

EXECUTIVE SUMMARY

Keller Crossing
Highway 79 and Keller Road
Winchester, Riverside County, California 92596

D.R. Horton, Inc. (DHI) engaged Tetra Tech, Inc. (Tetra Tech) to perform a Phase I Environmental Site Assessment (ESA) of the above-referenced property. This study was authorized by Ms. Myra Ingersoll and confirmed by issue of Tetra Tech Project Number 212C-HN-D2001-COR0331A on June 29, 2020. The site reconnaissance was conducted by Ms. Tanya McLean of Tetra Tech on July 7, 2020.

PROPERTY DESCRIPTION

The proposed Keller Crossing residential development (target property) currently consists of approximately 197 acres of agricultural land located in the vicinity of latitude 33.6310180 degrees north and longitude 117.0958870 degrees west in Winchester, Riverside County, California. Access to the target property is from the east via Highway 79, from the south via La Canada Drive, from the south via Keller Road, and from the west via Pourroy Road.

SITE AND AREA RECONNAISSANCE

Tetra Tech understands that DHI is under contract to purchase approximately 197 acres of agricultural land which will comprise the proposed Keller Crossing subdivision. At the time of the site reconnaissance, the majority of the target property consisted of agricultural land with hilly terrain primarily on the northeastern and northwestern portions. In addition, a suspected intermittent stream was noted within the northeastern portion. A stormwater outlet was also observed on the northeastern portion of the target property, as well as on the west-central portion. Overhead electrical powerlines were observed along the southern and western property boundaries. Two pole-mounted transformers were observed along the southern boundary, while one was observed on the northwestern portion of the target property. The transformers were not labeled for polychlorinated biphenyl (PCB) content but were observed to be in good condition with no evidence of leaks or staining. Debris consisting of a bumper and car seat were also observed on the northwestern portion, while wind-blown trash was observed throughout the property boundaries. No staining, distressed vegetation, or other concerns were noted in association with the debris.

No active earthwork or site development activities were observed at the target property during the site reconnaissance; therefore, implementation of construction-related erosion control, storm water compliance, and best management practices (BMPs) are not required at this time.

The target property was bordered to the north by vacant land and rural residences, with Scott Road beyond. To the east, the target property was bordered by Highway 79 with vacant land, rural residences, and agricultural land beyond. The target property was bordered to the south by Keller Road with rural residences beyond. To the west, the target property was bordered by Pourroy Road with vacant land and rural residences beyond.

Tetra Tech's site reconnaissance revealed no evidence of recognized environmental conditions (RECs) for the target property.

HISTORICAL REVIEW

Tetra Tech's review of readily available historical aerial photographs (dated 1949, 1953, 1961, 1967, 1978, 1985, 1989, 1996, 2002, 2006, 2009, 2012, and 2016) indicates that target property consists of agricultural land with hilly terrain primarily in the northeastern portion with scattered stream channels and additional hills throughout in all reviewed aerial photographs. Tetra Tech did not identify a previous use of the target property that would represent a REC.

Based on the review of readily available historical aerial photographs, the areas surrounding the target property appear to consist of undeveloped or agricultural land with scattered rural residential properties in the 1949 through 2002 aerial photographs. Highway 79 is also visible to the adjacent east in all reviewed aerial photographs. Beginning in the 1996 aerial photograph, a nursesey is also visible to the southeast. By the 2006 aerial photograph, a residential subdivisions also appears to the southeast. The areas surrounding the target property, appear relatively unchanged in the remaining aerial photographs. Tetra Tech did not identify a previous use of the surrounding properties that would represent a REC to the target property.

Based on the historical agricultural use of the target property and surrounding areas, it is possible that environmentally persistent pesticides have been applied to crops grown on or around the target property. However, the normal use and application of agricultural chemicals generally does not trigger enforcement actions, assessments by regulatory agencies or the recommendation for further assessment of

the target property unless there is evidence indicating that misuse, dumping, or improper storage of chemicals is present or has occurred. There are no indications of these types of activities or evidence of agricultural chemical mixing, large quantity storage, or materials processing located on or around the target property.

As part of the due diligence for the target property, Tetra Tech reviewed an existing report regarding the target property, as summarized below.

- *Phase I Environmental Site Assessment, Hanna Property, Northwest Corner of Winchester and Keller Roads, Riverside County, California 92596. Prepared by GeoSoils, Inc. for Hanna Marital Trust, dated December 15, 2008.*

GeoSoils, Inc. (GSI) prepared a Phase I ESA for approximately 200 acres of land which corresponds to the current DHI target property. At the time of GSI's site reconnaissance, conducted on December 10, 2008, the target property consisted of farmland with overhead powerlines along the western and southern boundaries. A garbage dumpster was also observed on the southwestern portion. The historical use of the target property consisted of agricultural land (dry farming) since at least 1938. GIS indicated that the following conclusions and recommendations were noted:

- Based on the historical agricultural use of the target property, historically restricted agricultural chemicals may have been applied to the target property. In addition, it is possible that buried, concealed, or hidden tanks and agricultural by-products both below and aboveground may be present. GSI recommended an agricultural chemical residue survey be conducted for the target property.
- A garbage dumpster was noted on the southwestern corner of the target property. GSI recommended that all trash/debris, and waste material be disposed of off-site, in accordance with current local, state, and federal disposal regulations.

Tetra Tech agrees with the findings of this report with the exception of an agricultural chemical survey being warranted. No on-site chemical mixing and/or loading areas appear to have been historically present on the property, nor were any observed during Tetra Tech's site reconnaissance.

Tetra Tech conducted an interview with Mr. Andy Domenigoni the current user of the target property, in order to obtain information regarding environmental conditions at the target property. Mr. Domenigoni indicated that he leases the target property from the owners and has been familiar with the site for approximately 30 years. He indicated that the target property was historically used as dryland wheat farming. He was not aware of environmental concerns associated with the target property but indicated that a wildlife study was previously prepared for the property.

Tetra Tech also conducted an interview with Ms. Ginny Hanna the current seller of the target property, in order to obtain information regarding environmental conditions at the target property. Ms. Hanna has been familiar with the target property for approximately 30 years. She indicated that the target property was historically vacant land used for farming. She was not aware of environmental concerns associated with the target property but indicated that previous reports were available. These reports were provided to Tetra Tech and are summarized above and/or in the On-site Conditions section below. Mr. Domenigoni and Ms. Hanna filled out the American Society for Testing and Materials International (ASTM) user questionnaire which revealed no RECs or concerns for the target property.

REGULATORY REVIEW

Tetra Tech contracted Environmental Data Resources, Inc. (EDR) to perform a database search of information published by local, state, and federal regulatory agencies relative to the target property and adjacent and surrounding properties.

Federal, State, County, and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Target Property					
		TP	TP to 1/8	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	> 1 mile
<i>Federal NPL site list</i>							
NPL	2.0	0	0	0	0	0	0
Proposed NPL	2.0	0	0	0	0	0	0
NPL Liens	TP	0	NS	NS	NS	NS	NS
<i>Federal delisted NPL site list</i>							
Delisted NPL	1.0	0	0	0	0	0	NS
<i>Federal CERCLIS list</i>							
Federal Facility	0.5	0	0	0	0	NS	NS
SEMS	2.0	0	0	0	0	0	0

Federal, State, County, and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Target Property					
		TP	TP to 1/8	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	> 1 mile
<i>Federal CERCLIS NFRAP site list</i>							
SEMS-Archive	2.0	0	0	0	0	0	0
<i>Federal RCRA CORRACTS facilities list</i>							
CORRACTS	1.0	0	0	0	0	0	NS
<i>Federal RCRA non- CORRACTS TSD facilities list</i>							
RCRA-TSDF	2.0	0	0	0	0	0	0
<i>Federal RCRA generators list</i>							
RCRA-LQG	2.0	0	0	1	0	0	0
RCRA-SQG	0.25	0	0	0	NS	NS	NS
RCRA-VSQG	0.25	0	0	0	NS	NS	NS
<i>Federal institutional controls / engineering controls registries</i>							
LUCIS	0.5	0	0	0	0	NS	NS
US ENG CONTROLS	2.0	0	0	0	0	0	0
US INST CONTROL	2.0	0	0	0	0	0	0
<i>Federal ERNS list</i>							
ERNS	TP	0	NS	NS	NS	NS	NS
<i>State and tribal equivalent NPL</i>							
CA RESPONSE	2.0	0	0	0	0	0	0
<i>State and tribal equivalent CERCLIS</i>							
CA ENVIROSTOR	2.0	0	0	0	0	1	5
<i>State and tribal landfill or solid waste disposal site lists</i>							
CA SWF/LF	2.0	0	0	0	0	0	0
<i>State and tribal leaking storage tank lists</i>							
CA LUST	0.5	0	0	0	0	NS	NS
INDIAN LUST	2.0	0	0	0	0	0	0
CA SLIC	0.5	0	0	0	0	NS	NS
CA Historical LUST	0.5	0	0	0	0	NS	NS
<i>State and tribal registered storage tank lists</i>							
FEMA UST	0.5	0	0	0	0	NS	NS

Federal, State, County, and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Target Property					
		TP	TP to 1/8	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	> 1 mile
CA UST	0.5	0	0	0	0	NS	NS
CA AST	0.25	0	0	0	NS	NS	NS
INDIAN UST	0.5	0	0	0	0	NS	NS
<i>State and tribal voluntary cleanup sites</i>							
CA VCP	2.0	0	0	0	0	0	0
INDIAN VCP	2.0	0	0	0	0	0	0
<i>State and tribal Brownfields sites</i>							
CA BROWNFIELDS	0.5	0	0	0	0	NS	NS
<i>Local Brownfields lists</i>							
US BROWNFIELDS	TP	0	NS	NS	NS	NS	NS
<i>Local lists of landfill / solid waste disposal sites</i>							
CA WMUDS/SWAT	0.5	0	0	0	0	NS	NS
CA SWRCY	0.5	0	0	0	0	NS	NS
CA HAULERS	TP	0	NS	NS	NS	NS	NS
INDIAN ODI	TP	0	NS	NS	NS	NS	NS
DEBRIS REGION 9	0.5	0	0	0	0	NS	NS
ODI	TP	0	NS	NS	NS	NS	NS
IHS OPEN DUMPS	0.5	0	0	0	0	NS	NS
<i>Local lists of hazardous waste / contaminated sites</i>							
US HIST CDL	TP	0	NS	NS	NS	NS	NS
CA HIST Cal-Sites	1.0	0	0	0	0	0	NS
CA SCH	0.25	0	0	0	NS	NS	NS
CA CDL	TP	0	NS	NS	NS	NS	NS
CA Toxic Pits	1.0	0	0	0	0	0	NS
US CDL	TP	0	NS	NS	NS	NS	NS
<i>Local lists of registered storage tanks</i>							
CA SWEEPS UST	0.25	0	0	0	NS	NS	NS
CA HIST UST	0.25	0	0	0	NS	NS	NS
CA FID UST	0.25	0	0	0	NS	NS	NS
<i>Local land records</i>							
CA LIENS	2.0	0	0	0	0	0	0
LIENS 2	TP	0	NS	NS	NS	NS	NS
CA DEED	2.0	0	0	0	0	0	0

Federal, State, County, and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Target Property					
		TP	TP to 1/8	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	> 1 mile
Records of Emergency Release Reports							
HMIRS	1.0	0	0	0	0	0	NS
CA CHMIRS	TP	0	NS	NS	NS	NS	NS
CA LDS	TP	0	NS	NS	NS	NS	NS
CA MCS	2.0	0	0	0	0	0	0
CA SPILLS 90	TP	0	NS	NS	NS	NS	NS
Other Ascertainable Records							
RCRA NonGen / NLR	TP	0	NS	NS	NS	NS	NS
FUDS	2.0	0	0	0	0	0	0
DOD	2.0	0	0	0	0	0	0
SCRD DRYCLEANERS	0.25	0	0	0	NS	NS	NS
US FIN ASSUR	TP	0	NS	NS	NS	NS	NS
EPA WATCH LIST	TP	0	NS	NS	NS	NS	NS
2020 COR ACTION	0.25	0	0	0	NS	NS	NS
TSCA	TP	0	NS	NS	NS	NS	NS
TRIS	TP	0	NS	NS	NS	NS	NS
SSTS	TP	0	NS	NS	NS	NS	NS
ROD	2.0	0	0	0	0	0	0
RMP	TP	0	NS	NS	NS	NS	NS
RAATS	TP	0	NS	NS	NS	NS	NS
PRP	TP	0	NS	NS	NS	NS	NS
PADS	2.0	0	0	0	0	0	0
ICIS	TP	0	NS	NS	NS	NS	NS
FTTS	TP	0	NS	NS	NS	NS	NS
MLTS	TP	0	NS	NS	NS	NS	NS
COAL ASH DOE	2.0	0	0	0	0	0	0
COAL ASH EPA	2.0	0	0	0	0	0	0
PCB TRANSFORMER	TP	0	NS	NS	NS	NS	NS
RADINFO	TP	0	NS	NS	NS	NS	NS
HIST FTTS	TP	0	NS	NS	NS	NS	NS
DOT OPS	TP	0	NS	NS	NS	NS	NS
CONSENT	2.0	0	0	0	0	0	0
INDIAN RESERV	2.0	0	0	0	0	0	0
FUSRAP	1.0	0	0	0	0	0	NS
UMTRA	0.5	0	0	0	0	NS	NS
LEAD SMELTERS	TP	0	NS	NS	NS	NS	NS
US AIRS	TP	0	NS	NS	NS	NS	NS

Federal, State, County, and Local Regulatory Listing	Search Radius (Miles)	Sites Within Minimum ASTM Designated Search Radius of Target Property					
		TP	TP to 1/8	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile	> 1 mile
US MINES	2.0	0	0	0	0	0	0
FINDS	TP	0	NS	NS	NS	NS	NS
DOCKET HWC	TP	0	NS	NS	NS	NS	NS
UXO	1.0	0	0	0	0	0	NS
CA BOND EXP. PLAN	1.0	0	0	0	0	0	NS
CA Cortese	0.5	0	0	0	0	NS	NS
CA CUPA Listings	0.25	0	0	0	NS	NS	NS
CA DRYCLEANERS	0.25	0	0	0	NS	NS	NS
CA EMI	TP	0	NS	NS	NS	NS	NS
CA ENF	TP	0	NS	NS	NS	NS	NS
CA Financial Assurance	TP	0	NS	NS	NS	NS	NS
CA HAZNET	0.25	0	0	1	NS	NS	NS
CA HIST CORTESE	0.5	0	0	0	0	NS	NS
CA HWP	1.0	0	0	0	0	0	NS
CA HWT	0.25	0	0	0	NS	NS	NS
RI MANIFEST	0.25	0	0	0	NS	NS	NS
CA MINES	2.0	0	0	0	0	0	0
CA MWMP	0.25	0	0	0	NS	NS	NS
CA NPDES	TP	0	NS	NS	NS	NS	NS
CA PEST LIC	TP	0	NS	NS	NS	NS	NS
CA PROC	0.5	0	0	0	0	NS	NS
CA Notify 65	1.0	0	0	0	0	0	NS
CA UIC	2.0	0	0	0	0	0	0
CA WASTEWATER PITS	2.0	0	0	0	0	0	0
CA WDS	TP	0	NS	NS	NS	NS	NS
CA WIP	0.25	0	0	0	NS	NS	NS
CA ICE	TP	0	NS	NS	NS	NS	NS
ECHO	TP	0	NS	NS	NS	NS	NS
ABANDONED MINES	TP	0	NS	NS	NS	NS	NS
FUELS PROGRAM	0.25	0	0	0	NS	NS	NS
<i>EDR high risk historical records</i>							
EDR MGP	2.0	0	0	0	0	0	0
EDR Hist Auto	0.25	0	0	0	NS	NS	NS
EDR Hist Cleaner	0.25	0	0	0	NS	NS	NS
<i>EDR recovered government archives</i>							
CA RGA LF	TP	0	NS	NS	NS	NS	NS
CA RGA LUST	TP	0	NS	NS	NS	NS	NS

Databases and Abbreviations:

NPL	National Priority List
NPL LIENS	Federal Superfund Liens
Delisted NPL	National Priority List Deletions
FEDERAL FACILITY	Federal Facility Site Information listing
RCRA-SQG	RCRA - Small Quantity Generator
LUCIS	Land Use Control Information System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
ERNS	Emergency Response Notification System
CA RESPONSE	State Response Sites
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
FEMA UST	Underground Storage Tank Listing
INDIAN UST	Underground Storage Tanks on Indian Land
INDIAN VCP	Voluntary Cleanup Priority Listing
CA BROWNFIELDS	Considered Brownfields Sites Listing
US BROWNFIELDS	A Listing of Brownfields Sites
CA WMUDS/SWAT	Waste Management Unit Database
CA SWRCY	Recycler Database
CA HAULERS	Registered Waste Tire Haulers Listing
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
ODI	Open Dump Inventory
IHS OPEN DUMPS	Open Dumps on Indian Land
US HIST CDL	Delisted National Clandestine Laboratory Register
CA HIST Cal-Sites	Historical Calsites Database
CA CDL	Clandestine Drug Labs
US CDL	National Clandestine Laboratory Register
CA SWEEPS UST	SWEEPS UST Listing
CA FID UST	Facility Inventory Database
CA LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
CA DEED	Deed Restriction Listing
HMIRS	Hazardous Materials Information Reporting System
CA LDS	Land Disposal Sites Listing
CA MCS	Military Cleanup Sites Listing
CA SPILLS 90	SPILLS 90 data from FirstSearch
RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System

FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
CA BOND EXP. PLAN	Bond Expenditure Plan
CA Cortese	"Cortese" Hazardous Waste & Substances Sites List
CA CUPA Listings	CUPA Resources List
CA DRYCLEANERS	Cleaner Facilities
CA EMI	Emissions Inventory Data
CA ENF	Enforcement Action Listing
CA Financial Assurance	Financial Assurance Information Listing
CA HWT	Registered Hazardous Waste Transporter Database
CA MWMP	Medical Waste Management Program Listing
CA PEST LIC	Pesticide Regulation Licenses Listing
CA PROC	Certified Processors Database
CA Notify 65	Proposition 65 Records
CA UIC	UIC Listing
CA WASTEWATER PITS	Oil Wastewater Pits Listing
CA WIP	Well Investigation Program Case List
CA ICE	ICE
ABANDONED MINES	Abandoned Mines
FUELS PROGRAM	EPA Fuels Program Registered Listing
EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historical Gas Stations
EDR Hist Cleaner	EDR Exclusive Historical Dry Cleaners
CA RGA LF	Recovered Government Archive Solid Waste Facilities List
CA RGA LUST	Recovered Government Archive Leaking Underground Storage Tank
TP	Target Property

Tetra Tech's review of available regulatory information and area reconnaissance did not indicate on-site or off-site RECs or vapor encroachment conditions (VECs) for the target property. The following facilities were identified in the EDR Radius Map Report within 2 miles of the target property:

- BP Solar C/O New Day Solar, located approximately 1,035 feet south-southwest of the target property at 34205 Pourroy Road appears on the Hazardous Waste Tracking System (HWTS),

Hazardous Waste Manifests (HAZNET), and Resource Conservation and Recovery Act (RCRA) Large Quantity Generator (LQG) databases. This facility is listed as an LQG of other inorganic solid waste, cadmium, and lead. No RCRA violations were noted. In addition, this facility appears on the HWTS and HAZNET databases for the disposal of 0.1 tons of other inorganic solid waste at a storage, bulking, and/or transfer off-site facility in 2015. Based on the distance and lack of known releases, this facility does not represent a REC or VEC to the target property.

- Proposed Elementary School No. 10-A, located approximately 3,360 feet southwest of the target property in the vicinity of latitude 33.6207 degrees north and longitude 117.1089 degrees west, appears on the Department of Toxic Substances Control's (DTSC) ENVIROSTOR and School Property Evaluation Program (SCH) databases. This approximately 17-acre site was investigated as a potential school location for the Menifee Union School District. According to the ENVIROSTOR database, this site was utilized for dry land grain farming in the late 1970s and early 1980s. Two residences as well as horse stables were also present on the site between 1986 and 2006. Subsequent investigations including lead and pesticide sampling indicated no contaminants were found. As a result, a No Further Action (NFA) status was granted for this site on January 19, 2012. Based on the distance and regulatory status, this facility does not represent a REC or VEC to the target property.
- Proposed High School No. 4, located approximately 1.45 miles northwest of the target property in the vicinity of latitude 33.6493 degrees north and longitude 117.1197 degrees west, appears on the ENVIROSTOR and SCH databases. According to the ENVIROSTOR database, a Phase I Environmental Site Assessment (ESA) was conducted for this 57-acre historically undeveloped property to determine its eligibility as a potential school location for the for the Perris Union High School District. No contaminants were found and an NFA status was subsequently granted on July 23, 2009. Based on the distance and regulatory status, this facility does not represent a REC or VEC to the target property.
- Quinta Do Lago Elementary School, located approximately 1.5 miles south of the target property in the vicinity of latitude 33.60545 degrees north and longitude 117.1009 degrees west, appears on the ENVIROSTOR and SCH databases. According to the ENVIROSTOR database, this 12-acre site was historically used for agricultural purposes. A Phase I ESA was subsequently conducted for this property to determine its eligibility as a potential school location for the for the Temecula

Valley Unified School District. No contaminants were found and an NFA status was granted on August 22, 2001. Based on the distance and regulatory status, this facility does not represent a REC or VEC to the target property.

- Winchester 1800 Middle School, located approximately 1.65 miles southeast of the target property in the vicinity of latitude 33.60475 degrees north and longitude 117.0837 degrees west, appears on the ENVIROSTOR and SCH databases. According to the ENVIROSTOR database, this 20-acre site was farmed since the early 1900's. It is unknown what pesticide applications were utilized; however, sewage sludge has been applied to a portion of the site. A Phase I ESA and a Preliminary Endangerment Assessment (PEA) were subsequently conducted for this site to determine its eligibility as a potential school location for the Temecula Valley Unified School District. No contaminants were found and an NFA status was granted on September 25, 2002. Based on the distance and regulatory status, this facility does not represent a REC or VEC to the target property.
- High School No. 4, located approximately 1.85 miles southeast of the target property in the vicinity of latitude 33.60228 degrees north and longitude 117.0836 degrees west, appears on the ENVIROSTOR, California Environmental Reporting System (CERS) and SCH databases. According to the ENVIROSTOR database, this 100-acre site was historically used for periodic livestock grazing since at least 1980 and for dry farming since at least the early 1900s. A Phase I ESA was subsequently conducted for this property to determine its eligibility as a potential school location for the Temecula Valley Unified School District. No contaminants were found and an NFA status was granted on February 24, 2004. Based on the distance and regulatory status, this facility does not represent a REC or VEC to the target property.
- Middle School #4, located approximately 1.95 miles southwest of the target property in the vicinity of latitude 33.61057 degrees north and longitude 117.1339 degrees west, appears on the ENVIROSTOR, CERS, and SCH databases. According to the ENVIROSTOR database, this 60-acre site was utilized for dry farming. A Phase I ESA was conducted for this property to determine its eligibility as a potential school location for the Murrieta Valley Unified School District. No

contaminants were found and an NFA status was granted on March 11, 2005. Based on the distance and regulatory status, this facility does not represent a REC or VEC to the target property.

ON-SITE CONDITIONS

Tetra Tech did not identify evidence of on-site RECs for the target property; however, the following on-site housekeeping and/or developmental conditions were noted for the target property:

- Debris consisting of a bumper and car seat was observed on the northwestern portion of the target property, while wind-blown trash was observed throughout the property boundaries. No staining, distressed vegetation, or other concerns were noted in association with the debris.
- According to the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) map, riverine wetlands were identified traversing through the northwestern and southwestern portions of the target property. Tetra Tech was provided a copy of a Jurisdictional Wetland Report prepared for the target property by HELIX Environmental Planning, Inc. (HELIX). HELIX performed the site investigation in April 2008 and identified several small ephemeral drainages (Drainages A, A1, A2, A3, A4, A5, A6, B, B1, C, C1, D, E, and F) within the target property. HELIX concluded that no United States Army Corps of Engineers (USACE) jurisdictional wetlands or Relatively Permanent Waters (RPWs) were present on the target property. For water bodies that are not RPWs, a significant nexus evaluation must be conducted to determine if the non-RPW is jurisdictional. As a result, a significant nexus evaluation was conducted for Drainages A, A1, A2, A3, A4, A5, A6, B, B1, and F. Because Drainages C, C1, D, and E were determined to be isolated features that terminated on the target property; and therefore did not meet the requirements for Corps jurisdiction, no significant nexus evaluation was required. Of the drainages evaluated for significant nexus, only Drainage F (0.02-acres) was considered to satisfy the evaluation and was therefore determined to fall under USACE jurisdiction as a non-wetland water of the United States (WUS); however, all of the drainages were considered to be California Department of Fish and Wildlife (CDFG) streambed (0.37-acres). HELIX also indicated that Drainage F supported two small stands of southern willow scrub (0.11-acres) and Drainage D supported pockets of herbaceous wetland (0.02-acres). These areas as well as the CDFG streambed fall under CDFG jurisdiction. Tetra Tech was also provided a copy of a General Biological Resources Analysis Report prepared for the target property by HELIX and dated June 23, 2011.

This report identified the same wetland areas as the 2008 report and indicated that the on-site willow scrub, herbaceous wetland, and drainages are considered Riparian/Riverine resources pursuant to the Multi-Species Habitat Conservation Plan (MSHCP).

- HELIX's General Biological Resources Analysis Report also indicated that the MSHCP identified a small portion of the target property within the Criteria Area Species Survey Area (CASSA) and Narrow Endemic Plant Species Survey Area (NEPSSA). No MSHCP covered plant species were observed during focused surveys conducted on the property in 2008 or a site assessment conducted in 2005, and none were expected to occur. In addition, no NEPSSA or CASSA species were observed during off-site improvement site assessments in May 2010. HELIX indicated that the only focused animal surveys required on-site for sensitive animal species is for the burrowing owl; however, the focused burrowing owl surveys conducted by HELIX in 2005 and 2008 yielded negative results. HELIX identified two small stands of southern willow scrub totaling 0.11 acres on the southwestern portion of the target property. The southern willow scrub is considered Riparian/Riverine resources pursuant to the MSHCP. HELIX concluded that habitat present is not developed enough to support listed riparian bird species. No endangered or threatened species were observed during Tetra Tech's site reconnaissance. However, the only conclusive method to evaluate the potential presence of endangered species or critical habitat at the target property is to conduct a site-specific biological/ecological survey.
- According to the EDR Report, the target property lies within United States Environmental Protection Agency (EPA) Radon Zone 2, which has a predicted average indoor radon screening level greater than or equal to 2 picocuries per liter (pCi/L), and less than or equal to 4 pCi/L. Information provided in the EDR Report indicates that 12 federal sites were sampled for radon within Riverside County. No state sites were sampled. The average radon level for the first floor living areas within the federal sites was 0.117 pCi/L, the average radon level for the second floor living areas within the federal sites was 0.45 pCi/L, and the average radon level for basements within the federal sites was 1.7 pCi/L; 100 percent of the federal sites had radon levels less than 4 pCi/L. A review of zip-code specific radon information provided by the California Department of Health Services indicated that two sites were tested within the property zip code of 92596 and that none of these tests yielded radon concentrations exceeding 4 pCi/L; the maximum radon concentration was reportedly 0.6 pCi/L.

OFF-SITE CONDITIONS

Tetra Tech did not identify evidence of off-site RECs or off-site developmental conditions for the target property.

OTHER POTENTIAL ISSUES OF CONCERN

At DHI's request, Tetra Tech provides the following non-scope information with respect to the target property and surrounding properties for DHI's consideration as to whether conditions at the target property or surrounding properties exist which could impact a prospective home buyer's purchase decision.

- Are there or will there be any hazards or unusual conditions in the target property or surrounding the property such as: nearby hazards, oil sumps, oils tanks, toxic and/or solid waste dumps, underground storage tanks, soils conditions, neighboring agricultural production or any other environmental condition which needs to be disclosed? No.
- Has the target property or any surrounding property been previously used as a toxic and/or solid waste dump site, oil sump, or for military training purposes? No.
- Is the target property within a Nuclear Power Plant Basic Emergency Planning Zone? No.
- Are you aware of any of the following: substances, materials, or products which may be an environmental hazard such as, but not limited to, formaldehyde, radon gas, methane gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the target property? Yes, the target property was identified within EPA Radon Zone 2.
- Are you aware, or have any reason to believe, that the target property contains any rock material which includes natural occurrences of asbestos? No.
- Is the target property covered by a State-prepared map indicating the likelihood of the presence of natural occurrences of asbestos? No.

- Has any geologic testing been conducted on the target property for the purpose of identifying the presence of asbestos fibers? None to our knowledge.

In connection with potential submittal of Keller Crossing for approval by United States Department of Housing and Urban Development (HUD), Tetra Tech prepared the following information requested by HUD form 92541.

- Noise: Is the property located within the following:
 - i) 1,000 feet of a highway, freeway, or heavily traveled road? Yes, Highway 79 is located to the adjacent east of the target property.
 - ii) 3,000 feet of a railroad? No.
 - iii) One mile of a civil airfield? Yes, Pines Airpark was identified at approximately 3,715 feet northwest of the target property.
 - iv) 5 miles of a military airfield? No.
- Runway Clear Zones/Clear Zones:
 - i) Is the property within 3,000 feet of a civil or military airfield? No.
 - ii) If “Yes,” is the property in a Runway Clear Zone/Clear Zone? Not Applicable.
- Explosive/Flammable Material Storage Hazard:
 - i) Does the property have an unobstructed view, or is it located within 2,000 feet of any facility handling or storing explosive or fire prone materials? No.
- Toxic Waste Hazards:

- i) Is the property within 3,000 feet of a dump or landfill, or a site on an EPA Superfund (NPL) list or equivalent State list? No.

FINDINGS AND CONCLUSIONS

Tetra Tech performed this assessment in general conformance with the scope and limitations of the ASTM Standard E 1527-13 for the target property identified above to identify RECs in connection with the target property, including the presence, or likely presence, of hazardous substances or petroleum products in, on or at the property, due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of future release to the environment. This assessment included an evaluation to the extent practicable of the past and present land uses at the target property and on adjacent properties.

The results of this assessment have identified no evidence of on-site or off-site RECs; however, the following housekeeping and/or developmental conditions for the target property:

- No active earthwork or site development activities were observed at the target property during the site reconnaissance; therefore, implementation of construction-related erosion control, storm water compliance, and BMPs are not required at this time.

A storm water pollution prevention plan (SWPPP) and BMPs should be implemented and periodically evaluated and updated to ensure that off-site sediment discharges do not occur.

- Debris consisting of a bumper and car seat was observed on the northwestern portion of the target property, while wind-blown trash was observed throughout the property boundaries. No staining, distressed vegetation, or other concerns were noted in association with the debris.

The debris should be removed from the target property and disposed off-site in accordance with state and local regulations.

- According to the NWI map, riverine wetlands were identified traversing through the northwestern and southwestern portions of the target property. Tetra Tech was provided a copy of a Jurisdictional Wetland Report prepared for the target property by HELIX. HELIX performed the site

investigation in April 2008 and identified several small ephemeral drainages (Drainages A, A1, A2, A3, A4, A5, A6, B, B1, C, C1, D, E, and F) within the target property. HELIX concluded that no Corps jurisdictional wetlands RPWs were present on the target property. For water bodies that are not RPWs, a significant nexus evaluation must be conducted to determine if the non-RPW is jurisdictional. As a result, a significant nexus evaluation was conducted for Drainages A, A1, A2, A3, A4, A5, A6, B, B1, and F. Because Drainages C, C1, D, and E were determined to be isolated features that terminated on the target property and therefore did not meet the requirements for Corps jurisdiction, no significant nexus evaluation was required. Of the drainages evaluated for significant nexus, only Drainage F (0.02-acres) was considered to satisfy the evaluation and was therefore determined to fall under Corps jurisdiction; however, all of the drainages were considered to be CDFG streambed (0.37-acres). HELIX also indicated that Drainage F supported two small stands of southern willow scrub (0.11-acres) and Drainage D supported pockets of herbaceous wetland (0.02-acres). These areas as well as the CDFG streambed fall under CDFG jurisdiction. Tetra Tech was also provided a copy of a General Biological Resources Analysis Report prepared for the target property by HELIX and dated June 23, 2011. This report identified the same wetland areas as the 2008 report and indicated that the on-site willow scrub, herbaceous wetland, and drainages are considered Riparian/Riverine resources pursuant to the MSHCP.

The existence of the on-site wetland areas does not prohibit DHI from developing the target property as long as the wetlands are avoided. However, if the wetlands are to be disturbed during development of the target property, a qualified wetland determination and all applicable local, state, and federal wetland permits should be obtained prior to development.

- According to the EDR Report, the target property lies within EPA Radon Zone 2, which has a predicted average indoor radon screening level greater than or equal to 2 pCi/L, and less than or equal to 4 pCi/L. No state sites were sampled. The average radon level for the first floor living areas within the federal sites was 0.117 pCi/L, the average radon level for the second floor living areas within the federal sites was 0.45 pCi/L, and the average radon level for basements within the federal sites was 1.7 pCi/L; 100 percent of the federal sites had radon levels less than 4 pCi/L. A review of zip-code specific radon information provided by the California Department of Health Services indicated that two sites were tested within the property zip code of 92596 and that none of these tests yielded radon concentrations exceeding 4 pCi/L; the maximum radon concentration was reportedly 0.6 pCi/L.

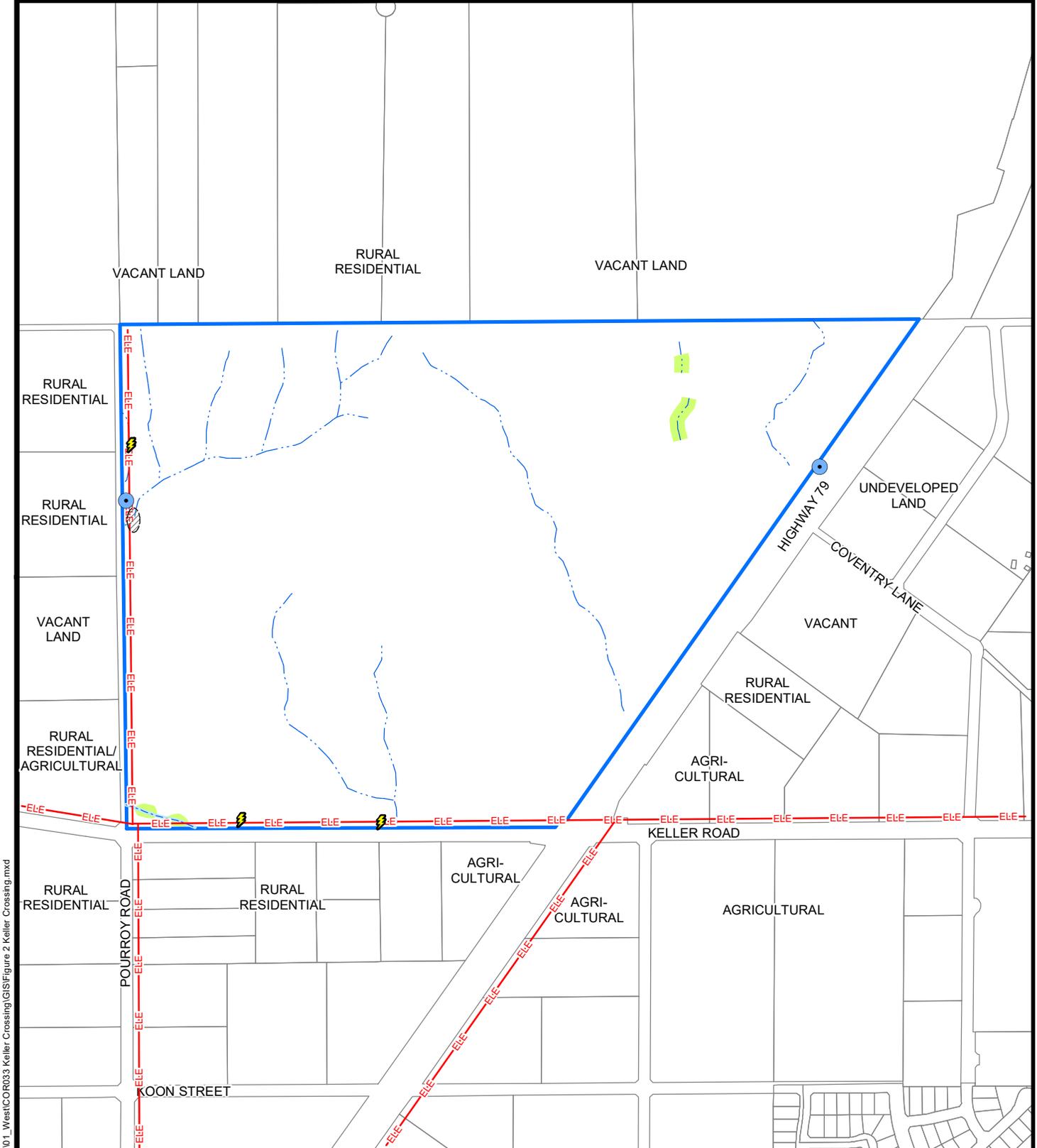
Site-specific radon levels can only be confirmed through on-site radon sampling. Riverside County and the State of California do not have specific regulations regarding the sampling of radon or the installation of radon mitigation systems for residential construction.

The appropriate building and environmental permits should be reviewed to ensure that the target property is in compliance with local, state, and federal regulations.

No further assessment of the target property is warranted at this time.

Tetra Tech requests notification for further discussion or evaluation of new conditions discovered during the development of the target property.

This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be used in lieu of reading the entire report, including the appendices.



Date: 7/27/2020 User: joel.peters Path: C:\DH\101_West\COR033 Keller Crossing\GIS\Figure 2 Keller Crossing.mxd

	APPROXIMATE TARGET PROPERTY BOUNDARY
	CDFG STREAMBED (SURVEYED)
	USACE NON-WETLAND WUS (SURVEYED)
	OVERHEAD ELECTRIC
	STORMWATER OUTLET
	POLE-MOUNTED TRANSFORMER
	CDFG JURISDICTIONAL HABITAT (SURVEYED)
	DEBRIS

0 350 700
Feet

Approximate Scale in Feet

SITE MAP
KELLER CROSSING
 HIGHWAY 79 AND KELLER ROAD
 WINCHESTER, RIVERSIDE COUNTY, CALIFORNIA 92596

FIGURE
2

Tetra Tech, Inc. Project 212C-HN-D2001-COR0331A