

March 26, 2020 Project No. 1414-CR

Mr. Rod Jones 29875 Newport Road Menifee, California 92548

Subject: Limited Phase II Environmental Site Assessment

29875 Newport Road, APN 364-190-004 Menifee, Riverside County, California

Dear Mr. Jones:

As requested, GeoTek, Inc. (GeoTek) conducted a Limited Phase II Environmental Site Assessment (ESA) for the subject property, located in Menifee, Riverside County, California. Based on readily available historic information, the Site appears to have historically been used for dairy farming and some limited agriculture. Total acreage for the site is approximately 79 acres.

Field Work

In order to address the potential concern regarding historic site use and possible pesticide use in the vicinity of some previously razed structures located toward the northeast portion of the Site, GeoTek obtained soil samples from the Site for chemical analysis. Six (6) samples were obtained from selected areas of the Site (former razed structures area) and submitted to a state certified laboratory for analysis of organo-chlorinated pesticides.

Soil samples were obtained from a depth of up to approximately six to eight inches below the existing ground surface. The six soil samples were submitted for analysis of organo-chlorinated pesticides (OCP) in accordance with United States Environmental Protection Agency (EPA) Method 8081A.

Soil Laboratory Test Results

Analysis of the soil samples detected measurable quantities of the OCP constituents 4,4'-DDE in two of the six samples (#I and #6). The applicable results of the laboratory analysis are summarized in the following table:

TABLE I OCP SUMMARY ANALYTICAL RESULTS

Sample	4,4'-DDE (ug/kg)
#I - NE	П
#2 – N	<5 (ND)
#3 – NW	<5 (ND)
#4 – SW	<5 (ND)
#5 – S	<5 (ND)
#6 - SE	5.5
Screening Level	2,000*

ug/kg = micrograms per kilogram

ND = Non-Detect

*= EPA Regional Screening Levels (RSLs) for residential soil, November 2019

The OCP constituents are all in a concentration below the screening level for residential soils, as determined by EPA Regional Screening Level (RSL) for industrial soil, November 2019 (TR=1E-06, HQ=1.0). Analysis of the remaining OCP constituents in the soil samples tested were all below EPA screening levels for residential soils as well.

Findings

Analysis of the soil samples did not detect quantities of OCP constituents above the regulatory screening levels in the samples tested.

The laboratory report is attached.

Closure

Based on our investigation, GEOTEK is of the opinion that additional investigation is not necessary at the Site with respect to the identified contaminants of concern.



We appreciate this opportunity to be of service. If you have any questions, or if we can be of further service, please contact us at (951) 710-1160.

Respectfully Submitted, **GEOTEK, INC.**



Edward H. LaMont CEG No. 1892, Exp. 07/31/20

Edul H. Wit

Principal Geologist

Anna M. Scott Project Geologist

Attachment: Laboratory Report

 $G:\Pr(S) = 1450 \times 1450$



Orange Coast Analytical, Inc. 3002 Dow, Suite 532, Tustin, CA 92780 (714)

3002 Dow, Suite 532, Tustin, CA 92780 (714) 832-0064 Fax (714) 832-0067 4620 E. Elwood, Suite 4, Phoenix, AZ 85040 (480) 736-0960 Fax (480) 736-0970

LABORATORY REPORT FORM

ORANGE COAST ANALYTICAL, INC.

3002 Dow Suite 532 Tustin, CA 92780

(714) 832-0064

Laboratory Certification (ELAP) No.: 2576 Expiration Date: 2020 Los Angeles County Sanitation District Lab ID# 10206

Laboratory Director's Name:

Mark Noorani

Client: GeoTek, Inc.

Laboratory Reference: GTK 25073

Project Name: Newport Road

Project Number: 1414-CR

Date Received: 3/18/2020

Date Reported: 3/26/2020

Chain of Custody Received: 🔽

Analytical Method: 8081A,

Mark Noorani, Laboratory Director

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Case Narrative

Sample Receipt:

All samples on the Chain of Custody were received by OCA at 5°C, on ice.

Holding Times:

All samples were analyzed within required holding times unless otherwise noted in the data qualifier section of the report.

Analytical Methods:

Sample analysis was performed following the analytical methods listed on the cover page.

Data Qualifiers:

Within this report, data qualifiers may have been assigned to clarify deviations in common laboratory procedures or any divergence from laboratory QA/QC criteria. If a data qualifier has been used, it will appear in the back of the report along with its description. All method QA/QC criteria have been met unless otherwise noted in the data qualifier section.

Definition of Terms:

The definitions of common terms and acronyms used in the report have been placed at the back of the report to assist data users.

Comments:

None

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample Summary

Client Sample ID	Lab Sample Number	Date Received	Date Sampled	Matrix
1 NE	25073-001	3/18/2020	3/18/2020	Soil
2 N	25073-002	3/18/2020	3/18/2020	Soil
3 NW	25073-003	3/18/2020	3/18/2020	Soil
4 SW	25073-004	3/18/2020	3/18/2020	Soil
5 S	25073-005	3/18/2020	3/18/2020	Soil
6 SE	25073-006	3/18/2020	3/18/2020	Soil

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample Imber	Date Received	Date Sampled	Date Extracted	Date Analyz	-	Matrix
1 NE	250	25073-001		3/18/2020	3/24/2020	3/25/20	020	Soil
			14:08	9:30	11:15	11:2	9	
<u>ANALYTE</u>	CAS#	μg/kg		<u>.</u>	Surrogate:		% RC*	
Aldrin	309-00-2	<2.0			Dagaahlarahin	honyl	87	
alpha-BHC	319-84-6	<5.0		!	Decachlorobip	пепуі	07	
beta-BHC	319-85-7	< 5.0		,	* Acceptable F	Recovery	. 53-134	1 %
gamma-BHC (Lindane)	58-89-9	< 5.0			7.000ptable 1	COOOVOLY	. 00 10	1 70
delta-BHC	319-86-8	<10						
Chlordane	57-74-9	<30		Dilution Factor: 1				
4,4'-DDD	72-54-8	<10			Data Qualifiers	s: None		
4,4'-DDE	72-55-9	11		. .	Data Quannon	<u> </u>		
4,4'-DDT	50-29-3	<10						
Dieldrin	60-57-1	<2.0						
Endosulfan I	959-98-8	<10						
Endosulfan II	33213-65-9	< 5.0						
Endosulfan sulfate	1031-07-8	<10						
Endrin	72-20-8	<10						
Endrin aldehyde	7421-93-4	<10						
Endrin ketone	53494-70-5	< 5.0						
Heptachlor	76-44-8	<2.0						
Heptachlor epoxide	1024-57-3	< 5.0						
Methoxychlor	72-43-5	<10						
Toxaphene	8001-35-2	<40						

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample ımber	Date Received	Date Sampled	Date Extracted	Date Analyz	-	Matrix
2 N	250	73-002	3/18/2020	3/18/2020	3/24/2020	3/25/20	020	Soil
			14:08	9:30	11:15	11:4	4	
<u>ANALYTE</u>	CAS#	μg/kg		<u> </u>	Surrogate:		% RC*	
Aldrin	309-00-2	<2.0		г	Docachlorobin	honyl	96	
alpha-BHC	319-84-6	< 5.0		L	Decachlorobip	пепу	90	
beta-BHC	319-85-7	<5.0		*	Acceptable F	Recovery	- 53-134	1 %
gamma-BHC (Lindane)	58-89-9	<5.0			, tocoptable !		. 00 .0	. 70
delta-BHC	319-86-8	<10						
Chlordane	57-74-9	<30		Dilution Factor: 1				
4,4'-DDD	72-54-8	<10		Data Qualifiers: None				
4,4'-DDE	72-55-9	< 5.0		-		<u></u>		
4,4'-DDT	50-29-3	<10						
Dieldrin	60-57-1	<2.0						
Endosulfan I	959-98-8	<10						
Endosulfan II	33213-65-9	< 5.0						
Endosulfan sulfate	1031-07-8	<10						
Endrin	72-20-8	<10						
Endrin aldehyde	7421-93-4	<10						
Endrin ketone	53494-70-5	<5.0						
Heptachlor	76-44-8	<2.0						
Heptachlor epoxide	1024-57-3	<5.0						
Methoxychlor	72-43-5	<10						
Toxaphene	8001-35-2	<40						

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample ımber	Date Received	Date Sampled	Date Extracted	Date Analyz	-	Matrix
3 NW	250	73-003	3/18/2020	3/18/2020	3/24/2020	3/25/20	020	Soil
			14:08	9:30	11:15	11:5	9	
<u>ANALYTE</u>	CAS#	μg/kg		<u> </u>	Surrogate:	-	% RC*	
Aldrin	309-00-2	<2.0		г	Decachlorobip	honyl	93	
alpha-BHC	319-84-6	< 5.0		L	Decacrilorobip	пепу	93	
beta-BHC	319-85-7	<5.0		*	Acceptable F	Recovery	53-134	. %
gamma-BHC (Lindane)	58-89-9	<5.0			7 toooptable 1	(OOOVOI)	. 00 10 1	70
delta-BHC	319-86-8	<10						
Chlordane	57-74-9	<30		Dilution Factor: 1				
4,4'-DDD	72-54-8	<10		Data Qualifiers: None				
4,4'-DDE	72-55-9	< 5.0		=	Jaia Gaaiiioi	<u></u> 110110		
4,4'-DDT	50-29-3	<10						
Dieldrin	60-57-1	<2.0						
Endosulfan I	959-98-8	<10						
Endosulfan II	33213-65-9	< 5.0						
Endosulfan sulfate	1031-07-8	<10						
Endrin	72-20-8	<10						
Endrin aldehyde	7421-93-4	<10						
Endrin ketone	53494-70-5	<5.0						
Heptachlor	76-44-8	<2.0						
Heptachlor epoxide	1024-57-3	<5.0						
Methoxychlor	72-43-5	<10						
Toxaphene	8001-35-2	<40						

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample ımber	Date Received	Date Sampled	Date Extracted	Date Analyz	-	Matrix
4 SW	250	73-004	3/18/2020	3/18/2020	3/24/2020	3/25/2	020	Soil
			14:08	9:30	11:15	12:1	5	
<u>ANALYTE</u>	CAS#	μg/kg		<u> </u>	Surrogate:		% RC*	
Aldrin	309-00-2	<2.0		,	Doooshlorobin	honyl	100	
alpha-BHC	319-84-6	< 5.0		ı	Decachlorobip	пепуі	100	
beta-BHC	319-85-7	< 5.0		*	* Acceptable F	Recovery	. 53-134	1 %
gamma-BHC (Lindane)	58-89-9	<5.0			7.000ptable 1	COOOVOIY	. 00 10	1 70
delta-BHC	319-86-8	<10						
Chlordane	57-74-9	<30		Dilution Factor: 1				
4,4'-DDD	72-54-8	<10		Data Qualifiers: None				
4,4'-DDE	72-55-9	< 5.0		<u>-</u>	Data Gaamior	<u></u> 110110		
4,4'-DDT	50-29-3	<10						
Dieldrin	60-57-1	<2.0						
Endosulfan I	959-98-8	<10						
Endosulfan II	33213-65-9	< 5.0						
Endosulfan sulfate	1031-07-8	<10						
Endrin	72-20-8	<10						
Endrin aldehyde	7421-93-4	<10						
Endrin ketone	53494-70-5	< 5.0						
Heptachlor	76-44-8	<2.0						
Heptachlor epoxide	1024-57-3	<5.0						
Methoxychlor	72-43-5	<10						
Toxaphene	8001-35-2	<40						

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample ımber	Date Received	Date Sampled	Date Extracted	Date Analyzed	Matrix
5 S	250	73-005	3/18/2020	3/18/2020	3/24/2020	3/25/2020	Soil
			14:08	9:30	11:15	12:30	
<u>ANALYTE</u>	CAS#	μg/kg		<u> </u>	Surrogate:	<u>% F</u>	<u> </u>
Aldrin	309-00-2	<2.0			Dogooblorobin	henyl 9	2
alpha-BHC	319-84-6	< 5.0		ļ	Decachlorobip	пепуі э	2
beta-BHC	319-85-7	<5.0		,	* Acceptable R	Recovery: 53	R-134 %
gamma-BHC (Lindane)	58-89-9	<5.0			, locoptable !		, 101 /0
delta-BHC	319-86-8	<10					
Chlordane	57-74-9	<30		Dilution Factor: 1			
4,4'-DDD	72-54-8	<10		1	Data Qualifiers	s: None	
4,4'-DDE	72-55-9	< 5.0		-		<u></u>	
4,4'-DDT	50-29-3	<10					
Dieldrin	60-57-1	<2.0					
Endosulfan I	959-98-8	<10					
Endosulfan II	33213-65-9	< 5.0					
Endosulfan sulfate	1031-07-8	<10					
Endrin	72-20-8	<10					
Endrin aldehyde	7421-93-4	<10					
Endrin ketone	53494-70-5	< 5.0					
Heptachlor	76-44-8	<2.0					
Heptachlor epoxide	1024-57-3	<5.0					
Methoxychlor	72-43-5	<10					
Toxaphene	8001-35-2	<40					

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample mber	Date Received	Date Sampled	Date Extracted	Date Analyzed	Matrix
6 SE	250	73-006	3/18/2020	3/18/2020	3/24/2020	3/25/2020) Soil
			14:08	9:30	11:15	12:45	
<u>ANALYTE</u>	CAS#	ug/kg			Surrogate:	<u>%</u>	RC*
Aldrin	309-00-2	<2.0			Decachlorobip	hanyl 7	7
alpha-BHC	319-84-6	<5.0			Decacrilorobip	ileliyi <i>i</i>	,
beta-BHC	319-85-7	< 5.0			* Acceptable R	ecovery: 5	3-134 %
gamma-BHC (Lindane)	58-89-9	< 5.0			/ tocoptable !		3 10 1 70
delta-BHC	319-86-8	<10					
Chlordane	57-74-9	<30		Dilution Factor: 1			
4,4'-DDD	72-54-8	<10			Data Qualifiers	s: None	
4,4'-DDE	72-55-9	5.5			Data Quamiore	<u></u> 110110	
4,4'-DDT	50-29-3	<10					
Dieldrin	60-57-1	<2.0					
Endosulfan I	959-98-8	<10					
Endosulfan II	33213-65-9	<5.0					
Endosulfan sulfate	1031-07-8	<10					
Endrin	72-20-8	<10					
Endrin aldehyde	7421-93-4	<10					
Endrin ketone	53494-70-5	<5.0					
Heptachlor	76-44-8	<2.0					
Heptachlor epoxide	1024-57-3	<5.0					
Methoxychlor	72-43-5	<10					
Toxaphene	8001-35-2	<40					

Lab Reference # GTK 25073 Project Name: Newport Road

Project #: 1414-CR

Client Sample ID		Sample mber	Date Received	Date Sampled	Date Extracted	Date Analyz		Matrix
Method Blank	MBAV	0324201			3/24/2020	3/24/20	20	Soil
					11:15	13:17	7	
<u>ANALYTE</u>	CAS#	μg/kg			Surrogate:	9	% RC*	
Aldrin	309-00-2	<2.0			Decachlorobip	hanvl	106	
alpha-BHC	319-84-6	<5.0			Decacrilorobip	Herryr	100	
beta-BHC	319-85-7	<5.0			* Acceptable R	Secovery.	53-134	%
gamma-BHC (Lindane)	58-89-9	<5.0			/ toooptable !		00 101	, 0
delta-BHC	319-86-8	<10						
Chlordane	57-74-9	<30			Dilution Factor	<u>:</u> 1		
4,4'-DDD	72-54-8	<10			Data Qualifiers	s: None		
4,4'-DDE	72-55-9	<5.0			Data Gaamore	<u> </u>		
4,4'-DDT	50-29-3	<10						
Dieldrin	60-57-1	<2.0						
Endosulfan I	959-98-8	<10						
Endosulfan II	33213-65-9	<5.0						
Endosulfan sulfate	1031-07-8	<10						
Endrin	72-20-8	<10						
Endrin aldehyde	7421-93-4	<10						
Endrin ketone	53494-70-5	<5.0						
Heptachlor	76-44-8	<2.0						
Heptachlor epoxide	1024-57-3	<5.0						
Methoxychlor	72-43-5	<10						
Toxaphene	8001-35-2	<40						

QA/QC Report

for

Organochlorine Pesticides (EPA 8081A)

Reporting units: ppb

Matrix Spike (MS) / Matrix Spike Duplicate (MSD)

 Date of Extraction:
 3/24/2020
 11:15

 Date of Analysis:
 3/25/2020
 10:58

 Dup Date of Analysis:
 3/25/2020
 11:13

<u>Laboratory Sample #:</u> 25028-002 <u>MS/MSD Qualifiers:</u> None <u>Reference #:</u> GTK 25073

Analyte	R1	SPC CONC	MS	MSD	%MS	%MSD	RPD	ACP %MS	ACP RPD	Qual
Gamma-BHC	0.00	20.0	13.9	13.9	69	69	0	44-130	26	
Heptachlor	0.00	20.0	14.2	14.3	71	72	1	41-130	27	
Aldrin	0.00	20.0	14.3	14.1	72	71	1	43-130	27	
Dieldrin	0.00	40.0	30.8	32.8	77	82	6	42-141	23	
Endrin	0.00	40.0	35.7	38.2	89	96	7	44-153	23	
DDT	0.00	40.0	33.4	35.3	84	88	6	46-153	22	

Surrogate Recoveries for Spike Samples

Surrogate (%RC)	MS	MSD	Qual	LCS	LCSD	Qual	ACP % RC
Decachlorobiphenyl	106	105		109	107		53-134

Laboratory Control Sample

 Date of Extraction:
 3/24/2020
 11:15

 Date of Analysis:
 3/24/2020
 13:33

 Dup Date of Analysis:
 3/24/2020
 13:48

 Laboratory Sample #:
 AV0324201

 LCS Qualifiers:
 None

	SPC						ACP	ACP	
Analyte	CONC	LCS	LCSD	%LCS	%LCSD	RPD	%LCS	RPD	Qual
Gamma-BHC	20.0	13.1	12.6	66	63	4	45-130	26	
Heptachlor	20.0	11.4	11.6	57	58	2	40-130	28	
Aldrin	20.0	11.7	11.7	58	58	0	43-130	28	
Dieldrin	40.0	29.2	29.7	73	74	2	43-135	20	
Endrin	40.0	32.2	33.4	81	84	4	48-141	20	
DDT	40.0	32.3	33.2	81	83	3	43-153	20	

Definition of terms:

R1 Result of unspiked laboratory sample used for matrix spike determination.

SP CONC (or Spike Conc.) Spike concentration added to sample or blank

MS Matrix Spike sample result

MSD Matrix Spike Duplicate sample result

%MS Percent recovery of MS: {(MS-R1) / SP CONC} x100

%MSD Percent recovery of MSD: {(MSD-R1) / SP CONC} x 100

RPD (for MS/MSD) Relative Percent Difference: {(MS-MSD) / (MS+MSD)} x 100 x 2

LCS Laboratory Control Sample result

LCSD Laboratory Control Sample Duplicate result
%LCS Percent recovery of LCS: {(LCS) / SP CONC) x100

%LCS Percent recovery of LCS: {(LCS) / SP CONC} x100
%LCSD Percent recovery of LCSD: {(LCSD) / SP CONC} x 100

RPD (for LCS/LCSD) Relative Percent Difference: {(LCS-LCSD) / (LCS+LCSD)} x 100 x 2
ACP %LCS Acceptable percent recovery range for Laboratory Control Samples.
ACP %MS Acceptable percent recovery range for Matrix Spike samples

ACP RPD Acceptable Relative Percent Difference
Detectable, result must be greater than zero

Qual A checked box indicates a data qualifier was utilized and/or required for this analyte

see attached explanation.

ND Analyte Not Detected

Analysis Request and Chain of Custody Record

ORANGE COAST ANALYTICAL, INC.

www.ocalab.com

Lab Job No:	47017		
Page \	of 1		

24 Hours:_

05073

3002 Dow, Suite 532 **Tustin, CA 92780** (714) 832-0064 Fax (714) 832-0067

4620 E. Elwood, Suite 4 Phoenix, AZ 85040 (480) 736-0960 Fax (480) 736-0970

REQUIRED TURN AROUND TIME: Standard: 48 Hours:

72 Hours:

CUSTOMER INFORMATION PROJECT INFORMATION PROJECT NAME: SEND REPORT TO: EMAIL: ADDRESS: P.O. #: SAMPLED BY: PHONE: SAMPLE CONTAINER MATRIX TYPE NO. OF SAMPLE SAMPLE SAMPLE ID REMARKS/PRECAUTIONS CONTAINERS Preservative: 1 lce 2 = HCl 3 = HNO₃ 4 = H₂SO₄ 5 = NaOH 6 = Other Total No. of Samples: Method of Shipment: Relinquished By: Date/Time: Received By: Date/Time: Sample Matrix: DW - Drinking Water 2:08 GW - Groundwater W - Water WW - Wastewater Relinquished By: Date/Time: Received By: Date/Time: SS - Soil/Solid SW - Stormwater OT - Other Relinquished By: Date/Time: Received For Lab By: Date/Time: Sample Integrity: Blue 14 870250 Intact: On Ice (Yes) No @ DAZOC

Sample Receipt Report

Laboratory Reference	EGTK 25073			Logged in by	MR
Received: Method of Shipment:	03/18/20 14:08 Hand Delivered		Company Name: Project Manager:	GeoTek, Inc. Mr. Ed Lamont	
Shipping Container:	Cooler		Project Name:	Newport Road	
# Shipping Containers:	1		Project #:	1414-CR	
Sample Quantity 6 Soil					
Chain of Custody		Co	omplete 🗸	Incomplete	None 🗌
Samples On Ice		Y	es, Wet	Yes, Blue 🗸	No 🗌
Observed Temp. (°C):	5	Thermometer I	D: IR#2	Adjusted Temp.:	5+0=5
Shipping Intact			Yes 🗸	N/A	No 🗌
Shipping Custody Sea	als Intact		Yes 🗌	N/A 🗸	No 🗌
Samples Intact			Yes 🗸		No 🗌
Sample Custody Seal	s Intact		Yes	N/A 🗸	No 🗌
Custody Seals Signed	d & Dated		Yes 🗌	N/A 🗸	No 🗌
Proper Test Containe	rs		Yes 🗸		No 🗌
Proper Test Preserva	tions		Yes 🗸		No 🗌
Samples Within Hold	Times		Yes 🗹		No 🗌
VOAs Have Zero Hea	dspace		Yes 🗌	N/A 🗸	No 🗌
Sample Labels		C	omplete 🗹	Incomplete	None
Sample Information M	Matches COC		Yes 🗸	N/A	No 🗌
Notes					
*					

Client Notified