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Pacifica Investments, or their assigns  
Attn: Mr. Oscar Graham  
333 City Boulevard West, Suite 1700  
Orange, CA 92688

Re: Phase I Environmental Site Assessment  
Alessandro Blvd.  
Moreno Valley, CA 92555  
Project No. 21004050

Dear Mr. Graham:

In accordance with our accepted proposal, AES performed a walk-through survey of the above-referenced property on August 9, 2021. An electronic copy of the report is provided for your use. AES Due Diligence, Inc. is not affiliated with the client or any other parties to this transaction.

We appreciate the opportunity to provide consulting services to you. If you have any questions, please contact Richard E. Darwicki at our Orange County Regional office at (714) 996-7395 or our Corporate Office at (858) 569-0211.

Very truly yours,

AES DUE DILIGENCE, INC.

Robert Presta, MBA, President  
Registered Environmental Assessor in the former EPA Program

RP:RED/lo  
Enclosures

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

*Prepared for*

**Pacifica Investments, or their assigns**



## **Phase I Environmental Site Assessment**

Alessandro Blvd.  
Moreno Valley, CA 92555  
August 10, 2021

*Prepared by*

***AES Due Diligence, Inc.***

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## TABLE OF CONTENTS

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### EXECUTIVE SUMMARY

I.	IDENTIFICATION.....	3
II.	OBJECTIVE AND SCOPE .....	5
III.	PROPERTY DESCRIPTION .....	9
IV.	SITE HISTORY .....	12
V.	ENVIRONMENTAL SITE ASSESSMENT .....	15
VI.	DATABASE RECORDS REVIEW.....	17
VII.	ASTM NON-SCOPE ITEMS .....	25
VIII.	CONCLUSIONS.....	27
IX.	INTERVIEWS .....	29
X.	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS .....	30

### ATTACHMENTS

Vicinity Map  
Site Photographs  
EDR Database Report  
City Directory Abstract  
Vapor Encroachment Screen  
Historic USGS Topographic Maps  
Aerial Photographs  
Assessor's Parcel Map  
Parcel Report  
Site Dimensions  
Preliminary Title Report  
Certificate of Insurance  
Letter of Engagement  
Professional Profiles

# EXECUTIVE SUMMARY

Alessandro Blvd.  
Moreno Valley, CA 92555  
Project No. 21004050

ISSUE	ENVIRONMENTAL CONDITION IDENTIFIED						ASSESSMENT				
	NONE	REC	BER	CREC	HREC	de mini mis	ACCEPTABLE	O&M	PHASE 2	PHASE 3	COST
Historic Use	X						X				
UST/AST	X						X				
Chemical Use, Storage or Disposal	X						X				
Waste Storage or Disposal	X						X				
PCBs	X						X				
Environmental Records Review	X						X				
REC on Adjoining Property	X						X				
Stains or Odors	X						X				
Solid Waste or Fill	X						X				
Septic Fields, Wells or Drywells	X						X				
Pits, Ponds, Lagoons	X						X				
Vapor Encroachment	X						X				
<b>NON-SCOPE CONSIDERATIONS</b>											
Asbestos	X						X				
Lead Based Paint	X						X				
Lead in Water	X						X				
Mold	X						X				
Wetlands	X						X				
Radon	X						X				

## I IDENTIFICATION

<b>Subject Site:</b>	Alessandro Blvd.
<b>Location:</b>	Alessandro Blvd. at Blue Ribbon Lane Moreno Valley, CA 92555
<b>Observation Date:</b>	August 9, 2021
<b>Site Contact:</b>	None
<b>Client:</b>	Pacifica Investments, or their assigns
<b>Reliance:</b>	This Report is for the exclusive use of Pacifica Investments, or their assigns. No other party shall have the right to rely on any service provided by AES Due Diligence, Inc. without prior written consent.

### **Environmental Professional Statement**

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

Prepared by:

Richard E. Darwicki  
Registered Environmental Assessor in the former EPA Program



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Reviewed by:

Stephen J. Baker  
California Registered Geologist – California License # 4354



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## II OBJECTIVE AND SCOPE

### Objective

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The purpose of this Phase I Environmental Site Assessment is to identify recognized environmental conditions that may have an impact on the subject site, using readily available sources of information, interviews and field observations. It is our understanding the Client intends to acquire the site.

### Procedures

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This Assessment is a Phase I Environmental Site Assessment (ESA) for the improvements located at Alessandro Blvd. at Blue Ribbon Lane in Moreno Valley, CA 92555, performed in general accordance with ASTM Designation E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and following the Scope of Work outlined in AES Due Diligence, Inc.'s proposal. AES Due Diligence, Inc. (AES) conducted on-site observations on August 9, 2021, interviewed site operations personnel and observed adjacent properties. Environmental Data Resources, Inc. (EDR) conducted database searches following ASTM guidelines. Such searches are generally limited to a radius of one mile from the subject site. Additionally, ASTM Non-Scope items are addressed in this Assessment, including Asbestos, Lead-Based Paint, Radon Gas, Mold, Wetlands and Lead in Drinking Water. No testing was conducted for ASTM Non-Scope items.

### Limitations

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The purpose of the Phase I ESA of the site is to address the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and petroleum products. If requested by the Client, certain non-scope business environmental risks are addressed in the Assessment. The Phase I ESA is intended to allow the Client to satisfy one of the requirements to qualify for the innocent landowner defense, contiguous property Owner or bonafide prospective purchaser limitations on CERCLA liability: i.e. the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B). The Phase I ESA does not address whether requirements in addition to appropriate inquiry were met in order to qualify for CERCLA's innocent landowner defense.

The objectives of the Phase I ESA are as follows:

1. Evaluate if recognized environmental conditions (REC), controlled recognized environmental conditions (CREC), historic recognized environmental conditions (HREC) or *de minimis* environmental conditions are present on the site.
2. Provide sufficient documentation of sources, records and resources utilized in conducting the Phase I ESA.

3. Prepare a professional opinion regarding the presence of RECs at the site.

### Special Terms and Conditions

The Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the site.

A Phase I ESA attempts to identify the environmental conditions of the site and vicinity. Environmental conditions and regulations are subject to change and re-interpretation. Current conditions or regulatory requirements should not be assumed to continue to represent conditions at some future time. This Assessment represents AES's professional judgments and opinions based on information presented in this Assessment and no warranty, either expressed or implied, are contained herein.

### Limitations and Exceptions of Assessment

The surface conditions of the site were noted by visual observations or information obtained during interviews. No physical testing, soil/groundwater sampling or laboratory analysis was included unless otherwise noted in the Assessment.

The executive summary was prepared for the convenience of the users of this Assessment. This summary does not contain all the information presented in this Assessment and, therefore, the entire Assessment should be read to assure all pertinent information is transmitted.

AES performed the Phase I ESA of the site in substantial conformance with the scope and limitations of ASTM E 1527-13, Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* unless otherwise noted in the Assessment. Certain environmental conditions may exist on a site that are beyond the scope of the Standard but may warrant consideration. Per the Standard, this environmental site assessment is presumed to be valid for a specific time limit as defined in ASTM Designation E-1527-13.

AES utilized the following methods to complete the reconnaissance of the site. AES observed the site and adjoining properties for indicators of existing or potential recognized environmental conditions. The site walkover consisted of walking the site boundary and several transects across the site. For a site with buildings, the accessible areas of the buildings were entered and observed. Please note that AES did not look under floors, above ceilings or inside walls. The adjoining properties were observed from the periphery of the site, if possible. The observations were documented with representative photographs.

The following limiting condition was encountered during the course of the Phase I ESA:

- The questionnaire was not completed and returned.

However, this did not preclude AES from developing an opinion regarding the environmental condition of the site.

### Documents

Our Assessment represents our professional experience and judgment, and a good faith effort to obtain all available information. Documents and data provided by the Client, its designated representatives, or other interested parties, and consulted in the preparation of this Assessment, have been reviewed and may be referenced herein, with the understanding that AES assumes no responsibility or liability for their accuracy or for the withholding by any of the involved parties of any assessments or other information that could affect the transaction.

### Intended Use

AES Due Diligence, Inc. is not affiliated with the borrower or any other parties to this transaction. This Assessment is intended to be used in its entirety. No portion of it may be deleted or used out of context without the written consent of AES. The opinions and information contained in this Assessment are time sensitive and represent our evaluation of the environmental site conditions at the time the services were provided. This Assessment was prepared for a limited use involving a single transaction, as set forth herein, and may not be used for any other purpose without the written consent of AES.

### Proprietary Information

Field data, field notes, and other data and documents assembled by AES to produce this Assessment represent the work product of AES's training, experience and professional skill. This information belongs to and remains the property of AES Due Diligence, Inc.

### Definitions

ASTM defines a Recognized Environmental Condition (REC) as “the presence or likely presence of a hazardous substance or petroleum products in, on, or at a property: 1) due to release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment.”

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

A Historic Recognized Environmental Condition (HREC) is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."

A *de minimis* environmental condition "generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies." Conditions determined to be *de minimis* are not a REC.

Business Environmental Risk (BER) is a risk, which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the parcel of commercial real estate, not necessarily limited to those environmental issues investigated in this Phase I ESA. Business environmental risk issues may involve addressing one or more non-scope considerations.

## III PROPERTY DESCRIPTION

### Site Visit and Interviews

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On August 9, 2021, AES visited the subject site, which is a vacant parcel of land on the north side of Alessandro Boulevard.

AES observed the site by walking the site boundaries and walking across the vacant land. AES looked for evidence of prior structures, stored chemicals, underground and aboveground storage tanks, unusual surface appearance, wetlands and other issues that may indicate environmental conditions on the subject site. AES noted the location of on-site electrical power transformers and storm drainage structures where these were encountered. AES observed sites adjoining the subject site and areas within the immediate vicinity of the subject site.

AES photographed selected features at or near the subject site to support this written Assessment. The photographs are identified, described and appended to this Assessment.

### Subject Site

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The project is situated on a tract of land estimated to be approximately 18.48 acres. There are no improvements on the site.

According to the EDR Database Report the topography of the site is gently sloping and slopes to the southwest. The site has a maximum surface elevation difference of approximately 22 feet. Storm water drainage is by sheet flow to Alessandro Boulevard then to the Moreno Valley storm sewer system. Private water wells or monitoring wells were not encountered.

No parking areas or driveway areas are provided on the site. A 1940's era septic system consisting of a septic tank and drywell or leach lines may have been installed for the former farmhouse in the past. Cisterns were also common for storing water.

The Moreno Valley Electric Utility is the electrical supplier to the area and is responsible for transformer-related incidents. An underground transformer vault was seen along Alessandro Boulevard. Natural gas service is most likely available from the Southern California Gas Company. The site will be provided with municipal water and sanitary sewer services from buried utilities along the adjacent thoroughfares.

## **Buildings**

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There are no buildings or structures of any kind on the subject site. AES did observe evidence of a prior building at the site of the old farmhouse.

## **Adjoining Properties**

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Properties immediately adjoining the subject site are listed in the following table. The adjoining properties are located in Moreno Valley, CA 92555.

<b>Adjoining Properties</b>			
<b>Name</b>	<b>Operation</b>	<b>Direction from Site</b>	<b>Concerns</b>
Bay Avenue Homes	Single-Family Residential	North	None
Alessandro Boulevard	Vacant land and Single-Family Residential	South	None
Raw Land	Vacant Land	East	None
Housing tract	Single-Family Residential	West	None

Because of the controlled surface drainage and the predominantly non-hazardous uses on the adjoining properties, they do not, in our opinion, pose a significant environmental risk to the subject site.

## **Vicinity**

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AES observed other properties located near the subject site for current uses or conditions that might be environmentally significant. The local area properties observed by AES did not appear to be engaged in environmentally significant activities.

## **Topography and Hydrogeology**

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AES reviewed the United States Geological Survey (USGS) Topographic Map, which indicates that the subject site is approximately 1,598 feet above mean sea level. AES observed that the general drainage flows in a southwesterly direction across the surface of the site. No substantial grade changes appear to have been made to the subject site when compared to the topography of surrounding sites. A copy of the USGS topographic map that covers the subject site is appended.

AES did not observe site grading activities at the site. The site has been cleared for weed abatement.

## **Geology and Surficial Soils**

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According to the EDR Database Report, the subject site is located above Mesozoic era plutonic and intrusive bedrock. The depth to bedrock is unknown.

According to the information obtained through the EDR Database Report, the subject site is located in an area of sandy loam soils. These soil types have moderate permeability and would be expected to have moderate susceptibility as a result of surface spreading of wastes, depending upon local soil conditions.

## **Surface and Ground Water Flow**

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The regional surface water flows in a southwesterly direction according to the EDR Database Report. The ground water flow in the area is assumed to be to the southwest. The depth to ground water is unknown.

## **IV SITE HISTORY**

No prior Environmental Reports were provided to AES for review. AES conducted a limited historical review regarding the subject site. The following summarizes AES's review of readily available historical records and maps gathered from government agencies and commercial enterprises regarding the subject site history and use. This should not be considered a listing of all available information.

### **Interviews**

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No persons with knowledge of the site were available for interview.

### **Building Department Records Review**

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No building departments records are available.

### **Aerial Photograph and Historical Map Review**

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Aerial photographs are reviewed to identify past site use and areas of environmental concern on the subject site. AES has reviewed aerial photographs of the subject site. The photographs were obtained from E Data Resources. Copies of the aerial photographs that were obtained and reviewed by AES are appended. Please see chart below for the specific dates and description summary.

Beginning in the 1860s, the Sanborn Fire Insurance Company, and others, prepared maps that depict site improvements and commercial activities in many metropolitan areas in the United States. AES attempted to obtain fire insurance maps, specific to the site, to review as part of this Phase I Environmental Site Assessment. According to EDR, no Sanborn Maps were produced for this site.

Historical maps provide information concerning historical site boundaries and improvements. Historic Topographic Maps were reviewed for the site; please see the chart below for enumeration of years and findings.

The historical maps reviewed were obtained from EDR and are appended.

<b>Site History Summary</b>		
<b>Date</b>	<b>Record Type</b>	<b>Land Use</b>
1901	Historical Topographic Map	Undeveloped land with Alessandro Blvd. along the southside, no structures shown.
1938	Aerial Photograph	Orchard
1942, 1943	Historical Topographic Map	Orchard
1949, 1953	Aerial Photograph	Orchard and residence
1953	Historical Topographic Map	Orchard
1967	Aerial Photograph	Orchard and residence
1967	Historical Topographic Map	Orchard
1973	Historical Topographic Map	Orchard
1978	Aerial Photograph	Orchard and residence
1980	Historical Topographic Map	Orchard
1985, 1989, 1997, 2002, 2006, 2009, 2012	Aerial Photograph	Cleared land and residence
2012	EDR digital topographical	No structures plotted
2016	Aerial Photograph	Cleared land and residence

Based on AES's interpretation of the available documentation noted above the first developed and historic site use was primarily agricultural uses. No evidence of long-term fill activity, surface scarring, staining or other issues of environmental concern were visible in the aerial photographs during the review process.

### **Directories**

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City directories provide information concerning historical site ownership and use. City Directories were reviewed for the years 1973 through 2017 and no significant entries were found.

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## **Title Records Review**

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A title records review, or chain-of-title, can be used to identify prior ownership of a property and to evaluate previous activities or operations in terms of environmental significance. Significant easements, covenants, restrictions and environmental liens may be indicated in title records. A chain-of-title regarding the subject site was not provided to AES for Review as part of this Phase I Environmental Site Assessment. A Preliminary Title review was provided.

The review was performed by Chicago Title Company and was dated March 8, 2021. There were no environmental concerns on the subject property or Environmental Liens. A copy of the Preliminary Title Review is appended to this Assessment.

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## **Document Review**

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No documents were provided for review.

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## **Data Gaps**

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The history and land use of the subject site has been determined by review of available historical aerial photographs, city directories, old topographic maps, personal interviews, public agency records, and other available resources. This history has been extended back as far as "it can be shown that the property contained structures or from the time the property was first used for residential, agricultural, commercial, industrial or governmental purposes." Necessary and available historical resources (aerial photographs, fire insurance maps, USGS topographic maps, historical city directories, building department records, zoning/land use records, interviews, etc.) were reviewed to establish a thorough land use history in order to identify historical environmental conditions. The following is a list of data gaps (insufficient data) and associated potential environmental significance:

No Data Gaps (insufficient data) other than the Environmental Questionnaire not being completed and returned were identified by AES.

## V ENVIRONMENTAL SITE ASSESSMENT

### **Fixed Facilities Review**

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There are no fixed facilities at the subject site. The site is graded on a regular basis for control of the growth of weeds.

### **Site Tenant Activities**

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The site is vacant with no evidence of usage. No boats, trailers, or vehicles are stored on the site.

### **On-Site Chemical and Petroleum Product Storage**

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AES looked for evidence of chemicals, hazardous substances, petroleum-based fuels, or lubricants stored on the subject site. No evidence of past or current storage of chemicals or hazardous substances was observed on the subject site.

### **Waste Disposal Practices**

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AES looked for areas of illegal dumping on the site. A small amount of trash and rubbish consisting of wood, tires and plastics were noted near the former residence slab. No other areas of trash or rubbish were noted at the site.

### **Underground and Aboveground Storage Tanks**

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Owners and operators of certain USTs are required to register those USTs with the state agency responsible for administering the federally mandated UST program. A search of the list of registered USTs in California, prepared by EDR, showed that there are no registered USTs located on the subject site.

AES found records of USTs and no records of ASTs on the subject site.

### **Polychlorinated Biphenyls (PCBs)**

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Federal regulations put into effect following the Toxic Substances Control Act (TSCA) require that electrical transformers be labeled to identify their PCB content. Manufacture and distribution of PCBs was banned in 1979. Transformer owners are responsible for compliance with all applicable regulations governing those transformers, including maintenance of the transformer and any remediation work resulting from a transformer-related incident.

No pad-mounted, utility-company owned electrical transformers were noted at the site. There is an electrical transformer vault adjacent to Alessandro Boulevard. Based on utility ownership and no observed leaks, AES recommends no further action with regard to PCBs in transformers.

### **Exterior Surface Condition**

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AES observed the exterior surface of the subject site. The site is vacant land with no improvements. None of the historical documentation reviewed indicated that the subject site was previously utilized as a quarry and/or solid waste disposal facility.

No pits, ponds or lagoons were observed at the subject site during the site visit. No areas of distressed or dead vegetation, surface depressions or surface stains attributed to chronic leaks or spills were observed during the site visit.

### **Interior Surface Condition**

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There are no buildings or structures at the site.

### **Vapor Encroachment Condition (VEC)**

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A Vapor Encroachment Screening was performed for the subject site following the guidelines of ASTM E2600-15, Tier 1 Vapor Encroachment Screening. The screening consists of an initial search of all standard government record databases and EDR's proprietary historical records related to former dry cleaners, gas stations and manufactured gas plants within the 1/3 mile radius (default Area of Concern-AOC). Based on local ground water flow direction knowledge, AES reduced the AOC by the Buonicore Method. Individual facilities within the remaining AOC were evaluated.

Based on this evaluation, a VEC can be ruled out because a VEC does not exist or is not likely to exist.

## **VI DATABASE RECORDS REVIEW**

### **Environmental Records Review**

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An environmental records database search report dated July 15, 2021, was provided by Environmental Data Resources (EDR). A copy of EDR's report is appended. The following discussion excerpts specific items from the report that deserve additional description.

In addition to the mapped sites in the EDR report, there may also be a list of unmapped sites. These are reported database sites that, due to incomplete addressing information, could not be accurately plotted by EDR. In an attempt to locate all unmappable sites, AES compared each address provided on the unmappable site list to known addresses of the site and vicinity and attempted to locate unmappable sites during reconnaissance of the vicinity. AES concludes that no unmappable sites were identified that meet the search radius criteria of the scope of work and are considered to be environmentally significant to the subject site.

### **Superfund Enterprise Management System (SEMS) – Formerly Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)**

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Since 1982, the U.S. EPA has maintained lists of contaminated sites under the federal Superfund Program in accord with the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The U.S. EPA discovers these sites from citizen reports, routine inspection of hazardous waste generators, treatment, storage and disposal facilities, and reporting requirements.

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

Review of the SEMS list provided by EDR identifies no SEMS sites within the approximate minimum search distance of one-half mile from the subject site.

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## **Federal CERCLIS-NFRAP List (SEMS Archive)**

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CERCLA sites designated No Further Remedial Action Planned (NFRAP) have been removed from CERCLIS. CERCLIS-NFRAP sites may be where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the National Priorities List (NPL), or the contamination was not serious enough to require Federal Superfund action or NPL consideration. CERCLIS-NFRAP sites, however, may continue to represent a concern to local or state regulators. CERCLIS-NFRAP was renamed to SEMS Archive by the EPA in 2015.

Review of the SEMS Archive list provided by EDR identifies no SEMS Archive sites within the approximate minimum search distance of one-half mile from the subject site.

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## **National Priorities List**

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The U.S. EPA maintains this list as a subset of CERCLIS, identifying over 1,200 CERCLA sites for priority cleanup under the Superfund Program. Once sites have been designated on the CERCLIS list, the U.S. EPA uses its Hazard Ranking System to determine the potential risks of those sites to human health and the environment. Only the sites that present the greatest risk are added to the NPL, which qualifies the sites to receive CERCLA remedial funding.

Review of the NPL list provided by EDR identifies no NPL sites within the approximate minimum search distance of one mile from the subject site.

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## **RCRA – Generators**

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The U.S. EPA's RCRA (Resource Conservation and Recovery Act, 42 U.S.C. '6991 *et seq.*) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Generators are also listed in the FINDS database.

Review of the RCRA LQ-Generator list provided by EDR identifies no RCRA LQ-Generator sites adjacent to or at the subject site.

Review of the RCRA SQ-Generator list provided by EDR identifies no RCRA SQ-Generator sites adjacent to or at the subject site.

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## **RCRA - Treatment, Storage, Disposal Facilities (TSD)**

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The Resource Conservation and Recovery Act Information System (RCRIS) is a compilation of selective information on facilities that generate, store, transport, treat or dispose of hazardous waste. Inclusion of a facility on the RCRIS database is not necessarily an indication of an environmental problem.

Review of the RCRIS-TSD list provided by EDR identifies no RCRIS-TSD sites within the approximate minimum search distance of one mile from the subject site.

## **Emergency Response Notification System (ERNS)**

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The ERNS is a compilation of reported releases of hazardous substances into the environment. The database contains information from Spill reports made to federal authorities, including the U.S. EPA, the U.S. Coast Guard, the National Response Center, and the U.S. Department of Transportation.

Review of the ERNS list provided by EDR identifies no ERNS listings adjacent to or at the subject site.

## **Underground Storage Tanks (USTs)**

---

Certain USTs are regulated under the RCRA Act and must be registered with the state agency responsible for administering the UST program. USTs are also listed in the CA FID database. Inclusion of a facility on the UST database is not necessarily an indication of an environmental problem.

Review of the list provided by EDR identifies no listings adjacent to or at the subject site. Leaking tanks are discussed in the following section.

## **Leaking Underground Storage Tanks (LUSTs)**

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LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUSTs are also listed in the CORTESE database.

Review of the list provided by EDR identifies no facilities within the approximate minimum search distance of one-half mile from the subject site.

## **Solid Waste Facilities/Landfills (SWF/LS)**

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Solid waste records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites.

Review of the list provided by EDR identifies no sites within the approximate minimum search distance of one-half mile from the subject site.

## **EnviroStor**

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

Review of the list provided by EDR identifies a total of four sites within the ASTM standard minimum search distance of one mile from the subject site. There are no facilities on the subject site and there are no facilities on adjoining properties.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>
<b>MORENO VALLEY USD -</b> Facility Id: 60002704 Status: No Further Action	<b>13636 NASON STREET</b>	<b>NE 1/4 - 1/2 (0.289 mi.)</b>
<b>MOUNTAIN VIEW MIDDLE</b> Facility Id: 60000825 Status: No Further Action	<b>13130 MORRISON AVENU</b>	<b>NNW 1/2 - 1 (0.629 mi.)</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>
<b>LA JOLLA ELEMENTARY</b> Facility Id: 33010075 Status: No Action Required	<b>OLIVER STREET/CACTUS</b>	<b>SE 1/2 - 1 (0.754 mi.)</b>
<b>PROPOSED ALESSANDRO</b> Facility Id: 60000944 Status: No Further Action	<b>ALESSANDRO BOULEVARD</b>	<b>W 1/2 - 1 (0.865 mi.)</b>

The above referenced facilities were evaluated based on the following criteria: violator status, area geology, gradient relationship and separation distance. Based on this evaluation, and due to their regulated nature, it is believed that this does not represent an environmental concern to the subject site.

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## **DEED (Institutional Controls)**

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

Review of the list provided by EDR identifies no sites within the approximate minimum search distance of one mile from the subject site.

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## **California Hazardous Material Incident Reporting System (CHMIRS)**

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The California Office of Emergency Services database contains reported information on incidents involving accidental releases or spills of hazardous materials.

Review of the list provided by EDR identifies no listings adjacent to or at the subject site.

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## **Hazardous Waste and Substances Sites List (CORTESE)**

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The Cal-EPA publishes a listing of potential and confirmed hazardous waste sites throughout the State of California. Under California Government Code Section 65962.5, these sites are submitted to the Cal-EPA by the State Department of Health Services, State Water Resources Control Board, the Integrated Waste Management Board and the Department of Toxic Substances Control.

The database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release, and all solid waste disposal facilities from which there is a known migration.

Review of the list provided by EDR identifies no sites within the approximate minimum search distance of one-half mile from the subject site.

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## **VCP (Voluntary Cleanup Program)**

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

Review of the list provided by EDR identifies no listings adjacent to or at the subject site.

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## **Hazardous Waste Information System (HAZNET)**

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The California Department of Health Services, Toxic Substances Control Division, has developed and maintained lists of hazardous waste generators and hazardous waste treatment, storage and disposal facilities in the State of California, in accordance with the Hazardous Waste Control Law (California Health and Safety Code Section 25100 *et seq.*) And the Hazardous Waste Management Act of 1976 (California Health and Safety Code Section 25179.1 *et seq.*). Inclusion of a facility in the HAZNET list is not necessarily an indication of an environmental problem.

Additionally, the California Health and Safety Code requires all counties to prepare and submit hazardous waste management plans. To assist the counties, the Toxic Substances Control Division maintains lists containing hazardous waste generation and disposal data within each county. The Toxic Substances Control Division has assembled this information from manifest reports required from hazardous waste generators. This database currently lists over 20,000 facilities in the State of California.

Review of the list provided by EDR identifies no listings adjacent to or at the subject site.

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## **Historic USTs**

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The Hazardous Substance Storage Container Database is a historical listing of former UST sites that are closed and typically not listed with the current UST sites.

Review of the list provided by EDR identifies no listings adjacent to or at the subject site.

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## **EDR Historical Auto Service Stations**

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EDR Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Review of the list provided by EDR identifies no listings adjacent to or at the subject site.

## **Dry Cleaners and EDR Historical Dry Cleaners**

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This database provides a list of drycleaner facilities that have EPA ID numbers. These facilities have certain SIC codes including: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; dry cleaning plants, except rugs; carpet and upholstery cleaning; industrial launderers and laundry and garment services.

Review of the list provided by EDR identifies no listings adjacent to or at the subject site.

EDR Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, Laundromat, cleaning/laundry, wash & dry etc.

Review of the list provided by EDR identifies no Historical Dry Cleaner listings adjacent to or at the subject site.

## **Waste Management Unit Database System (WMUDS/SWAT)**

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The California Integrated Waste Management Board maintains an inventory list of both open as well as closed and inactive solid waste disposal facilities and transfer stations in accordance with the Solid Waste Management and Resource Recovery Act of 1972, California Government Code Section 2.66790(b). Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies. The Waste Management Unit Database System is used by the California Water Resources Control Board and the Regional Water Quality Control Boards for program tracking and inventory of waste management units.

Review of the latest WMUDS/SWAT listing identifies no WMUDS/SWAT facilities within the approximate minimum search distance of one-half mile from the subject site.

## **Manufactured Gas Plants (MGP)**

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Manufactured Gas Plants produced combustible gas for urban use prior to the widespread use and pipeline distribution of natural gas in the 1950s. The main fuels used in production of this gas were coke, coal and oil; the by-products of this manufacturing process include a variety of tars, sludge and other chemicals. MGP sites tend to have subsurface contamination due to the common practice of disposing of the waste products on site.

Review of the MGP list provided by EDR identifies no MGP sites within the approximate minimum search distance of one mile from the subject site.

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## **US Brownfields**

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Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields.

Review of the list provided by EDR identifies no sites within the approximate minimum search distance of one-half mile from the subject site.

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## **Federal Superfund Lien Searches**

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A Federal CERCLA ("Superfund") lien can only exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLA provides information as to the identity of these sites and properties.

Review of the list provided by EDR identifies no listings at the subject site.

In, addition, there are no Federal, State or non-priority liens on the subject property listed in the EDR Database Report or Activity and Use Limitations (AULs) associated with the subject site.

## **VII ASTM NON-SCOPE ITEMS**

### **Asbestos**

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With the exception of a concrete slab, no building materials from the former residence are on site.

### **Lead-Based Paint**

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With the exception of a concrete slab, no building materials from the former residence are on site.

### **Potable Water Supply**

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The subject site is serviced by a municipally operated, public water system, which is regulated by the Safe Drinking Water Act of 1974. This Act requires that public water supplies be tested for the presence of lead in water. AES contacted the local water utility company, the Municipal, regarding the results of water tests. The utility company reports that the lead content of the water is below the U.S. EPA action level of 0.015 milligrams per liter.

### **Radon Gas**

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Radon gas is a naturally occurring, colorless, odorless gas that is the by-product of the decay of radioactive materials found within bedrock and soil. Radon gas enters buildings through cracks, structural joints, and plumbing openings in floor levels that are in direct contact with the soil. Radon gas, when inhaled, has been found to be carcinogenic in some humans. The U.S. EPA recommended action level for radon gas is 4.0 pCi/L (picoCuries per liter).

The State of California, in conjunction with the U.S. EPA, has conducted residential screening tests in Riverside County. The results of that screening indicate that Riverside County is predicted to have an average indoor radon screening level of 0.117 pCi/L, with 100% of tests less than 4.0 pCi/L.

AES reviewed the U.S. EPA's Map of Radon Zones for California, which identifies Riverside County as being within radon zone 2. Counties within radon zone 2 have a predicted average indoor radon gas screening level of between 2 pCi/L and 4 pCi/L.

Based on the literature reviewed, it is our opinion that the risk of radon gas accumulation is not a significant environmental concern at the subject site.

## **Wetlands**

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AES did not observe ponded water, flowing water, saturated soils or hydrophytic vegetation at the subject site.

## **Mold**

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There are no buildings; therefore, the presence of mold is not an issue for the subject site.

## VIII CONCLUSIONS

### **Findings and Opinion**

AES completed a Phase I ESA for the site in substantial conformance with the scope and limitations of the Standard. Any exceptions to, or deletions from, the Standard are described in the Assessment.

#### **Historical Recognized Environmental Conditions (HRECs)**

Based on site observations, interviews and review of available documents and the database records search, AES concludes that no HRECs were identified at the subject site. AES recommends no additional investigation at this time.

#### **Current Recognized Environmental Conditions (RECs)**

Based on site observations, interviews and review of available documents and the database records search, AES concludes that no RECs were identified at the subject site. AES recommends no additional investigation at this time.

#### **Business Environmental Risk (BER)**

Based on site observations, interviews and review of available documents and the database records search, AES concludes that no *BER's* were identified at the subject site. AES recommends no additional investigation at this time.

#### **Controlled Recognized Environmental Conditions (CREC)**

Based on site observations, interviews and review of available documents and the database records search, AES concludes that no CRECs were identified at the subject site. AES recommends no additional investigation at this time.

#### **de minimis Environmental Conditions**

Based on site observations, interviews and review of available documents and the database records search, AES concludes that no *de minimis* conditions were identified at the subject site. AES recommends no additional investigation at this time.

## **Conclusions**

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We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations ASTM Practice E 1527-13 of Alessandro Blvd. at Blue Ribbon Lane Moreno Valley, California 92555, the *property*. Any exceptions to or deletions from, this practice are described in Section II of this *report*. This assessment has revealed no evidence of *Recognized Environmental Conditions, Controlled Recognized Environmental Conditions, Business Environmental Risks or Historical Recognized Environmental Conditions* with the *property*. AES recommends no additional investigation at this time.

## **IX INTERVIEWS**

<u>Name</u>	<u>Title/Affiliation</u>	<u>Phone</u>
Staff	City of Moreno Valley	Website
Website	State Water Resources Control Board <a href="http://geotracker.waterboards.ca.gov/">http://geotracker.waterboards.ca.gov/</a>	
Valentina Lopez	County of Riverside	(951) 955-8632

## **X QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

***Richard E. Darwicki*** - Mr. Darwicki has over ten years of experience related to environmental assessments and over 30 years experience related to engineering matters. He has completed numerous Phase I Environmental Site Assessments throughout the United States. He is a Licensed Engineer in the State of California and attended Santa Ana College and Fullerton College.

***Stephen J. Baker*** – Mr. Baker is a California and Washington Registered Geologist and Certified Hydrogeologist. He has conducted cursory environmental surveys, Phase I Evaluations, site characterization of sediment and groundwater, remedial design and implementation, post monitoring and achievement of “No Further Action” status by the lead regulating agencies. Mr. Baker holds a degree in geology from Ohio State University and a California Registered Geologist License number 4354.