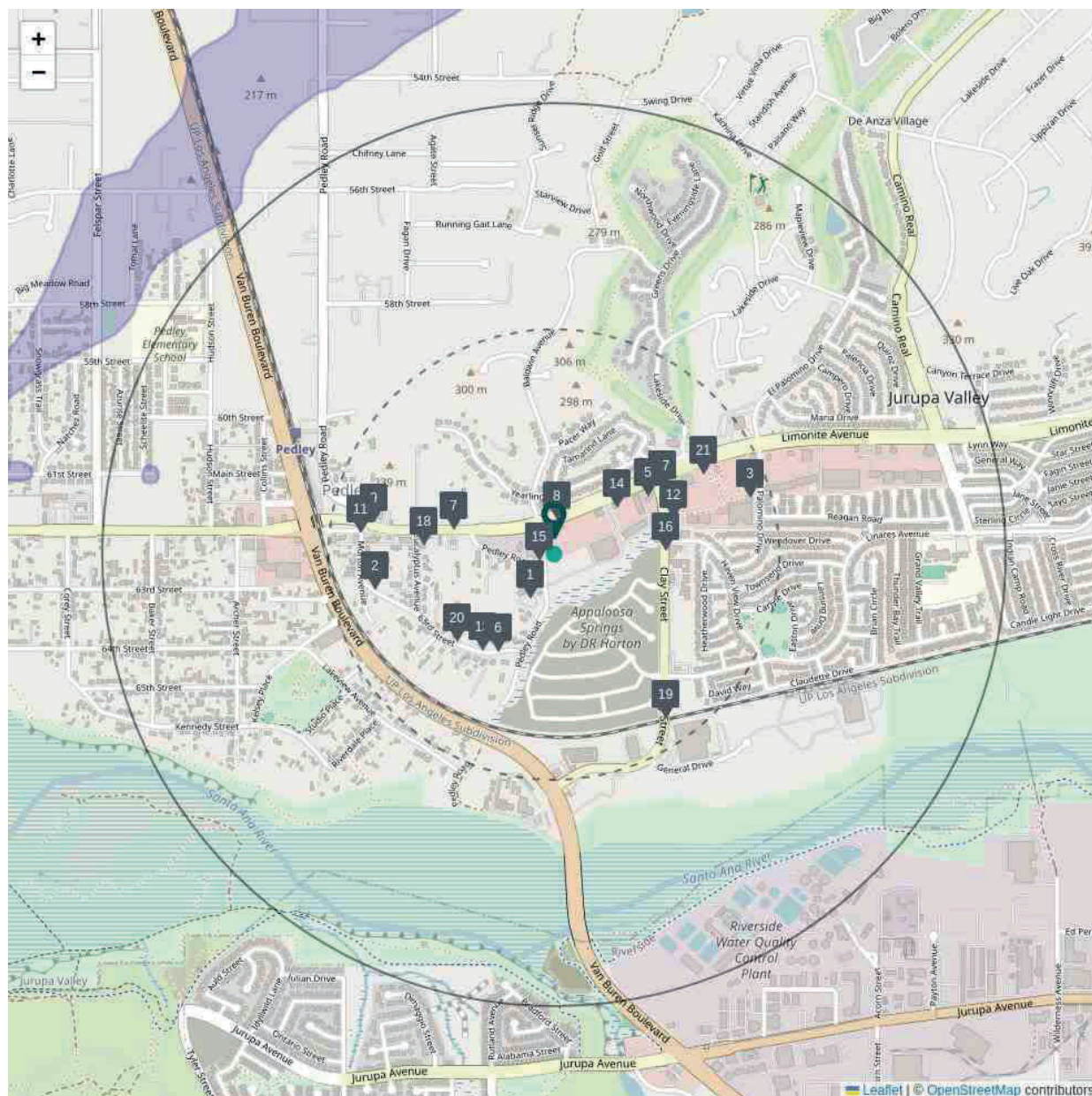
No State and/or tribal permitted facilities found within a half-mile of the target property.

Resource Conservation and Recovery Act Information (RCRAInfo)

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

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

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



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

1

ALCORN FENCE COMPANY

6445 PEDLEY RD

Registry ID: 110066131572

Name: ALCORN FENCE COMPANY

Address: 6445 PEDLEY RD

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: CA-ENVIROVIEW:4093, RCRAINFO:CAL000143610

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 14-OCT-15

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.1251

Site Source: last updated from FACILITY REGISTRY SERVICE

2

ARTISTIC MAINTENANCE INC

8675 63RD ST

Registry ID: 110070469316

Name: ARTISTIC MAINTENANCE INC

Address: 8675 63RD ST

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRAINFO:CAL000323779

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 02-JAN-19

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.4084

Site Source: last updated from FACILITY REGISTRY SERVICE

3

BIG 5 SPORTING GOODS #493

8052 LIMONITE AVE STE 102

Registry ID: 110070424131

Name: BIG 5 SPORTING GOODS #493

Address: 8052 LIMONITE AVE STE 102

City: JURUPA VALLEY

Site Type: STATIONARY

Program Acronyms: RCRAINFO:CAL000410458

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 31-DEC-18

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.4489

Site Source: last updated from FACILITY REGISTRY SERVICE

4

CAL STEEL PRESSURE PIPE

6501 CLAY ST

Registry ID: 110009533022

Name: CAL STEEL PRESSURE PIPE

Address: 6501 CLAY ST

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRAINFO:CAD980636740

Interest Type: SQG

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 01-MAR-00

Date Updated: 26-JAN-12

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.4373

Site Source: last updated from FACILITY REGISTRY SERVICE

5

CIRCLE K STORES INC 2705245

6105 CLAY ST

Registry ID: 110055675933**Name:** CIRCLE K STORES INC 2705245**Address:** 6105 CLAY ST**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** CA-CERS:10176147, CA-ENVIROVIEW:19132, RCRAINFO:CAL000278581**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER**Point of Reference Description:** CENTER OF A FACILITY OR STATION**Date Created:** 15-SEP-13**Date Updated:** 14-OCT-15**FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.2409**Site Source:** last updated from FACILITY REGISTRY SERVICE

6

CRAFTSMAN LATH AND PLASTER INC

8325 63RD ST

Registry ID: 110070513800**Name:** CRAFTSMAN LATH AND PLASTER INC**Address:** 8325 63RD ST**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** RCRAINFO:CAL000440993**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION**Date Created:** 21-FEB-19**Date Updated:****FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.2505**Site Source:** last updated from FACILITY REGISTRY SERVICE

7

DE ANZA CONTRACTORS INC

8550 LIMONITE AVE

Registry ID: 110070469436**Name:** DE ANZA CONTRACTORS INC**Address:** 8550 LIMONITE AVE**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** RCRAINFO:CAL000311544**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION**Date Created:** 02-JAN-19**Date Updated:****FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.2312**Site Source:** last updated from FACILITY REGISTRY SERVICE

8

FIRESTONE COMPLETE AUTO CARE # 71E3

8360 LIMONITE AVENUE

Registry ID: 110038216524**Name:** FIRESTONE COMPLETE AUTO CARE # 71E3**Address:** 8360 LIMONITE AVENUE**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** CA-ENVIROVIEW:30390, RCRAINFO:CAL000330089, UORS:33-C-08558**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER**Point of Reference Description:** CENTER OF A FACILITY OR STATION**Date Created:** 22-APR-09**Date Updated:** 13-OCT-15**FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.0764**Site Source:** last updated from FACILITY REGISTRY SERVICE

9

G & M OIL #129

8677 LIMONITE AVE

Registry ID: 110070539640

Name: G & M OIL #129

Address: 8677 LIMONITE AVE

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRINFO:CAL000442862

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 19-APR-19

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.4087

Site Source: last updated from FACILITY REGISTRY SERVICE

10

MOSTAMAND INC DBA MOSTAMAND SHELL

6100 CLAY ST

Registry ID: 110070469740

Name: MOSTAMAND INC DBA MOSTAMAND SHELL

Address: 6100 CLAY ST

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRINFO:CAL000320570

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 02-JAN-19

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.2775

Site Source: last updated from FACILITY REGISTRY SERVICE

11

O'REILLY AUTO PARTS #2682

8702 LIMONITE CT

Registry ID: 110070413504

Name: O'REILLY AUTO PARTS #2682

Address: 8702 LIMONITE CT

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRINFO:CAL000392477

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 31-DEC-18

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.4352

Site Source: last updated from FACILITY REGISTRY SERVICE

12

PETERS & PETERS D.D.S.

6180 CLAY ST.

Registry ID: 110070448138

Name: PETERS & PETERS D.D.S.

Address: 6180 CLAY ST.

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRINFO:CAL000159545

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 02-JAN-19

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.2726

Site Source: last updated from FACILITY REGISTRY SERVICE

13

PINNACLE PLASTERING INC

8347 63RD ST

Registry ID: 110070476719

Name: PINNACLE PLASTERING INC

Address: 8347 63RD ST

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRAINFO:CAL000349328

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES

Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION

Date Created: 02-JAN-19

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.269

Site Source: last updated from FACILITY REGISTRY SERVICE

14

PLAZA CLEANERS

8304 LIMONITE AVE STE.G

Registry ID: 110066483898

Name: PLAZA CLEANERS

Address: 8304 LIMONITE AVE STE.G

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: CA-ENVIROVIEW:144152, RCRAINFO:CAL000428479

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 14-OCT-15

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.1698

Site Source: last updated from FACILITY REGISTRY SERVICE

15

RIVERSIDE MACHINE WORKS INC

6301 BALDWIN AVE

Registry ID: 110066666085

Name: RIVERSIDE MACHINE WORKS INC

Address: 6301 BALDWIN AVE

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: CA-ENVIROVIEW:148362, NPDES:CAZ502218, RCRAINFO:CAL000048869

Interest Type: ICIS-NPDES NON-MAJOR, OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER, STORM WATER INDUSTRIAL

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 14-OCT-15

Date Updated:

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.0388

Site Source: last updated from FACILITY REGISTRY SERVICE

16

RIVERSIDE MEDICAL CLINIC

6250 CLAY ST

Registry ID: 110002935021

Name: RIVERSIDE MEDICAL CLINIC

Address: 6250 CLAY ST

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: HWTS-DATAMART:CAR000070102, RCRAINFO:CAL000143889, RCRAINFO:CAL000445401, RCRAINFO:CAR000070102

Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES, SQG, STATE MASTER, UNSPECIFIED UNIVERSE

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 01-MAR-00

Date Updated: 26-JAN-12

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.2438

Site Source: last updated from FACILITY REGISTRY SERVICE

17

SHELL SERVICE STATION

6100 CLAY

Registry ID: 110012546414**Name:** SHELL SERVICE STATION**Address:** 6100 CLAY**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** HWTS-DATAMART:CAR000115816, RCRINFO:CAR000115816**Interest Type:** STATE MASTER, UNSPECIFIED UNIVERSE**Point of Reference Description:** CENTER OF A FACILITY OR STATION**Date Created:** 29-AUG-02**Date Updated:** 26-JAN-12**FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.276**Site Source:** last updated from FACILITY REGISTRY SERVICE

18

ULTIMATE PERFORMANCE

8584 LIMONITE AVE

Registry ID: 110070453218**Name:** ULTIMATE PERFORMANCE**Address:** 8584 LIMONITE AVE**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** RCRINFO:CAL000209361**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION**Date Created:** 02-JAN-19**Date Updated:****FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.2939**Site Source:** last updated from FACILITY REGISTRY SERVICE

19

UNITED CONCRETE PIPE CORP

6501 CLAY ST.

Registry ID: 110002144590**Name:** UNITED CONCRETE PIPE CORP**Address:** 6501 CLAY ST.**City:** RIVERSIDE**Site Type:** STATIONARY**Program Acronyms:** RCRINFO:CAD982336877, TRIS:92509NTDCN6501C**Interest Type:** TRI REPORTER, UNSPECIFIED UNIVERSE**Point of Reference Description:** CENTER OF A FACILITY OR STATION**Date Created:** 01-MAR-00**Date Updated:** 31-DEC-15**FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.4373**Site Source:** last updated from FACILITY REGISTRY SERVICE

20

VERDIN CONCRETE INC

8413 63RD ST

Registry ID: 110070490140**Name:** VERDIN CONCRETE INC**Address:** 8413 63RD ST**City:** JURUPA VALLEY**Site Type:** STATIONARY**Program Acronyms:** RCRINFO:CAL000440656**Interest Type:** OTHER HAZARDOUS WASTE ACTIVITIES**Point of Reference Description:** ENTRANCE POINT OF A FACILITY OR STATION**Date Created:** 03-JAN-19**Date Updated:****FRS Facility Detail Report URL:** [Link](#)**Distance From Center (Miles):** 0.2932**Site Source:** last updated from FACILITY REGISTRY SERVICE

WALGREENS #2712

8044 LIMONITE AVE

Registry ID: 110055726308

Name: WALGREENS #2712

Address: 8044 LIMONITE AVE

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: BR:CAL000323656, BR:CAR000320093, CA-CERS:10324387, CA-ENVIROVIEW:169935, RCRAINFO:CAL000323656, RCRAINFO:CAR000320093

Interest Type: HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, VSQG

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 15-SEP-13

Date Updated: 14-OCT-15

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.3724

Site Source: last updated from FACILITY REGISTRY SERVICE

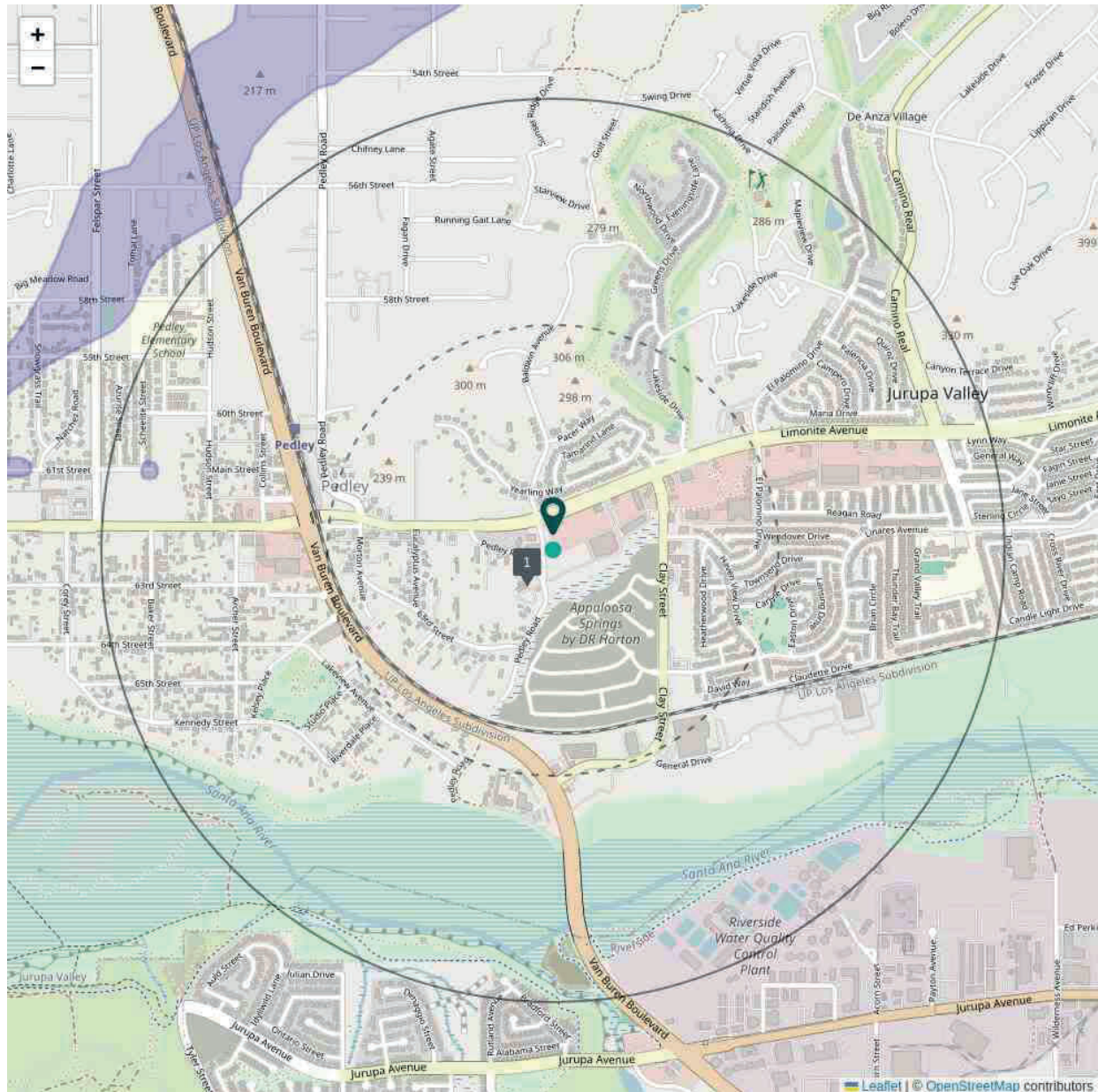
U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found

U.S. EPA Underground Storage Tanks (UST)

EPA - UNDERGROUND STORAGE TANKS

Approximately 542,000 underground storage tanks (USTs) nationwide store petroleum or hazardous substances. The greatest potential threat from a leaking UST is contamination of groundwater, the source of drinking water for nearly half of all Americans. EPA, states, territories, and tribes work in partnership with industry to protect the environment and human health from potential releases. EPA developed UST Finder, a mapping application containing a comprehensive, state-sourced national map of UST and leaking UST data. It provides attributes and locations of active and closed USTs, UST facilities, and LUST sites from states as of 2018-2019 and from Tribal lands and US territories as of 2020-2021. This data set was searched to return all records regarding the target and/or adjoining properties.



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

Riverside Branch

6445 Old Pedley Rd

Facility ID: CA10737604

Name: Riverside Branch

Address: 6445 Old Pedley Rd

City: Jurupa Valley

County:

State: California

ZIP Code: 92509

Latitude: 33.9735669987153

Longitude: -117.467552990405

Open USTs: 1

Closed USTs:

Temporarily Out of Service USTs:

Facility Status: Open UST(s)

Land Use: Developed, Low Intensity

Population Within 1,500ft: 239

Private Wells Within 1,500ft: 0

Within Source Water Protection Area (SPA):

SPA Public Water System & Facility ID:

WHPA Public Water System & Facility ID:

Within Groundwater Wellhead Protection Area (WHPA):

Within 100-Year Floodplain: No

SPA Water Type:

SPA Facility Type:

Distance From Center (Miles): 0.1251

Site Source: last updated 11-18-2020 from USEPA-UST

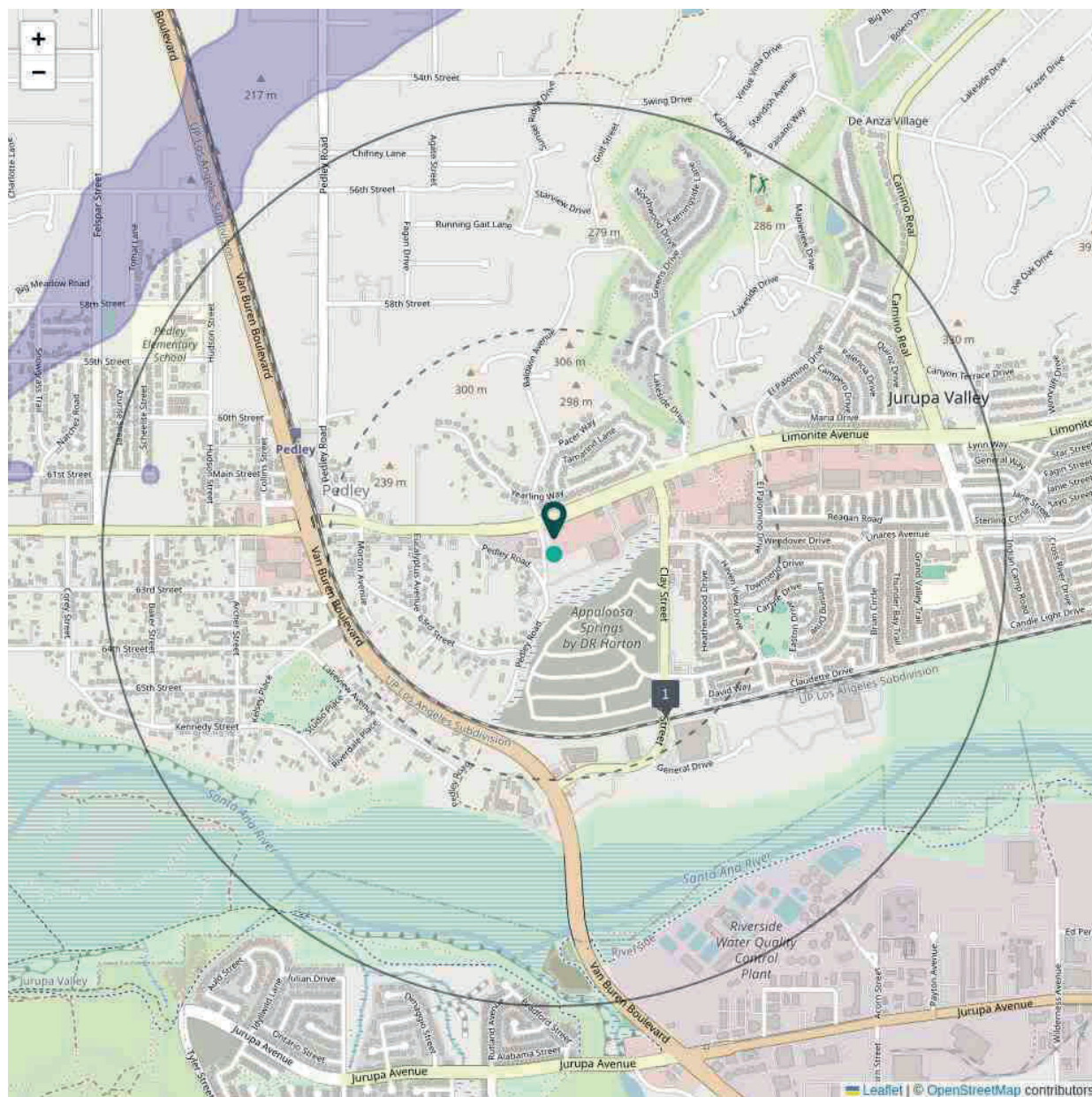
U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

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

TOXICS RELEASE INVENTORY SYSTEM

TRIS is a publicly available EPA database reported annually by certain covered industry groups, as well as federal facilities. It contains information about more than 650 toxic chemicals that are being used, manufactured, treated, transported, or released into the environment, and includes information about waste management and pollution prevention activities.



center: 33.97475524049435,-117.46646404266357

----- 0.5 Miles ——— 1.0 Miles

1

UNITED CONCRETE PIPE CORP

6501 CLAY ST.

Registry ID: 110002144590

Name: UNITED CONCRETE PIPE CORP

Address: 6501 CLAY ST.

City: RIVERSIDE

Site Type: STATIONARY

Program Acronyms: RCRAINFO:CAD982336877, TRIS:92509NTDCN6501C

Interest Type: TRI REPORTER, UNSPECIFIED UNIVERSE

Point of Reference Description: CENTER OF A FACILITY OR STATION

Date Created: 01-MAR-00

Date Updated: 31-DEC-15

FRS Facility Detail Report URL: [Link](#)

Distance From Center (Miles): 0.4373

Site Source: last updated from FACILITY REGISTRY SERVICE

Disclaimer - Copyright and Trademark Notice

This report contains certain information obtained from a variety of public and other sources reasonably available to Nationwide Environmental Title Research, LLC (NETR). It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. NATIONWIDE ENVIRONMENTAL TITLE RESEARCH, LLC SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL NATIONWIDE ENVIRONMENTAL TITLE RESEARCH, LLC, BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF NATIONWIDE ENVIRONMENTAL TITLE RESEARCH, LLC, IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this report "AS-IS". 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 a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2024 by Nationwide Environmental Title Research, LLC (NETR). All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Nationwide Environmental Title Research, LLC, or its affiliates, is prohibited without prior written permission.

Nationwide Environmental Title Research, LLC (NETR) and its logos are trademarks of Nationwide Environmental Title Research, LLC or its affiliates. All other trademarks used herein are the property of their respective owners.