

**SOIL MANAGEMENT PLAN  
AND RESPONSE TO RIVERSIDE COUNTY  
DEPARTMENT OF ENVIRONMENTAL HEALTH COMMENTS  
LOT 39 OF TRACT 7240, ±10.01-ACRE SITE  
APN 290-190-083, PROPOSED GLEN IVY SENIOR COMMUNITY  
AND RETAIL/COMMERCIAL PROJECT, TEMESCAL VALLEY AREA  
RIVERSIDE COUNTY, CALIFORNIA 92883  
CUP200011: PHASE I REVIEW**

**GeoSoils, Inc.**

**FOR**

**GLEN IVY PROPERTIES, LLC  
34145 PACIFIC COAST HIGHWAY, SUITE 621  
DANA POINT, CALIFORNIA 92629**

**W.O. E7731-SC**

**SEPTEMBER 8, 2021**

## TABLE OF CONTENTS

SITE DESCRIPTION AND PROPOSED DEVELOPMENT .....	1
Proposed Development .....	3
SMP OBJECTIVES .....	3
ONSITE GEOLOGIC CONDITIONS .....	4
Site Geologic Units .....	4
Artificial Fill - Undocumented (Map Symbol - Afu) .....	4
Topsoil/colluvium (Not Mapped) .....	5
Quaternary Alluvium - Younger (Qal) .....	5
Quaternary Marsh Deposits (Map Symbol - Qm) .....	5
Quaternary Alluvial Fan Deposits - Older (Map Symbol - Qf) .....	5
ONSITE HYDROGEOLOGY .....	6
SITE CONTAMINANTS OF POTENTIAL CONCERN .....	6
MINIMUM SAMPLING REQUIREMENTS - DTSC CLEAN FILL ADVISORY .....	7
Screening of Potentially Impacted Soils .....	8
SITE CONTACT LIST .....	8
SOIL MANAGEMENT PROTOCOLS .....	9
Worker Health and Safety .....	9
Control Measures .....	9
Dust Control .....	9
Off-Site Runoff .....	10
DISCOVERY OF UNEXPECTED CONDITIONS .....	11
Contaminated Soil .....	11
Underground Structures .....	11
Other Structures .....	11
PROPERTY MITIGATION REPORT .....	11
LIMITATIONS .....	12
FIGURES:	
Figure 1 - Site Location Map .....	2
ATTACHMENTS:	
Appendix - References .....	Rear of Text
Plate 1 - Site Map .....	Rear of Text



**Geotechnical • Geologic • Coastal • Environmental**

18451 Collier Ave., Suite A • Lake Elsinore, CA 92530 • (951) 471-0700 • FAX (951) 471- • www.geosoilsinc.com

September 8, 2021

W.O. E7731-SC

**Glen Ivy Properties, LLC**

34145 Pacific Coast Highway, Suite 621  
Dana Point, California 92629

Attention: Mr. Benjamin Day

Subject: Soil Management Plan and Response to Riverside County Department of Environmental Health Comments, Lot 39 of Tract 7240, ±10.01-Acre Site, APN 290-190-083, Proposed Glen Ivy Senior Community and Retail/Commercial Project, Temescal Valley Area, Riverside County, California 92883, CUP200011: Phase I Review

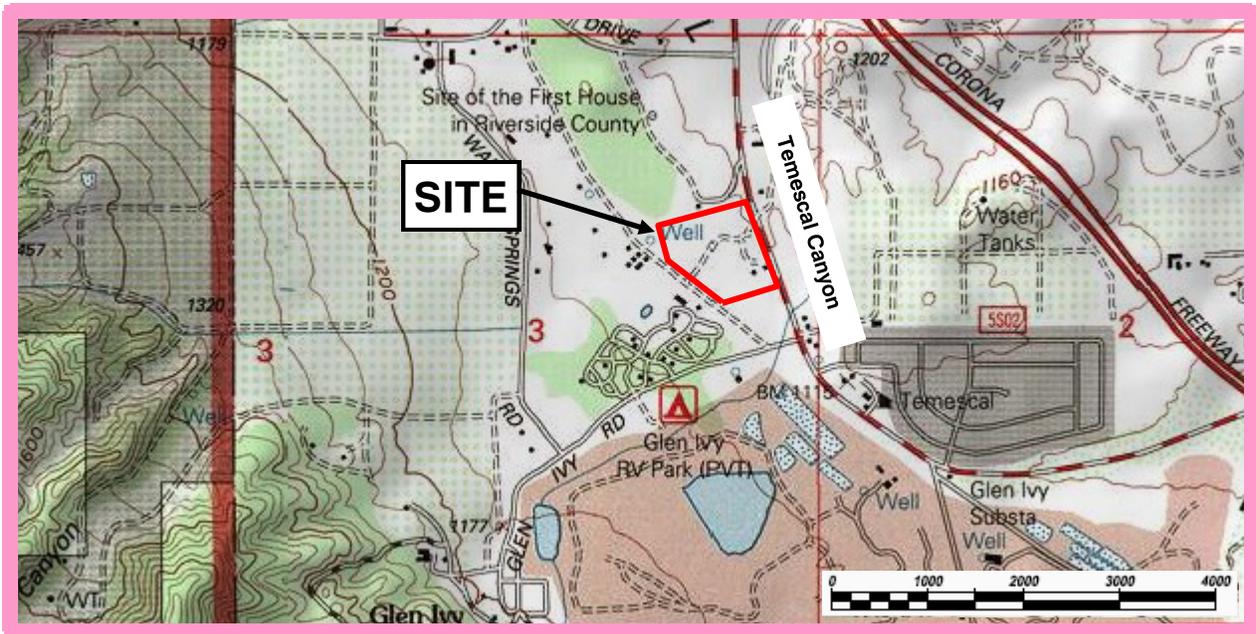
Dear Mr. Day:

In accordance with your request and authorization, and per the review comments received by the County of Riverside Department of Environmental Health ([CRDEH], 2021 [see the Appendix]), GeoSoils, Inc. (GSI) has prepared this Soil Management Plan (SMP) and response to CRDEH comments for earthwork construction activities associated with the planned mixed-use development within Lot 39 of Tract 7240 (CUP200011) in the Temescal Valley area of Riverside County, California 92883 (see Figure 1, Site Location Map). The scope of our work has included a review of the referenced documents and correspondence in Appendix A, analysis of data, and preparation of this SMP and response to CRDEH comments.

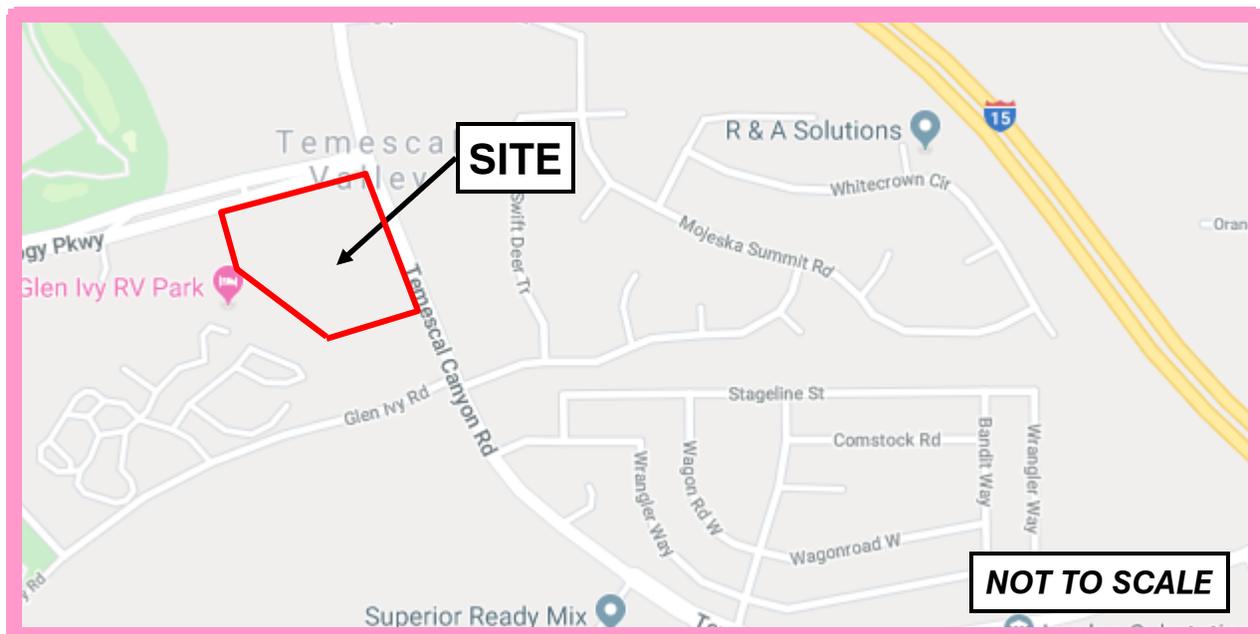
The SMP has been developed to support onsite earthwork construction activities during grading of the planned mixed-use development at the subject site, and includes protective measures to be implemented in consideration of potential soil impacts associated with the undocumented artificial fills identified near the northern central portion of the property during our Phase I ESA of the project site. The SMP should be distributed to and utilized by all contractors that are involved in construction tasks that will disturb the undocumented artificial fills located in the northern central portion of the site, and during removal of shallow concrete well or cistern in the northern portion of the site.

**SITE DESCRIPTION AND PROPOSED DEVELOPMENT**

The approximately ±10.01-acre subject site is located on the west side of Temescal Canyon Road, north of Glen Ivy Road and south of Trilogy Parkway in the unincorporated Temescal Valley area of Riverside County, California (see Figure 1). The property consists of an irregularly-shaped parcel totaling approximately ±10.01 acres. With the exception of recent flood control improvements (perimeter grubbing and fence line) on the southern



Base Map: TOPO! Copyright 2003 National Geographic, USGS Lake Mathews Quadrangle, California -- Riverside Co., 7.5 Minute, dated 1967.



Base Map: Google Maps, Copyright 2021, Map Data Copyright 2021 Google

This Map is copyrighted by Google 2021. It is unlawful to copy or reproduce all or any part thereof, whether for personal use of resale, without permission. All rights reserved.

	W.O. <b>E7731-SC</b>
<h1>SITE LOCATION MAP</h1> <p>Figure</p>	



margin, and localized landscape improvements on the northern portion of the property, the site is generally vacant and undeveloped. Topographically, the majority of the project area is generally flat-lying. Based on the constraints exhibit and topographic mapping by K&A Engineering, Inc. (K&A, 2019), elevations range from a high of about 1,100 feet above mean sea level (MSL) in the northwest portion of the site, to a low of about 1,083 feet above MSL within the closed depression in the central portion of the site, for an overall relief of about 17 feet. Overall site drainage is generally to the east by sheetflow; however, drainage is variable and trapped in localized areas depending on the relief. What appeared to be an old concrete water well or cistern was present in the northwest portion of the site. Several oak trees, native weeds and grasses, and other vegetation were noted onsite and the localized landscape area on the north, as previously discussed.

### **Proposed Development**

Although preliminary in nature, GSI understands that proposed onsite improvements will consist of planned remedial site grading and the construction of a one- to three-story senior living community and one- to two-story retail/commercial project onsite along with the construction of underground utility, associated infrastructure, driveway/parking areas, and offsite roadway improvements. In addition, a water quality basin is proposed to be constructed in the southeast corner of the project site. Building loads are assumed to be typical for this type of relatively light mixed-use development. Sewage disposal is to be accommodated by tying into the regional system.

### **SMP OBJECTIVES**

The overall objectives of this SMP are to:

- To respond to the CRDEH (2021) comments received, and provide clear soil management procedures and protocols to be used at the subject site during excavation of the undocumented artificial fills located in the northern central portion of the property, and during earthwork construction activities;
- Provide the approximate location of the old concrete water well or cistern that is present in the northwest portion of the site (GSI, 2020c), and as requested by the CRDEH (2021).
- Comply with applicable environmental regulations during excavation and earthwork construction activities conducted in the area of the undocumented artificial fills located in the northern central portion of the property;
- Provide screening criteria for reuse of excavated soils, including protocols and procedures for soil sampling and laboratory analysis;

- Provide screening criteria to be used at the subject site, including the waste characterization process and selection of the appropriate off-site disposal location(s), if contaminated soil is encountered;
- Provide worker safety guidelines and soil management/handling protocols in the event that potentially contaminated soil is disturbed; and
- Provide contingency procedures to address unexpected environmental conditions, if encountered.

## **ONSITE GEOLOGIC CONDITIONS**

### **Site Geologic Units**

Descriptions of site geologic units mentioned herein were observed during our preliminary geotechnical investigation (GSI, 2020b), our previous fault/seismic investigations (GSI, 2007b and 2007c), our Phase I ESA (GSI, 2020c), and/or were previously described in GSI (1999a, 1999b, and 1999c). The site geologic units consist of undocumented artificial fill, topsoil/colluvium, alluvium (younger), marsh deposits, and older alluvial fan deposits. The limits of mappable units are shown on Plate 1. The major geologic units are generally described as follows, from youngest to oldest:

#### **Artificial Fill - Undocumented (Map Symbol - Afu)**

Undocumented artificial fill was observed in localized areas generally associated with previous stockpiling, backfill of previous fault finding exploratory trenches, and dumped fills from previous land use (see Plate 1). As indicated in our Phase I ESA (GSI, 2020c), a fairly large area of “undocumented artificial fill” is located in the northern-central portion of the site, from an unknown source (area of question). The large soil stockpile in the northwestern portion of the site was previously imported under permit from the adjoining Tract 29307 (Canyon Oaks project) as excess spoils. During our previous onsite fault finding investigation (GSI, 1999a), which excavated through the “undocumented artificial fill” in the northern central portion of the site, locally abundant trash and debris (e.g., asphalt spoils, organic debris, and a car body) were encountered within our excavation (trench T-301, GSI 1999a). Based on our observations and previous onsite excavations the “undocumented artificial fill” in the northern central portion of the site ranges in depth from approximately  $\pm 1$  to as much as  $\pm 20$  feet (within previous fault trenches). All undocumented fill and stockpiled soil materials are potentially compressible in their existing state and may settle appreciably under additional fill or foundation and improvement loadings, and therefore, should be removed and recompacted. The “undocumented artificial fill” located in the northern-central portion of the site, from an unknown source (area of question) should be removed, environmentally evaluated, and recompacted, as appropriate, under the protocols established herein, and as approved by CRDEH.

### **Topsoil/colluvium (Not Mapped)**

Topsoil/colluvium was observed to discontinuously mantle portions of the site. Where encountered, the topsoil/colluvium ranges in thickness from about  $\pm 2$  to  $\pm 3$  feet. The topsoil/colluvium is generally silty to clayey, fine- to coarse-grained sands and silts. These materials are damp to wet, are generally loose/soft to medium dense/medium stiff, porous and bioturbated.

### **Quaternary Alluvium - Younger (Qal)**

Younger alluvium discontinuously mantles the older sediments onsite. The alluvium is generally silty sand, with minor to locally abundant pebbles, gravels and cobbles, to sands with pebbles, gravels and cobbles, to locally sandy gravels/gravelly sands with cobbles and minor boulders. It is generally light brown, brown, and grayish brown, dry to damp, and generally loose to medium dense with depth. The younger alluvial sediments are estimated to be Holocene-age.

### **Quaternary Marsh Deposits (Map Symbol - Qm)**

Marsh deposits were previously encountered by GSI during our fault finding investigation (1999a), and within the exploratory borings and CPTs (GSI, 2020b) associated with the Glen Ivy North marsh on the western portion of the site (Qm, see Plate 1). The marsh deposits are generally silty sands and clayey silts to clays, with some interbedded organic layers. The near surface marsh deposits are generally not well consolidated; however, are generally thin to medium-bedded and flat-lying, except where locally affected by faulting. Based on radiocarbon age-dating of representative charcoal and organic/peat samples obtained during our previous fault/seismic and subsurface investigations on the adjoining commercial property to the north (GSI; 2007a and 2007b), this unit was determined to be late- to mid-Holocene in age (Beta Analytic, 2006).

### **Quaternary Alluvial Fan Deposits - Older (Map Symbol - Qf)**

Older alluvial fan deposits underlie the eastern portions of the site (see Plate 1). The alluvial fan deposits are generally silty to gravelly sands, to sands with pebbles, gravels, cobbles, and minor boulders. They are generally pale brown to reddish yellow, dry to damp, and medium dense to dense. Additionally, they are thinly to medium bedded, and locally form grossly fining upward sequences. They are generally flat lying to gently inclined to the northeast. These sediments may reach several tens of feet in thickness. The older alluvial fan deposits are estimated to be latest Pleistocene-age (GSI; 2007a, 2007b, 1999a, and 1999c). The near surface older alluvial fan deposits are weathered.

## ONSITE HYDROGEOLOGY

Seeps or springs were not noted on the subject property during the time of our previous field investigations (GSI, 2020b and 1999a). During our geotechnical field investigation (GSI, 2020b), perched groundwater was encountered in the marsh deposits at a depth of approximately  $\pm 32$  feet below the ground surface (b.g.s.). Based on updated water well data acquired from the California Department of Water Resources (CDWR, 2021), "Water Data Library," groundwater levels in other nearby wells were previously measured at depths ranging from  $\pm 17\frac{1}{2}$  feet (Well No. 337810N1174740W001 - December 2, 2020) to  $\pm 34\frac{1}{2}$  feet (Well No. 338023N174981W001 - May 18, 2021) below the ground surface. However, it should be noted that these wells lie within alluvial valley areas, and based on previous studies on or near the site (Rockwell, et al., 1986), that perched water may exist locally during and after development, owing to a combination of high rainfall, irrigation runoff, and seepage, broken utilities, improper drainage, and/or relatively impermeable subsoils. During these previous fault evaluation studies (GSI; 2007b, 2007c, 1999a, 1999b, and 1987), evidence of a relatively high long-term groundwater level was documented only within the marsh deposits onsite. This evidence was from the geologic past, in the form of peat deposits and soil mottling. In contrast, modern evidence, only in the form of localized seepage and perched groundwater within the zone of faulting or within the marsh deposits, was observed. No evidence for artesian/spring conditions were noted during our investigations and subsurface water was encountered during our previous study (GSI, 2020b) at a depth of approximately  $\pm 32$  feet b.g.s. However, these observations reflect site conditions at the time of our investigation, and do not preclude changes in local groundwater conditions in the future from heavy irrigation, precipitation, or other factors not obvious at the time of our field work. Perched groundwater may occur in the future due to increased precipitation or increased irrigation and runoff from urbanization, and/or along zones of contrasting permeabilities (i.e., marsh deposits, alluvium, and older alluvial fan deposit contacts, etc.). The overall groundwater gradient is estimated to be toward the north-northeast.

## SITE CONTAMINANTS OF POTENTIAL CONCERN

Based on the previous agricultural land use identified onsite (GSI, 2020c), analytical testing shall be performed prior to, or during removals of the "undocumented artificial fill" located in the northern-central portion of the site, for contaminants of potential concern (COPC). These COPCs are indicated in the California Environmental Protection Agency - Department of Toxic Substances Control (DTSC, 2001), Information advisory for clean imported fill materials. The COPCs are further described below:

- Organochlorine Pesticides (OCPs) utilizing EPA Test Method 8081A,
- Organophosphorous Pesticides (OPPs) utilizing EPA Test Method 8141A,

- Chlorinated Herbicides utilizing EPA Test Method 8151A, and
- Title 22/CAM 17 metals utilizing EPA Test Methods 6010B and 7471A.

As an alternative, and if petroleum hydrocarbons are encountered and/or suspected (i.e., soil that is visibly stained, discolored, oily, or has a noticeable hydrocarbon odor), analytical testing should also include:

- Total petroleum hydrocarbons (TPH) utilizing EPA Test Method 8015B, and
- Volatile organic compounds (VOCs) utilizing EPA Test Method 8260B or 624.

### **MINIMUM SAMPLING REQUIREMENTS - DTSC CLEAN FILL ADVISORY**

The minimum sampling requirements shall follow the State of California Department of Toxic Substances Control’s (DTSC’s) “Information Advisory for Clean Imported Fill Material” (Clean Fill Advisory; California Environmental Protection Agency [Cal/EPA], 2001). The sampling requirements described in the DTSC Clean Fill Advisory (2001) are as follows:

<b>DTSC ADVISORY MINIMUM SAMPLING REQUIREMENTS</b>	
<b>VOLUME OF BORROW AREA STOCKPILE</b>	<b>MINIMUM SAMPLING REQUIREMENTS</b>
1,000 cubic yards or less	1 sample per 250 cubic yards
1,000 to 5,000 cubic yards	4 samples for the first 1,000 cubic yards, plus 1 sample per each additional 500 cubic yards
5,000 cubic yards or greater	12 samples for the first 5,000 cubic yards, plus 1 sample per each additional 1,000 cubic yards

In general accordance with the Clean Fill Advisory requirements (DTSC, 2001), samples of the undocumented fill materials in the northern central portion of the site will be collected and analyzed by a California Department of Health Services- (DHS-)certified laboratory. The analytical suite and number of samples required will be determined by GSI based on the estimated volume area of the undocumented fill materials. The laboratory analytical results will be compared to applicable Advisory requirements and regulatory standards (i.e., SFBRWQCB (2019) ESLs for residential soil and/or USEPA (2021) Regional Screening Levels [RSLs] for residential soil).

**Screening of Potentially Impacted Soils**

Screening soil with a hand-held photoionization detector (PID) and evaluating the excavated soils for evidence of staining and odors will be performed prior to, or during remedial removals of the undocumented artificial fills located in the northern central portion of the site. Soils suspected to contain COPC will be stockpiled, sampled, and tested to characterize the soil prior to reuse onsite, or exporting it from the site, as applicable. Based upon the sites historical agricultural land use, suspect stockpile soil samples will be analyzed for the constituents previously listed above.

If the initial test results show that COPC concentrations exceed regulatory screening levels, additional analyses may be required prior to offsite disposal, depending on the receiving facility’s requirements. Soils found to have COPC concentrations less than regulatory screening levels for residential land use applications may be segregated for reuse at the subject site. However, the CRDEH and/or the Regional Water Quality Control Board shall be contacted for any necessary waivers prior to the reuse of any onsite soils at the subject site, and/or before export operations commence.

Soil samples may be analyzed on an expedited testing turnaround time, if needed, to minimize the time that stockpiled soils remain at the subject site. Given the relatively small area of the subject site, the setup of a mobile laboratory may help to reduce potential construction delays created by insufficient work space resulting from soil stockpiling. All stockpiles of suspect soils will be placed upon and covered with plastic sheeting, and clearly labeled with a unique designation. GSI will review the analytical test results and evaluate whether the soil is suitable for reuse at the site by comparing the test results with applicable regulatory screening levels (i.e., SFBRWQCB ESLs and/or USEPA RSLs).

**SITE CONTACT LIST**

The following list provides contact information of primary site contacts and pertinent parties that may need to be contacted if conditions encountered at the subject site require notification.

**County of Riverside Department of Environmental Health Environmental Cleanup Program**

Ms. Kristine Kim, Environmental Health Specialist. . . . . (951) 955-8988

**Qualified Environmental Professionals/Site Safety Managers Consultant**

Mr. Todd A. Greer, GeoSoils, Inc.. . . . . (951) 471-0700

Mr. John Franklin, GeoSoils, Inc. . . . . (760) 438-3155

**Client/Developer**

Mr. Benjamin Day, Glen Ivy Properties, LLC . . . . . (909) 260-9960

## **SOIL MANAGEMENT PROTOCOLS**

Based on the COPCs, the following conditions or activities require protocols to reduce the potential impacts to human health or the environment.

- Dust generation due to earthwork activities (e.g., excavation, grading, loading, backfilling, and driving vehicles and equipment over exposed onsite soils);
- Surface water run-off from exposed, potentially impacted onsite soils;
- Dermal/direct contact with potentially impacted onsite soils;
- Vapor inhalation in confined work spaces, such as trenches/excavations;
- Onsite management/handling of impacted soil, perched groundwater, and other suspect materials (if encountered); and
- Discovery of unexpected areas of contamination or underground structures.

### **Worker Health and Safety**

State of California and Federal law requires that personnel who are exposed or potentially exposed to hazardous substances, including hazardous waste, and who are engaged in “clean-up operations” or “hazardous substance removal”, conduct their work in accordance with Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) standards and training. Site contractors who may handle or contact hazardous wastes, hazardous materials, or contaminated soil at the subject site while conducting earthwork construction activities must prepare a site-specific Health and Safety Plan (HASP) to protect and inform workers of the associated health risks and environmental hazards. Suspected contaminated soil (i.e., soil that is visibly stained, discolored, oily, or has a noticeable chemical and/or hydrocarbon odor) should be handled only by HAZWOPER-trained personnel, until it is determined by GSI that such precautions are not warranted.

### **Control Measures**

Potential dust particulates and storm water runoff will be mitigated through incorporation of best management practices (BMPs) as described below.

### **Dust Control**

This project will comply with South Coast Air Quality Management District (SCAQMD) requirements to minimize fugitive dust emissions. Fugitive dust control measures specified in SCAQMD Rule 403 include, but are not limited to the following:

- **General:** Routinely apply water in sufficient quantities to the ground surface and soil stockpiles to prevent the generation of visible dust plumes. Limit vehicular traffic and disturbances on soil where possible. To minimize vehicle tracking (i.e., vehicles leaving the construction site tracking sediment onto adjoining pavement surfaces), stabilize the onsite construction entrances and exits with engineering controls, such as shaker/rumble plates and gravel; inspect the street routinely to minimize build-up of dust and sediment; sweep paved access routes, parking areas, and staging areas daily; and utilize street sweepers on the street during soil export and import operations. The installation of upwind fencing, equipped with screens, can assist with onsite dust control.
- **Trenching:** Stabilize surface soil on which equipment will operate. Wash mud and soil from equipment at the conclusion of trenching activities to prevent crusting and drying of soil on the equipment.
- **Backfilling:** Stabilize backfill material and soil. Moisture condition the soil during excavation and stockpiling. Empty loader, backhoe, and excavator buckets slowly so that no dust plumes are generated. Minimize drop height from the buckets.
- **Off-Road Traffic and Parking Areas:** Stabilize all off-road traffic and parking areas, and direct construction traffic over established routes. Barriers may be used to ensure vehicle traffic only occurs within established parking areas and routes. Limit onsite traffic speeds to 5 miles per hour.
- **Truck Loading/Material Transport:** Use tarps or suitable enclosures on haul trucks, apply water to material prior to loading, and ensure 6 inches of freeboard. Minimize drop height from loader, excavator, and backhoe buckets.

If visible dust is observed leaving the subject site, or if dust is detected during air monitoring, the contractor foreman and site superintendent will be notified and additional mitigation measures (e.g., application of additional water) will be implemented. If the additional mitigation measures are not effective in preventing visible dust from crossing the property boundaries, operations generating the dust will cease and dust sources (e.g., exposed soil, stockpiles, etc.) will be covered with plastic sheeting and secured until additional control measures can be implemented, or until environmental conditions (e.g., high winds) become more favorable.

### Off-Site Runoff

A Storm Water Pollution Prevention Plan (SWPPP) will be implemented regardless of whether COPC are present in the soil. Components of the SWPPP include:

- Descriptions of BMPs to be implemented which will mitigate offsite discharge of sediments, or other construction pollutants during earthwork and construction

activities (e.g., proper storage of fuel, lubricants, and chemicals; use of silt fences or fiber rolls; protection of storm water inlets; control of vehicle tracking; hazardous material spill prevention and cleanup; etc.);

- Routine onsite inspections to evaluate, modify, and/or repair implemented BMPs; and
- A description of storm water discharge points and sample collection procedures.

## **DISCOVERY OF UNEXPECTED CONDITIONS**

### **Contaminated Soil**

During earthwork activities, if suspected contaminated soil (i.e., soil that is visibly stained, discolored, oily, or has a noticeable chemical or hydrocarbon odor) is encountered in unexpected areas, earthwork activities in that area will cease and the owner's representative will be contacted (see "Site Contact List"). GSI and CRDEH will be notified to assess the need for additional sampling and/or mitigation.

### **Underground Structures**

In the event that previously unidentified underground structures are encountered during earthwork activities, GSI will be contacted immediately to assess the appropriate course of action.

### **Other Structures**

As indicated in GSI (2020c), an old concrete water well or cistern is present in the northwest portion of the site. As requested by the CRDEH (2021), the approximate location of the old concrete water well or cistern that is present in the northwest portion of the site is presented on Plate 1. Removal of the structure will be conducted under the guidance of GSI. Although not anticipated, if any other structures such as vaults, hoists, sumps, clarifiers, etc. are encountered during earthwork construction, the structure should be evaluated by GSI to determine whether residual chemicals are present based on visual/olfactory observation, or measurements taken with a hand-held PID. If field observations and/or PID readings indicate that chemicals are or may have been present within the structure, the contents should be sampled and the structure inspected for cracks/holes. If there is evidence of a release of the structure's contents to surrounding soils, additional environmental assessment may be necessary.

## **PROPERTY MITIGATION REPORT**

Upon completion of the earthwork and building construction, a Property Mitigation Report (PMR) will be prepared to summarize all remedial activities completed onsite. The PMR would also include summaries of analytical laboratory test results. The PMR would be submitted to the CRDEH.

### **LIMITATIONS**

GSI has performed the services for this project in accordance with the terms of a specific scope in a contract between GSI and Client, and in general accordance with current professional standards for investigations of this type. The conclusions presented in this report are based on the information collected during the study, the present understanding of the site conditions, and professional judgment.

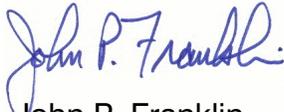
Please note, subsurface and hazardous waste/toxic substance conditions may vary from those evaluated by GSI. The interpretations and recommendations of GSI are based solely on such information and/or information supplied by others. Findings of this assessment based on data provided by others carries no warranty, express or implied, as a result of the usage of such data.

It is possible that future assessments may reveal additional data or variations of the current data which may require the current conclusions and recommendations to be reevaluated. As a result, GSI makes no warranty, either express or implied, as to its findings, opinions, recommendations, specifications, or professional advice except that they were promulgated after being prepared in accordance with generally accepted standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature. The information in this report is relevant to the date of the site work and should not be relied on to represent conditions at any later date. Facts, conditions, and acceptable risk factors change with time, accordingly, this report should be viewed within this context.

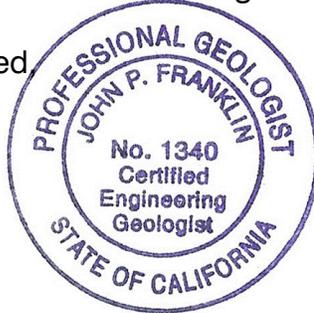
The opportunity to be of services is appreciated. If you should have any questions, please do not hesitate to contact the undersigned at (951) 471-0700.

Respectfully submitted,

**GeoSoils, Inc.**



John P. Franklin  
Registered Environmental Property  
Assessor No. 461992, CEG 1340, CHG 532



Todd A. Greer  
Engineering Geologist, CEG 2377



TAG/JPF/sh

- Distribution:
- (1) Addressee (via pdf copy)
  - (1) County of Riverside Department of Environmental Health;  
Attention: Ms. Kristine Kim (via pdf copy)
  - (1) T&B Planning, Inc.; Attention: Mr. Lance Retuya (via pdf copy)

## APPENDIX

### REFERENCES

- Beta Analytic, Inc., 2006, Radiocarbon dating results for samples FT-401@ Sta. 230+00, FT-401@ Sta. 214+00, L.N. Beta-222829 and Beta-222830, dated November 9.
- California Department of Water Resources, 2021, Water Data Library, interactive website, (<http://wdl.water.ca.gov/waterdatalibrary/>).
- California Regional Water Quality Control Board (RWQCB), 2019, Environmental screening levels, San Francisco Bay Regional Water Quality Control Board, Summary of Soil ESLs (Table S-1) and Tier 1 ESLs, revision 2.
- \_\_\_\_\_, 2001, Information advisory, clean imported fill materials, dated October.
- GeoSoils, Inc., 2020a, Supplemental percolation/infiltration testing, Lot 39 of Tract 7240, ±10.01-acre site, Glen Ivy Senior Community and retail/commercial project, Temescal Valley area, Riverside County, California, W.O. 7731-A1-SC, dated April 13.
- \_\_\_\_\_, 2020b, Preliminary geotechnical investigation, Lot 39 of Tract 7240, ±10.01-acre site (APN 290-190-083), Glen Ivy senior community and retail/commercial project, Temescal Valley area, Riverside County, California, W.O. 7731-A-SC, dated March 16.
- \_\_\_\_\_, 2020c, Phase I environmental site assessment, Lot 39 of Tract 7240, ±10.01-acre site (APN 290-190-083), proposed Glen Ivy Senior Community and retail/commercial project, Temescal Valley area, Riverside County, California 92883, W.O. E7731-SC, dated December 18.
- \_\_\_\_\_, 2007a, Addendum to supplemental fault/seismic investigation, Planning Area 18, Trilogy at Glen Ivy, Temescal Canyon area, Riverside County, California, W.O. 2579.5-A-SC, dated April 4.
- \_\_\_\_\_, 2007b, Supplemental fault/seismic investigation, Planning Area 18, Trilogy at Glen Ivy, Temescal Canyon area, Riverside County, California, W.O. 2579.5-A-SC, dated January 24.
- \_\_\_\_\_, 1999a, Geologic/fault investigation, Lot 39 of Tract 7240 (commercial property), and addendum to GeoSoils, Inc.'s "Supplemental geologic/fault investigation, Mountain Cove Project, ±776-acre parcel, Tentative Tract No. 24726, Temescal Canyon area, Riverside County, California," W.O. 2579-A-SC, dated January 8, 1999, by GeoSoils, Inc., W.O. 2579-A.3-SC/2629-A-SC, dated April 9.

\_\_\_\_\_, 1999b, Geotechnical feasibility evaluation, Mountain Cove Project, 776± acres parcel, Tentative Tract No. 24726, Temescal Canyon area, Riverside County, California, W.O. 2579-A1-SC, dated January 19.

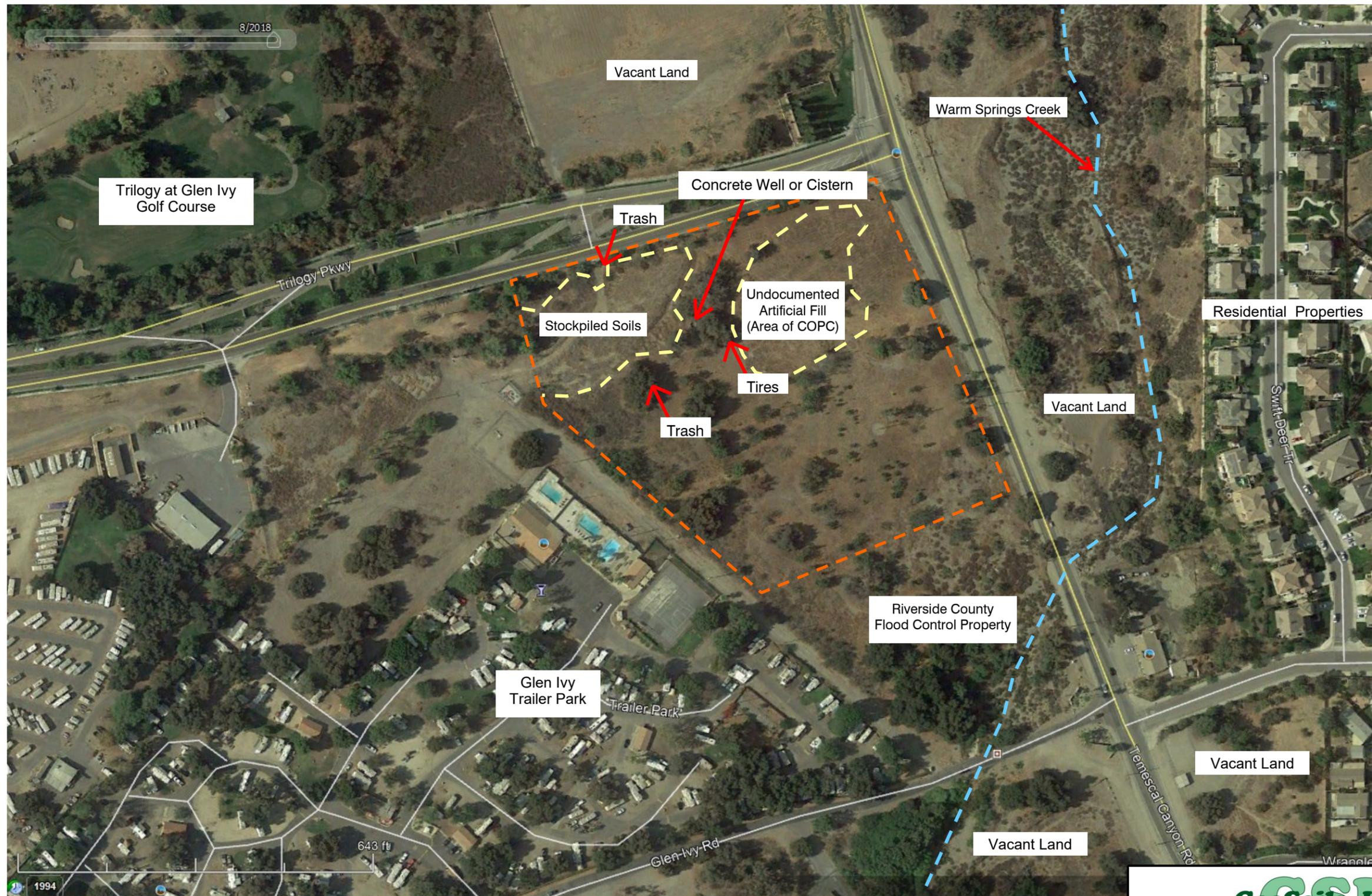
\_\_\_\_\_, 1999c, Supplemental geologic/fault investigation, Mountain Cove Project, 776± acres parcel, Tentative Tract No. 24726, Temescal Canyon Area, Riverside County, California, W.O. 2579-A-SC, dated January 8.

K&A Engineering, Inc., 2019, Constraints exhibit, 1 sheet, scale 1"=50' feet, J.N. 430856, plotted January 15.

Riverside Department of Environmental Health, 2021 CUP200011: Phase I Review, email review comments correspondence, dated August 18.

Rockwell, T.K., McElwain, R.S., Millman, D.E., and Lamar, D.L., 1986, Recurrent late Holocene faulting on the Glen Ivy North strand of the Elsinore fault at Glen Ivy Marsh: in Guidebook and Volume on Neotectonics and Faulting in Southern California (P. Ehlig, ed.), Cordilleran Section, Geological Society of America, p. 167-176.

United States Environmental Protection Agency, 2021, Regional screening level (RSL), residential soil table, dated May.



**GSI LEGEND**

--- APPROXIMATE BOUNDARY OF PROPERTY UNDER THE PURVIEW OF THIS REPORT



**ALL LOCATIONS ARE APPROXIMATE**

*This document or e-file is not part of the Construction Documents and should not be relied upon as being an accurate depiction of design.*

**Base Map: Google Earth Pro, 2021**

**GeoSoils, Inc.**

**SITE MAP**

Plate 1

W.O. E7731-SC

DATE: 9/21

SCALE: See Bar