

# **PHASE I ENVIRONMENTAL ASSESSMENT REPORT**

**APRIL 30, 2020**

**APN 478-090-018, 024, & 025  
MORENO VALLEY, CA**



**PREPARED FOR**

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

**PREPARED BY**

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

**PROJECT NO. 221720**

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#### APPENDIX C      GOVERNMENT RECORDS SEARCH DATABASE

THIS REPORT WAS PREPARED IN CONFORMANCE TO MEET OR EXCEED THE LIMITATIONS AS SET FORTH BY THE AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM) STANDARD PRACTICE E 1527-13. IT IS FOR THE EXPRESS USE OF THE CLIENT, AND ITS CONTENTS ARE CONSIDERED TO BE PRIVILEGED AND CONFIDENTIAL. ACCEPTANCE OF THIS REPORT CONSTITUTES AN AGREEMENT BY THE CLIENT TO ASSUME FULL LIABILITY FOR INFORMATION CONTAINED HEREIN. THIS REPORT IS FOR THE SOLE USE AND INTERPRETATION OF THE CLIENT, AND IT IS NOT TO BE REPRODUCED OR DISTRIBUTED TO OUTSIDE PARTIES. THE INFORMATION IN THIS REPORT IS FURNISHED IN GOOD FAITH AND WAS OBTAINED FROM PUBLIC & PRIVATE SOURCES AND DATABASE CONSIDERED RELIABLE. REM MAKES NO REPRESENTATION OF WARRANTY REGARDING THE ACCURACY, OR RELIABILITY, QUALITY OR COMPLETENESS OF SUCH INFORMATION. IN NO EVENT, SHALL REM BE LIABLE TO ANY PARTY FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. THE CUSTOMER SHALL ASSUME FULL LIABILITY FOR USE OF THIS REPORT.



# **1. INTRODUCTION**

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## **1.1 Objective**

This report summarizes the results of a Phase I Environmental Site Assessment of the subject property performed by Robin Environmental Management (REM) in April 2020. The purpose of this Environmental Site Assessment is to evaluate the potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties. This assessment included in this report is solely targeted for CERCLA (Superfund) liability and the “innocent landowner defense”, to permit user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability, by conducting all appropriate inquiries to identify recognized environmental conditions (RECs).

## **1.2 Scope of Work**

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

## **2. PROPERTY DESCRIPTION**

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### **2.1 Geographical Description of Property**

The subject property, APN 478-090-018, 024, & 025, is a roughly N-S trending rectangular-shaped lot with its approximate southern half located at the northeastern corner of (the E-W trending) Cactus Avenue and (there N-S trending) Bradshaw Circle (which turns westward at approximate the middle point of the west side of the site) within a residential usage zone in the southeastern portion of the city of Moreno Valley, California as shown on Figure 1-Site Photos, Figure 2-Site Location Map, and Figure 3-Recent Aerial Photograph Showing Site and Its Vicinity General Layout.

### **2.2 General Description of the Subject Property**

The subject property, APN 478-090-018, 024, & 025, is a roughly N-S trending rectangular-shaped lot with its approximate southern half located at the northeastern corner of (the E-W trending) Cactus Avenue and (there N-S trending) Bradshaw Circle (which turns westward at approximate the middle point of the west side of the site) in the southeastern portion of the city of Moreno Valley, California. The subject site is currently unpaved vacant lot covered by native vegetation and with no improvement features present on the site premise. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

### **2.3 Present Tenants and Business Operation**

At the time of site inspection on April 15, 2020, the site was unpaved vacant lot covered by native vegetation and with no improvement features present on the site premise.

### **2.4 Past Tenants and Business Operation**

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

- Historic Aerial Photo and Topographic Map records
- City Building Department records

#### 2.4.1 Historic Aerial Photo & Topographic Map Records

Historic aerial photo and topographic map records for the site area included in Appendix B indicated that the site has been vacant and undeveloped lot since prior to 1954.

#### 2.4.2 City Building Department Records

Records available at the City of Moreno Valley Building Department indicated that the site has never been developed in the past.

#### 2.4.3 Site Development/Occupancy History Summary

Based on historic site occupancy data listed above, the site has never been developed in the past.

### **2.5 Regional Physical Setting**

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

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site ranges from approximately 1,550 feet above Mean Sea Level (MSL) near its southwestern corner to approximately 1,570 feet above Mean Sea Level (MSL) near its northeastern corner; and exhibits a topographic down gradient generally towards south-southwest.

### **2.6 Hydrogeological Information**

The subject site is located within the San Jacinto Groundwater Sub-Basin of the Santa Ana River Groundwater Basin. General hydrogeology information for the Santa Ana River Groundwater Basin can be found in the California Department of Water Resources Bulletin 15 (1955), "Santa Ana River Investigation; Appendix B: Geology of San Jacinto and Elsinore Basins". Based on the above reference, the San Jacinto Groundwater Basin

consists of an alluvium-filled drainage system on a rather high-standing fault block, the Perris block. The alluvial fill in some places is more than several hundred feet thick. The principal confined aquifer of the San Jacinto Groundwater Sub-Basin lie at depths greater than 100 feet and groundwater around the site area generally exhibits a flow direction towards south-southwest following the topographic gradient.

## **2.7 Historical and Current Hazardous Substance Usage**

### 2.7.1 Record search sources

REM's field engineer contacted the following public agencies to find any records of former operation of underground storage tank (UST) of gasoline/product or any other hazardous substances on the subject site premise:

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

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

### 2.7.2 List and quantities of the hazardous materials

During the site inspection, the use, storage, and generation of any quantity of hazardous materials was not observed. No regulatory agency data was found regarding historic or present use of the subject property in regards to hazardous materials previously or presently used, stored, treated, disposed or generated at the subject property.

### 2.7.3 Permits, licenses, and registrations

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

### 2.7.4 Violation or non-compliance notice

No violation or notice of non-compliance was issued with the present environmental regulations, according to the findings of our environmental assessment on the subject

property.

#### 2.7.5 Regulatory database record research.

The subject property was not listed on the following environmental regulatory database record research (NETR records search): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.

#### 2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently intended being conducted by the site owner upon the agency issued the cleanup enforcement order. The conducted government records search shows that there are no environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site. REM staff searched the California State Department of Toxic Substances website EnviroStor data search and found no environmental liens were placed by the State environmental agency for the subject site. Records available at the City of Moreno Valley also show that there are no environmental liens placed by the local environmental agency for the subject site.

### **3. PROPERTY RECONNAISSANCE**

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REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on April 15, 2020. A site location map and a recent aerial photograph showing site and its vicinity general layout are included as Figures 2 and 3, respectively.

#### **3.1 Air Quality - Indoor and Visible Emissions**

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

#### **3.2 Asbestos-Containing Material (ACM)**

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

#### **3.3 Lead-Based Paint (LBP)**

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

#### **3.4 Polychlorinated Biphenyl (PCB's)**

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

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

#### **3.5 Underground Storage Tank (UST)**

The visual inspection of the subject site revealed no evidence of surface or above ground

features (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) normally associated with underground storage tanks (UST's).

### **3.6 Aboveground Storage Tank**

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

### **3.7 Fuel Islands**

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

### **3.8 Hydraulic Hoist Unit**

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

### **3.9 Hazardous Materials / Petroleum Products Storage & Handling**

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

### **3.10 Other Containers**

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

### **3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)**

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

observed on the subject property.

### **3.12 Distress Vegetation**

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

### **3.13 Stockpiled Soils and Construction Debris**

REM's site inspection did not reveal any evidence of stockpiled soils on the ground of subject property.

### **3.14 Wastewater Treatment Unit / Clarifier**

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

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

### **3.15 Solid Waste Disposal**

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

### **3.16 Wells**

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

### **3.17 Underground Pipelines**

REM's site inspection did not reveal any evidence of underground pipelines beneath the



ground of subject property, other than public utility lines such as sewer, power, and electric lines, for which public “dig-alert” service would easily identify upon 48-hour telephone notice in advance.

### **3.18 Boilers & HVAC Systems**

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

### **3.19 Visual Indication of Spills, Leakage, Staining**

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

### **3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands**

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

### **3.21 Pits, Ponds, Lagoons**

No visible evidence of wetlands such as pits, ponds, lagoons, or any other water bodies, except water accumulating at the bottom of excavation along the west side of the site, was observed within the subject property’s boundary lines.

### **3.22 Herbicides/Pesticides**

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

### **3.23 Radon**

Radon sources can be found from earth and rock beneath building structures, well water, and building materials themselves. Though there is no immediate health effect, it is believed to account for approximately 10% of lung cancer deaths in the United States. Estimated

national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions according to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, Ventura, and San Diego Counties. According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

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

## 4. NEIGHBORING PROPERTIES

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### 4.1 Adjacent/Adjoining Businesses

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

Adjoining properties of the subject site are as follows:

North: By residences

East: By vacant lot

South: Immediately by Cactus Avenue, and then by residences

West: By vacant lot for approximate its northern half; and by residences, across Bradshaw Circle, to the south for approximate its southern half

### 4.2 Historical Hazardous Substance Usage in Neighboring Properties

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

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

No locations in the immediate adjacency of the subject site were found to pose any environmental threat to the subject property, based upon the data obtained via NETR governmental records database and the conducted agency records search.

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

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### **5.1 Historical Background and Scope of Coverage**

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

The conducted government record search was performed to aid:

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

### **5.2 Database Sources**

#### **A. Federal Sources**

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

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

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

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

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

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

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

## **B. California State Sources**

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

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

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

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

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

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

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

## **C. Regional Sources**

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

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

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

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

#### **D. Other Sources**

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

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

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

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

### **5.3 Case Study References**

#### **A. Case-Closure**

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

#### **B. Lawrence Livermore National Laboratory Reports on LUFT's**

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

## **C. Groundwater Flow Gradient**

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

### **5.4 Potential Source of Contamination**

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix C of this Report. As shown in Appendix C, there is one Emergency Response Notification System site (the 22520 Cactus Ave site) shown as the only site with potential environmental concern within the vicinity ( $< 1/4$  mile) of the referenced subject property. However, REM checked the location of 22520 Cactus Avenue site (a Chevron gas station) via internet search and found that the 22520 Cactus Avenue site is actually located in the southwestern portion of the City of Moreno Valley several miles to the west of the subject property and is misplaced by the conducted government records search as nearby site with environmental concern.

### **5.5 UST, Disposal Sites, and Generators**

As also summarized in Appendix C, there are no sites listed on federal EPA RCRA small quantities hazardous waste generators list and active permitted Underground Storage Tank (UST) database compiled by the State Water Resources Control Board, located within 1/4-mile radius of the subject site.



## 6. SUMMARY AND CONCLUSION

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- The subject property, APN 478-090-018, 024, & 025, is a roughly N-S trending rectangular-shaped lot with its approximate southern half located at the northeastern corner of (the E-W trending) Cactus Avenue and (there N-S trending) Bradshaw Circle (which turns westward at approximate the middle point of the west side of the site) in the southeastern portion of the city of Moreno Valley, California. The subject site is currently unpaved vacant lot covered by native vegetation and with no improvement features present on the site premise. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.
- Various historic sources listed in Section 2.4 reveals that the site has never been developed in the past.
- According to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.
- Based on the conducted government records search, there is one Emergency Response Notification System site (the 22520 Cactus Ave site) shown as the only site with potential environmental concern within the vicinity (< 1/4 mile) of the referenced subject property. However, REM checked the location of 22520 Cactus Avenue site (a Chevron gas station) via internet search and found that the 22520 Cactus Avenue site is actually located in the southwestern portion of the City of Moreno Valley several miles to the west of the subject property and is misplaced by the conducted government records search as nearby site with environmental concern.
- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of APN 478-090-018, 024, & 025, Moreno Valley, CA. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. No Phase II (subsurface investigation) environmental assessment is recommended for the subject property.

## 7. LIMITATIONS AND CERTIFICATION STAMP

---

The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report. Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities.

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

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

Report Prepared by:  
ROBIN ENVIRONMENTAL MANAGEMENT

*Robin Chang*  
Robin Chang, Ph.D., P.G.  
Project Manager



---

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

## 8. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

---

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

### ROBIN ENVIRONMENTAL MANAGEMENT



---

**ROBIN ENVIRONMENTAL MANAGEMENT**

1015 VIA ROMALES, SAN DIMAS, CA 91773

# APPENDICES

## **APPENDIX A**

### **FIGURES & PHOTOS**

## **FIGURE 1**

### **SITE PHOTOS**

**Photo 1**

Viewing the site from near the southwestern corner of the site (facing north-northeast)



**Photo 2**

Viewing the northwestern portion of the site with residences to the north of the site on the background (facing north)



**Photo 3**

Vacant lot to the east of the site (facing northeast)



**Photo 4**

Residences, across Cactus Avenue, to the south of the site (facing west-southwest)





**Photo 5**

Vacant lot to the west of approximate the northern half of the site (facing northwest)

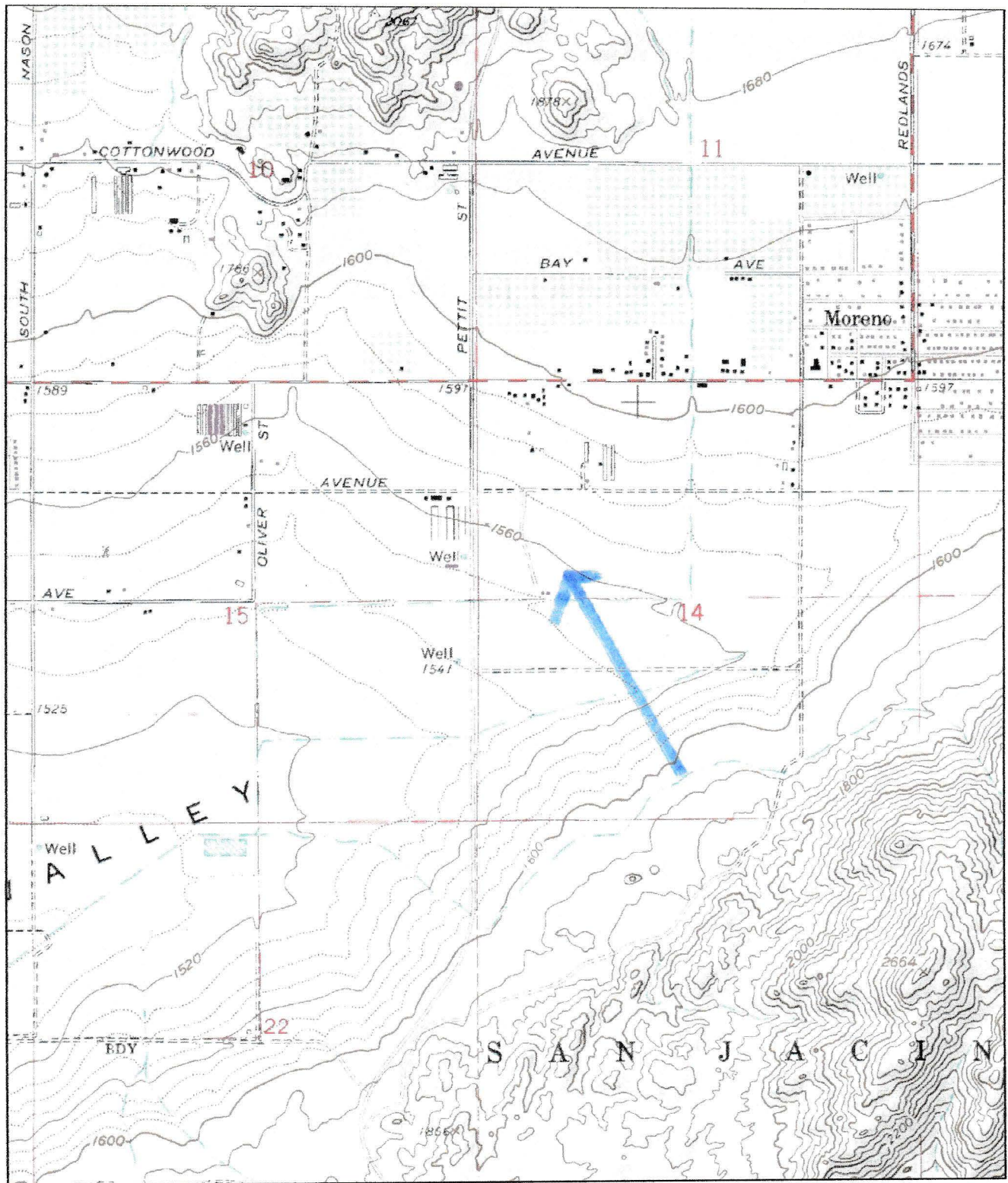


**Photo 6**

Residences, across Bradshaw Circle, to the west of approximate the southern half of the site (facing southwest)



**FIGURE 2**  
**SITE LOCATION MAP**



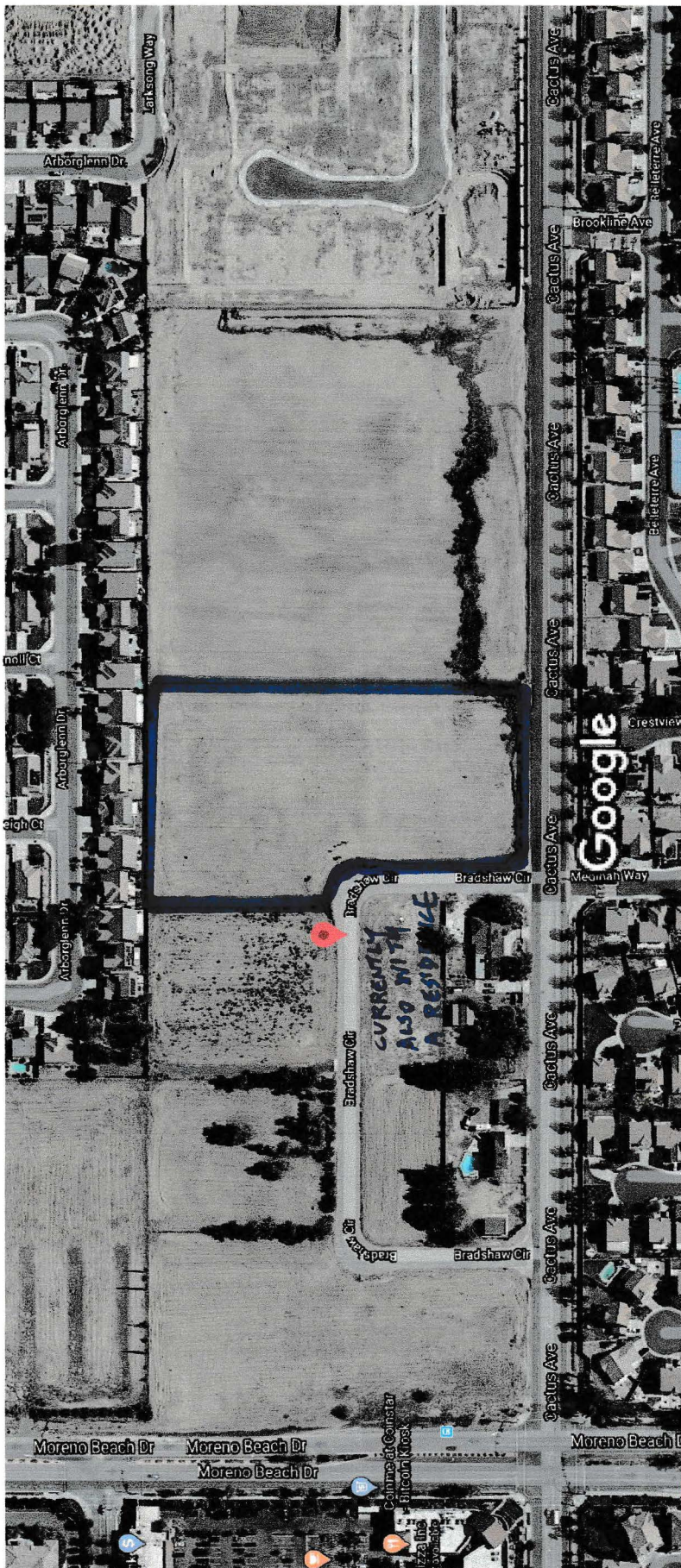
0 0.5 Mi  
0 3000 Ft

Map provided by MyTopo.com

**FIGURE 3**

**RECENT AERIAL PHOTO SHOWING SITE/ITS VICINITY  
GERNERAL LAYOUT**





## **APPENDIX B**

### **HISTORIC AERIAL PHOTO/TOPOGRAPHIC MAP RECORDS**



- aerials
- topos
- T1954
- atlases
- compare
- overlays
- on
- measure



Aer

Top

Top

Top

Aer

+

-

Arboreglenn Drive

Maryknoll Court

ngside Drive

COPYRIGHTED MATERIAL



COPYRIC

Cactus Avenue

Medicine Drive

Cactus Avenue

Palm Court

COPYRIGHTED MATERIAL

Bellefonte Avenue



COPYRIC

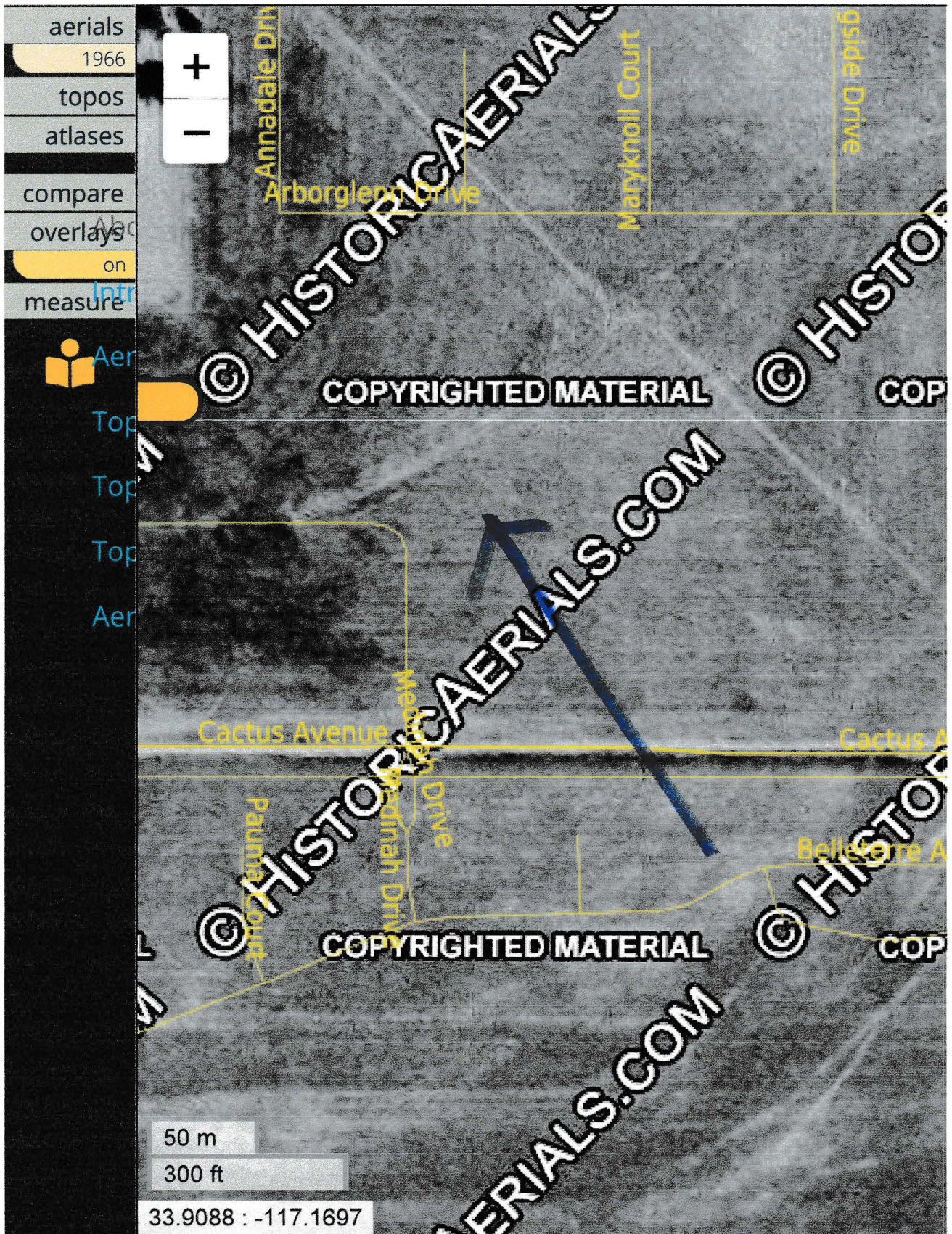
50 m

300 ft

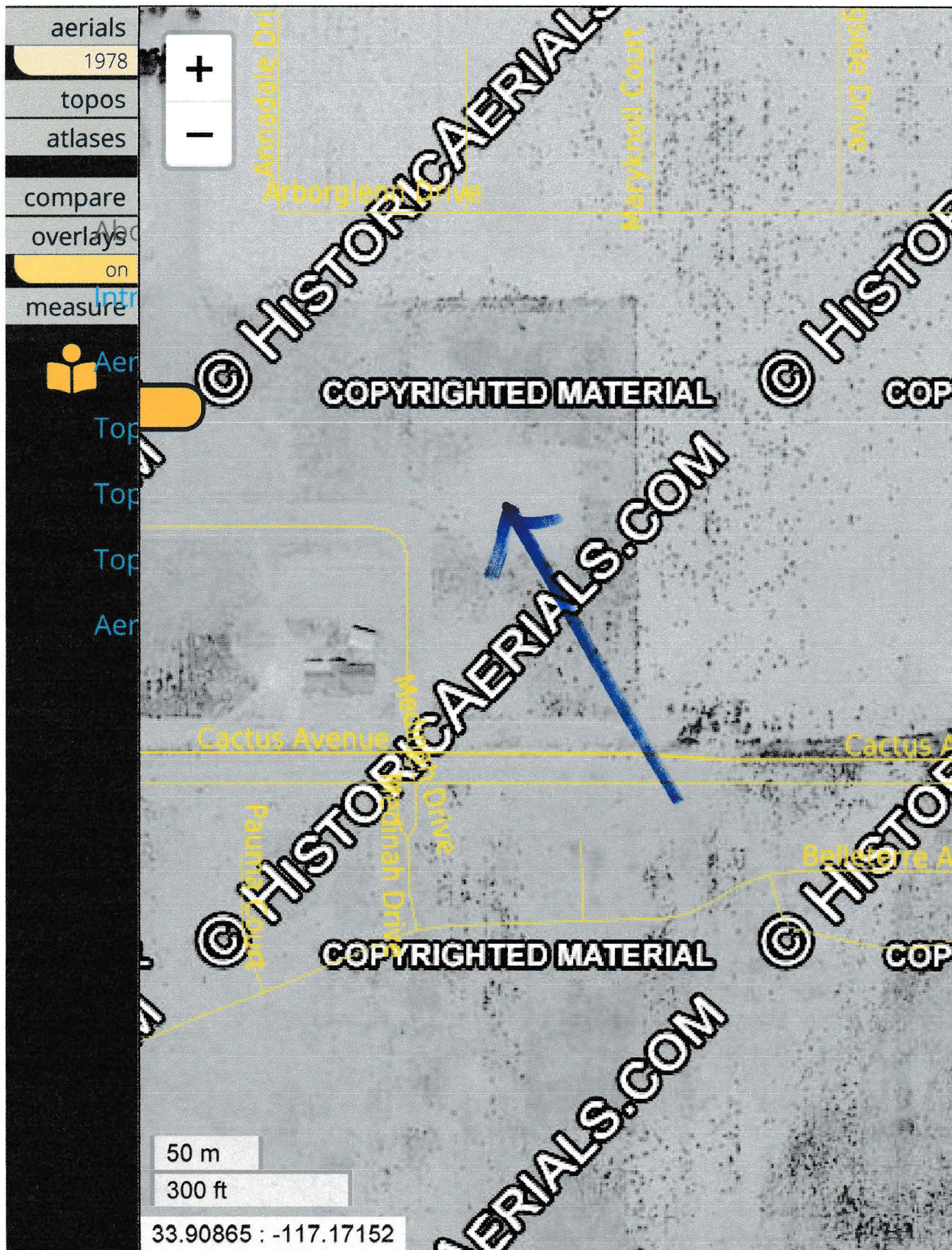
33.90917 : -117.1691

ERIALS.COM

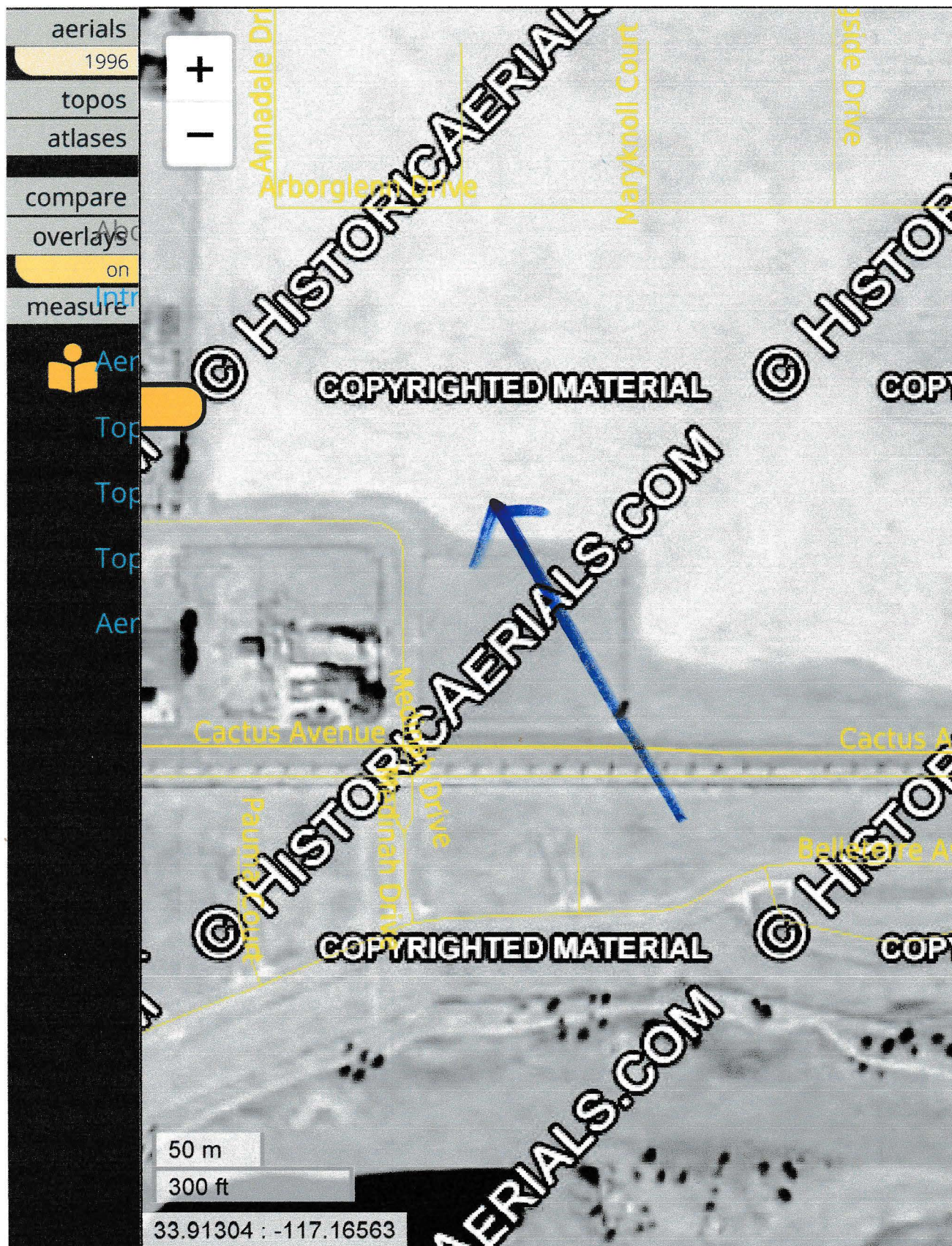




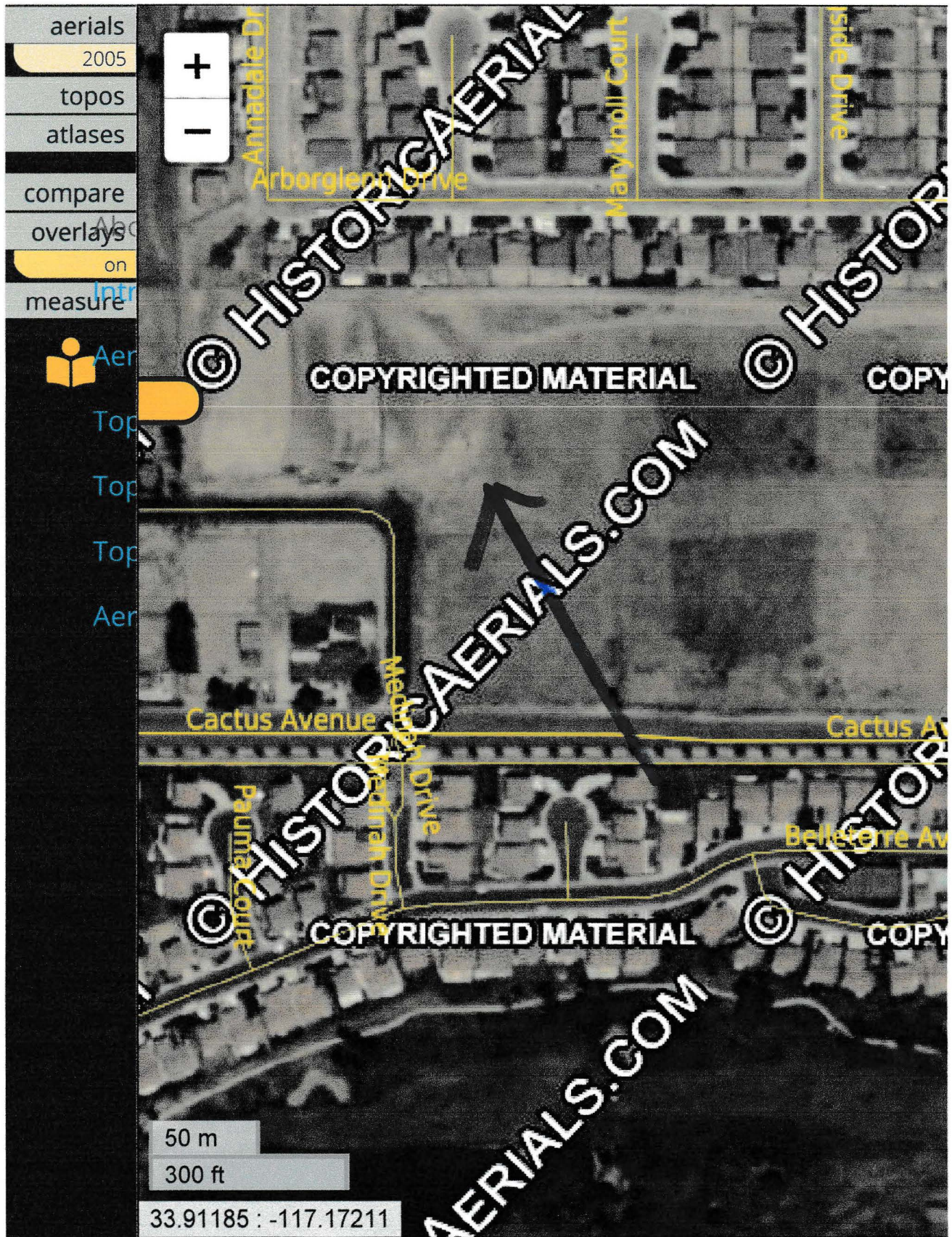


















## **APPENDIX C**

### **GOVERNMENT RECORDS SEARCH DATABASE**

33.911053424844496, -117.17026090797374

prepared for: REM

Ref:

April 30, 2020

## ***Environmental Radius Report***

## Summary

	< 1/4	1/4 - 1/2	1/2 - 1
National Priorities List (NPL)			
CERCLIS List			
CERCLIS NFRAP			
RCRA CORRACTS Facilities			
RCRA non-CORRACTS TSD Facilities			
Federal Institutional Control / Engineering Control Registry			
Emergency Response Notification System (ERNS)	1		
US Toxic Release Inventory			
US RCRA Generators (CESQG, SQG, LQG)		2	1
US ACRES (Brownfields)			
US NPDES		1	1
US Air Facility System (AIRS / AFS)			
CA Registered Underground Storage Tanks			2
CA Leaking Underground Storage Tanks			1
CA CERCLIS Equivalent			
CA NPL Equivalent			
CA Hazardous Waste Sites			1
CA Activity Use Restrictions			
CA Spills, Leaks, Investigations, and Cleanups			1
CA Solid Waste Landfills			
CA Oil and Gas Wells			
CA Voluntary Cleanup Sites			

## National Priorities List (NPL)

This database includes Proposed Sites, Final Sites and Deleted NPL Sites. The Superfund Program, administered under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) is an EPA Program to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. The NPL (National Priorities List) is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

The boundaries of an NPL site are not tied to the boundaries of the property on which a facility is located. The release may be contained within a single property's boundaries or may extend across property boundaries onto other properties. The boundaries can, and often do change as further information on the extent and degree of contamination is obtained.

**This database returned no results for your area**



## CERCLIS List

The United States Environmental Protection Agency (EPA) investigates known or suspected uncontrolled or abandoned hazardous substance facilities under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). EPA maintains a comprehensive list of these facilities in a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS). These sites have either been investigated or are currently under investigation by the EPA for release or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation and ultimately placed on the National Priority List (NPL).

CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration.

**This database returned no results for your area**

## CERCLIS NFRAP

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

**This database returned no results for your area**

## RCRA CORRACTS Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA maintains the Corrective Action Report (CORRACTS) database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

**This database returned no results for your area**

## RCRA non-CORRACTS TSD Facilities

The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). The EPA's RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD) are facilities which treat, store and/or dispose of hazardous waste.

**This database returned no results for your area**

## **Federal Institutional Control / Engineering Control Registry**

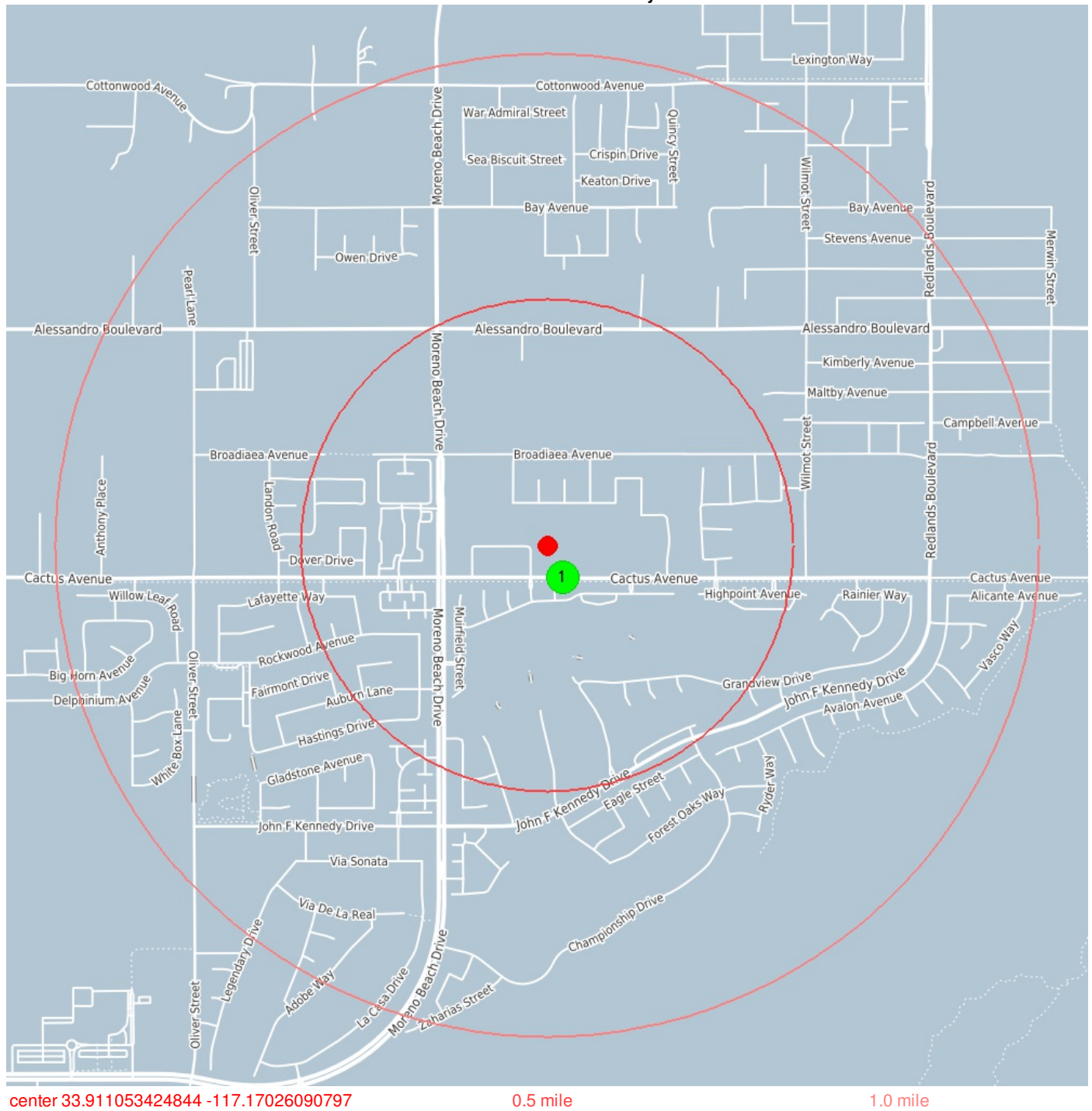
Federal Institutional Control / Engineering Control Registry

**This database returned no results for your area**

## Emergency Response Notification System (ERNS)

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

**This database returned 1 result for your area**



## Emergency Response Notification System (ERNS)



**Coordinates**  
**Distance to site**

33.910118103027, -117.16970825195  
380 ft / 0.072 mi SE

<b>Incident</b>	THE CALLER REPORTED THAT A CUSTOMER WAS FILLING VEHICLE WITH DIESEL AND PUMP DID NOT SHUT OFF. 3-4 GALLONS SPILLED ONTO THE GROUND.
<b>Incident Date</b>	2/20/2013 10:35
<b>Year Reported</b>	2013
<b>Address</b>	22520 CACTUS AVE
<b>City</b>	MORENO VALLEY
<b>State</b>	CA
<b>County</b>	RIVERSIDE

## US Toxic Release Inventory

The Toxics Release Inventory (TRI) is a publicly available EPA database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. TRI reporters for all reporting years are provided in the file.

**This database returned no results for your area**



## US RCRA Generators (CESQG, SQG, LQG)

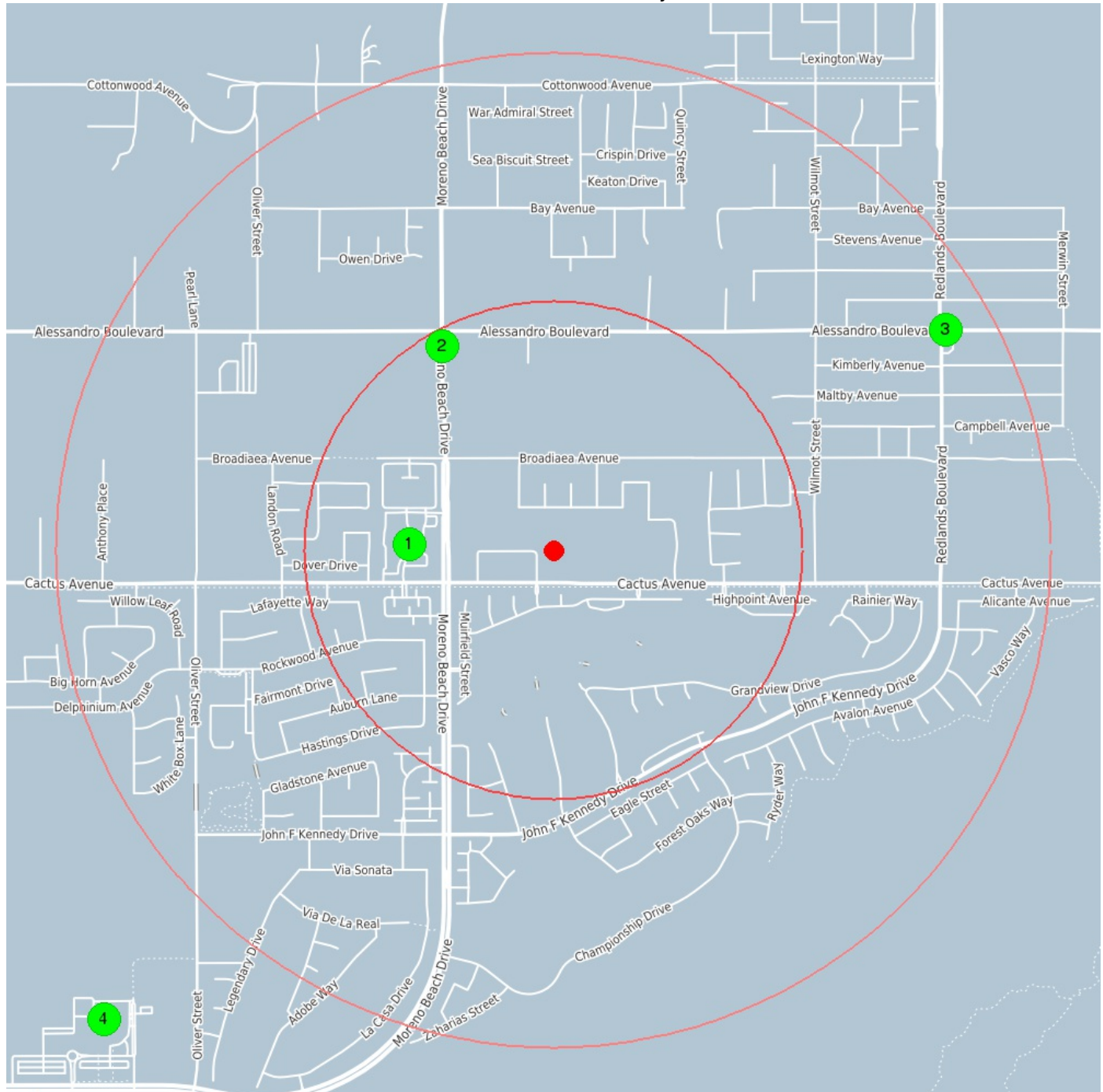
The United States Environmental Protection Agency (EPA) regulates hazardous waste under the Resource Conservation and Recovery Act (RCRA). EPA maintains a database of facilities, which generate hazardous waste or treat, store, and/or dispose of hazardous wastes.

Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste, or 1 kilogram or less per month of acutely hazardous waste.

Small Quantity Generators (SQG) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Large Quantity Generators (LQG) generate 1,000 kilograms per month or more of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste.

**This database returned 3 results for your area**



center 33.911053424844 -117.17026090797

0.5 mile

1.0 mile

## US RCRA Generators (CESQG, SQG, LQG)

<b>1</b>	<b>Coordinates</b> <b>Distance to site</b>	33.91124, -117.17531 1530 ft / 0.290 mi W
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110062906413">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110062906413</a>	
<b>EPA Identifier</b>	110062906413	
<b>Primary Name</b>	STATER BROS MARKETS #185	
<b>Address</b>	14425 MORENO BEACH DR	
<b>City</b>	MORENO VALLEY	
<b>County</b>	RIVERSIDE	
<b>State</b>	CA	
<b>Zipcode</b>	92555	
<b>Programs</b>	BR:CAL000337786, RCRAINFO:CAL000337786	
<b>Program Interests</b>	HAZARDOUS WASTE BIENNIAL REPORTER, LQG	
<b>Updated On</b>	27-JAN-2015 13:44:32	
<b>Recorded On</b>	03-DEC-2014 15:54:55	
<b>2</b>	<b>Coordinates</b> <b>Distance to site</b>	33.916989, -117.174163 2466 ft / 0.467 mi NW
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065261950">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065261950</a>	
<b>EPA Identifier</b>	110065261950	
<b>Primary Name</b>	MORENO BEACH MARKET	
<b>Address</b>	14025 MORENO BEACH DR.	
<b>City</b>	MORENO VALLEY	
<b>County</b>	RIVERSIDE	
<b>State</b>	CA	
<b>Zipcode</b>	92555	
<b>SIC Codes</b>	5541	
<b>SIC Descriptions</b>	GASOLINE SERVICE STATIONS	
<b>Programs</b>	CA-ENVIROVIEW:50118, RCRAINFO:CAL000387551	
<b>Program Interests</b>	STATE MASTER, TRANSPORTER	
<b>Recorded On</b>	10-OCT-2015 10:21:29	
<b>3</b>	<b>Coordinates</b> <b>Distance to site</b>	33.91746, -117.156523 4770 ft / 0.904 mi NE
<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066589338">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066589338</a>	
<b>EPA Identifier</b>	110066589338	
<b>Primary Name</b>	EASTER MARKET	
<b>Address</b>	29010 ALESSANDRO BLVD	
<b>City</b>	MORENO VALLEY	
<b>County</b>	RIVERSIDE	
<b>State</b>	CA	
<b>Zipcode</b>	92555	
<b>Programs</b>	CA-ENVIROVIEW:113435, RCRAINFO:CAL000299838	
<b>Program Interests</b>	STATE MASTER, TRANSPORTER	
<b>Recorded On</b>	14-OCT-2015 12:13:55	

## US RCRA Generators (CESQG, SQG, LQG)



**Coordinates**  
**Distance to site**

33.8974, -117.18602  
6897 ft / 1.306 mi SW

<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110058316772">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110058316772</a>
<b>EPA Identifier</b>	110058316772
<b>Primary Name</b>	KAISER FOUNDATION HOSPITAL - MORENO VALL
<b>Address</b>	27300 IRIS AVE
<b>City</b>	MORENO VALLEY
<b>County</b>	RIVERSIDE
<b>State</b>	CA
<b>Zipcode</b>	92555
<b>NAICS Codes</b>	621111, 622110
<b>SIC Codes</b>	8011
<b>SIC Descriptions</b>	OFFICES AND CLINICS OF DOCTORS OF MEDICINE
<b>Programs</b>	CA-CERS:10325914, CA-ENVIROVIEW:127145, EIS:15776511, RCRAINFO:CAL000333985
<b>Program Interests</b>	AIR EMISSIONS CLASSIFICATION UNKNOWN, STATE MASTER, UNSPECIFIED UNIVERSE
<b>Updated On</b>	01-JUN-2017 17:20:32
<b>Recorded On</b>	06-APR-2014 22:29:42
<b>NAICS Descriptions</b>	GENERAL MEDICAL AND SURGICAL HOSPITALS., OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS).

## US ACRES (Brownfields)

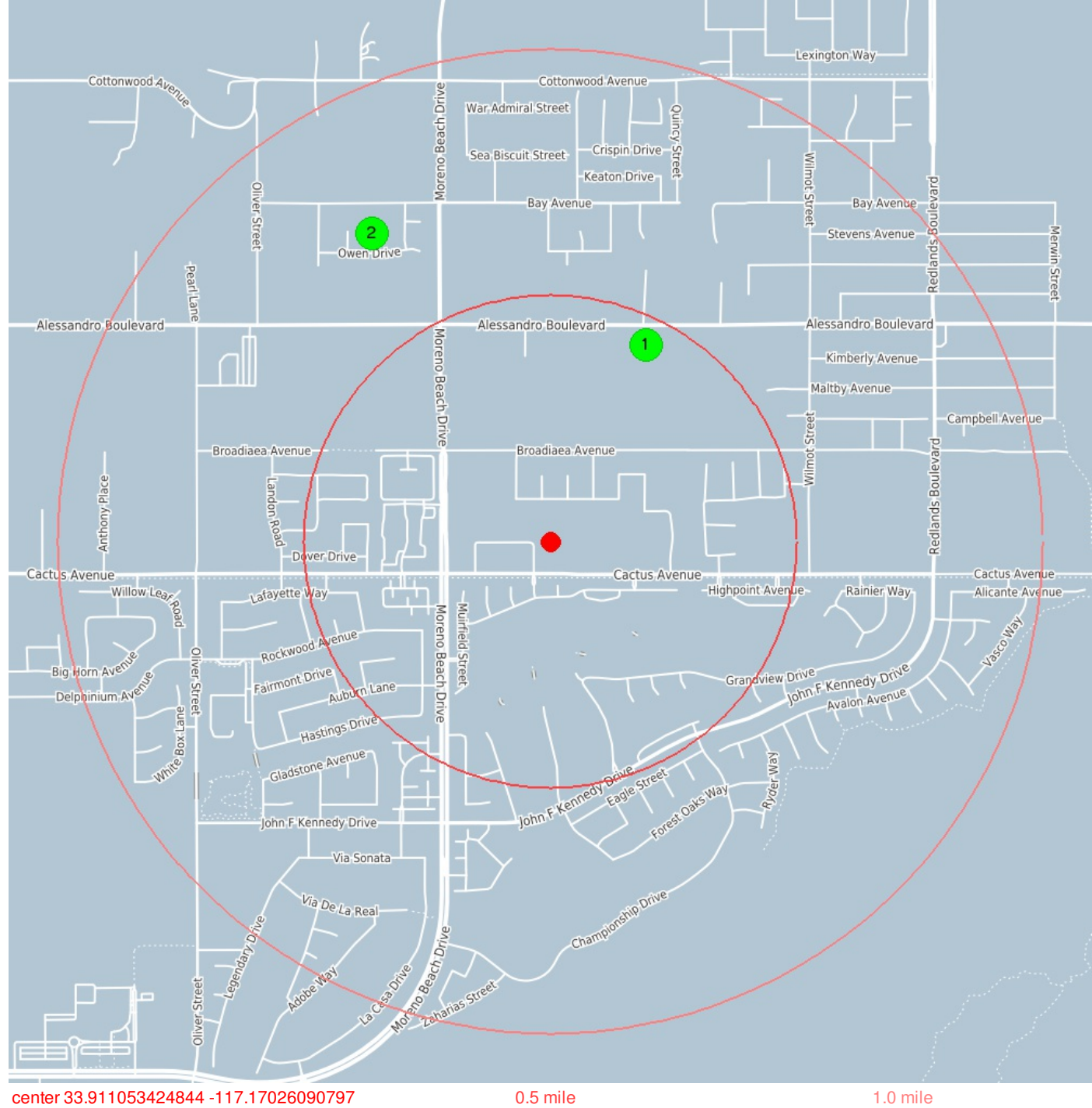
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. The Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an online database for Brownfields Grantees to electronically submit data directly to The United States Environmental Protection Agency (EPA)

**This database returned no results for your area**

# US NPDES

The NPDES module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

This database returned 2 results for your area



## US NPDES

1

**Coordinates**  
**Distance to site**

33.916839, -117.16685  
2349 ft / 0.445 mi NE

<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070091969">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070091969</a>
<b>EPA Identifier</b>	110070091969
<b>Primary Name</b>	TRACT 36436 QUINCY CHANNEL STOCKPILE
<b>Address</b>	CACTUS AND QUINCY STREET
<b>City</b>	MORENO VALLEY
<b>County</b>	RIVERSIDE COUNTY
<b>State</b>	CA
<b>Zipcode</b>	92555
<b>Programs</b>	NPDES:CAZ429158
<b>Program Interests</b>	ICIS-NPDES NON-MAJOR
<b>Recorded On</b>	07-AUG-2017 10:42:30

2

**Coordinates**  
**Distance to site**

33.920119, -117.176561  
3817 ft / 0.723 mi NW

<b>Info URL</b>	<a href="http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070092998">http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110070092998</a>
<b>EPA Identifier</b>	110070092998
<b>Primary Name</b>	MORENO VALLEY 55
<b>Address</b>	MORENO BEACH DRIVE AND BAY DRIVE
<b>City</b>	MORENO VALLEY
<b>State</b>	CA
<b>Zipcode</b>	92555
<b>Programs</b>	NPDES:CAZ441665
<b>Program Interests</b>	ICIS-NPDES NON-MAJOR, STORM WATER CONSTRUCTION
<b>Recorded On</b>	07-AUG-2017 10:55:52

## US Air Facility System (AIRS / AFS)

The Air Facility System (AIRS / AFS) contains compliance and permit data for stationary sources of air pollution (such as electric power plants, steel mills, factories, and universities) regulated by EPA, state and local air pollution agencies. The information in AFS is used by the states to prepare State Implementation Plans (SIPs) and to track the compliance status of point sources with various regulatory programs under Clean Air Act.

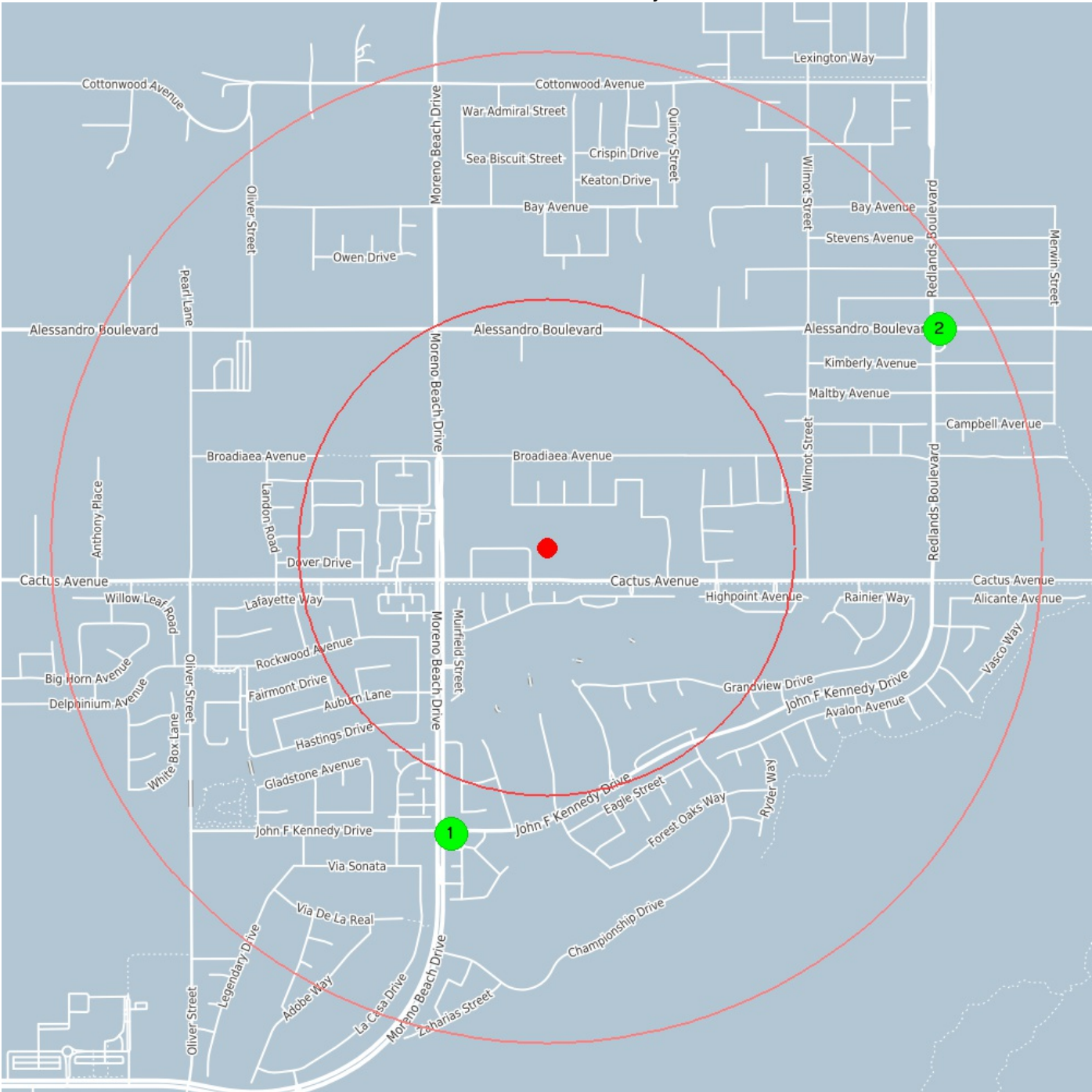
**This database returned no results for your area**



# CA Registered Underground Storage Tanks

Underground storage tanks containing hazardous or petroleum substances are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The State Water Resources Control Board's GeoTracker database provides the list of permitted Underground Storage Tanks (UST).

This database returned 2 results for your area




center 33.911053424844 -117.17026090797 0.5 mile 1.0 mile

1	Coordinates	33.9027, -117.1736
	Distance to site	3210 ft / 0.608 mi S
Site Name		MORENO VALLEY RANCH GOLF CLUB
Permitting Agency		RIVERSIDE COUNTY
Address		27905 JOHN F KENNEDY DR
City		Moreno Valley
Zip		92555
County		Riverside



CA Registered Underground Storage Tanks

	<b>Coordinates</b>	33.91743, -117.15642
	<b>Distance to site</b>	4792 ft / 0.908 mi NE
<b>Site Name</b>		EASTER MARKET
<b>Permitting Agency</b>		RIVERSIDE COUNTY
<b>Address</b>		29010 ALESSANDRO BLVD
<b>City</b>		Moreno Valley
<b>Zip</b>		92555
<b>County</b>		Riverside

## CA Leaking Underground Storage Tanks

**This database returned 1 result for your area**



1.0 mile

## CA Leaking Underground Storage Tanks



**Coordinates**  
**Distance to site**

33.917416, -117.156507  
4766 ft / 0.903 mi NE

<b>Site Name</b>	EASTER MARKET
<b>Site Street Number</b>	29010
<b>Site Street Name</b>	ALESSANDRO BLVD
<b>Site City</b>	MORENO VALLEY
<b>Site State</b>	CA
<b>Site Zip</b>	92555
<b>Site County</b>	Riverside
<b>Status</b>	Completed - Case Closed
<b>Status Date</b>	2005-10-05
<b>Lead Agency</b>	RIVERSIDE COUNTY LOP
<b>Local Agency</b>	RIVERSIDE COUNTY LOP
<b>Contaminant</b>	Gasoline
<b>Contaminated Medium</b>	Soil

---

## CA CERCLIS Equivalent

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies CERCLIS equivalent sites as "State Response". These are sites known or suspected to contain uncontrolled or abandoned hazardous substance facilities.

**This database returned no results for your area**

## CA NPL Equivalent

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies sites on the National Priority List (NPL). This is the equivalent of the Federal NPL identifying facilities and study areas with known contamination that are given priority for remedial action.

**This database returned no results for your area**

## CA Hazardous Waste Sites

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies Hazardous Waste Sites. These include...

All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.

All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.

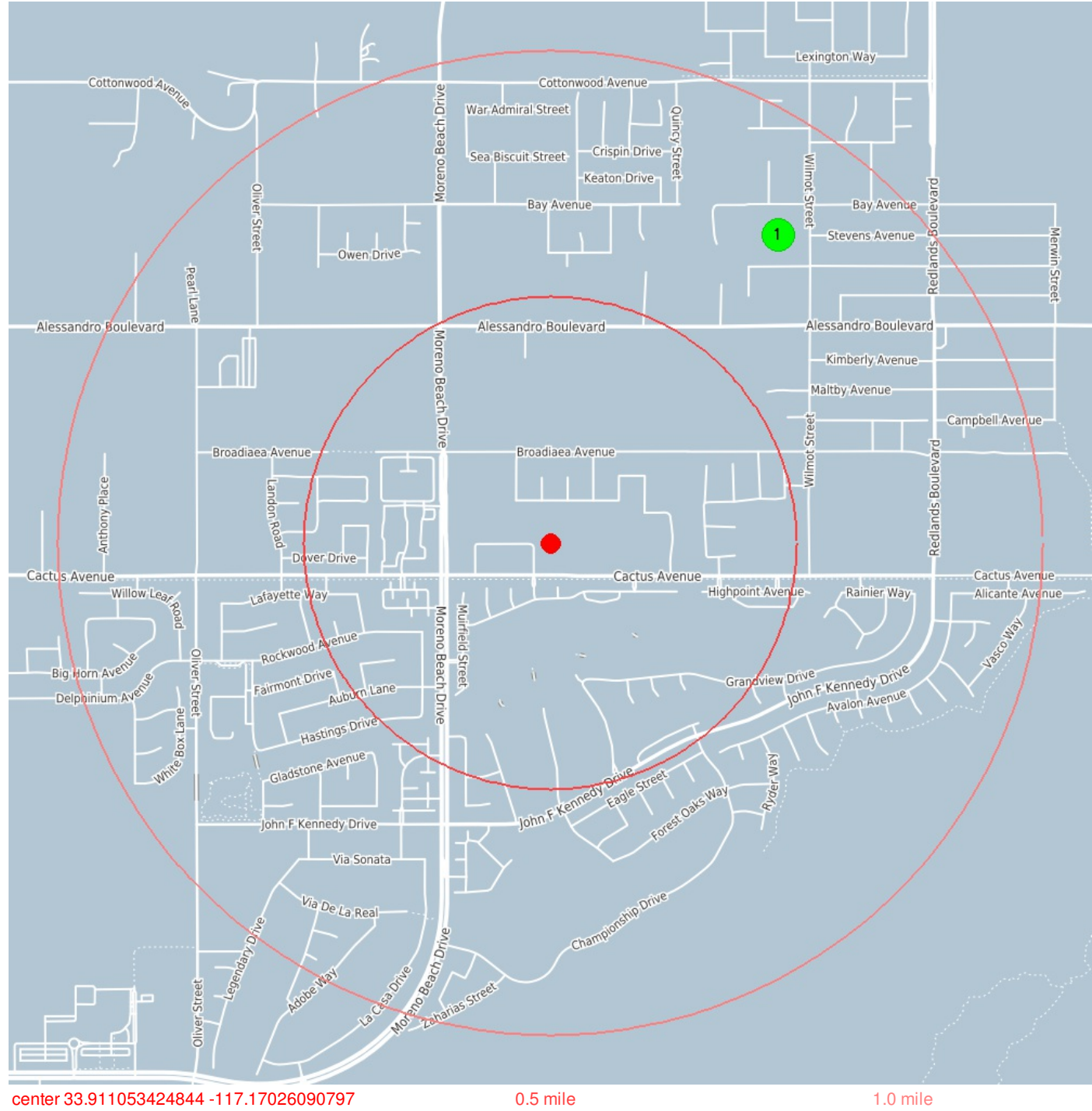
All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.

All sites listed pursuant to Section 25356 of the Health and Safety Code.

All sites included in the Abandoned Site Assessment Program.

**This database returned 1 result for your area**

CA Hazardous Waste Sites



## CA Hazardous Waste Sites



**Coordinates**  
**Distance to site**

33.920117, -117.16218  
4112 ft / 0.779 mi NE

<b>Site Name</b>	Proposed Bay Avenue - Wilmot Street School Site
<b>Site Type</b>	School Investigation
<b>Site Type 2</b>	School
<b>Site Area (acres)</b>	9.1
<b>Project Manager</b>	ASLAM SHAREEF
<b>Project Supervisor</b>	* Tawfiq Deek
<b>Envirostor ID</b>	60000523
<b>Status</b>	No Further Action
<b>Status Date</b>	2007-07-27 00:00:00
<b>Past Uses</b>	AGRICULTURAL - LIVESTOCK, AGRICULTURAL - ORCHARD
<b>Contaminant</b>	SOIL
<b>Funding Source</b>	School District
<b>Address</b>	SW Corner Bay Avenue and Wilmot Street
<b>City</b>	Moreno Valley
<b>State</b>	CA
<b>Zip Code</b>	92553
<b>County</b>	RIVERSIDE



## CA Activity Use Restrictions

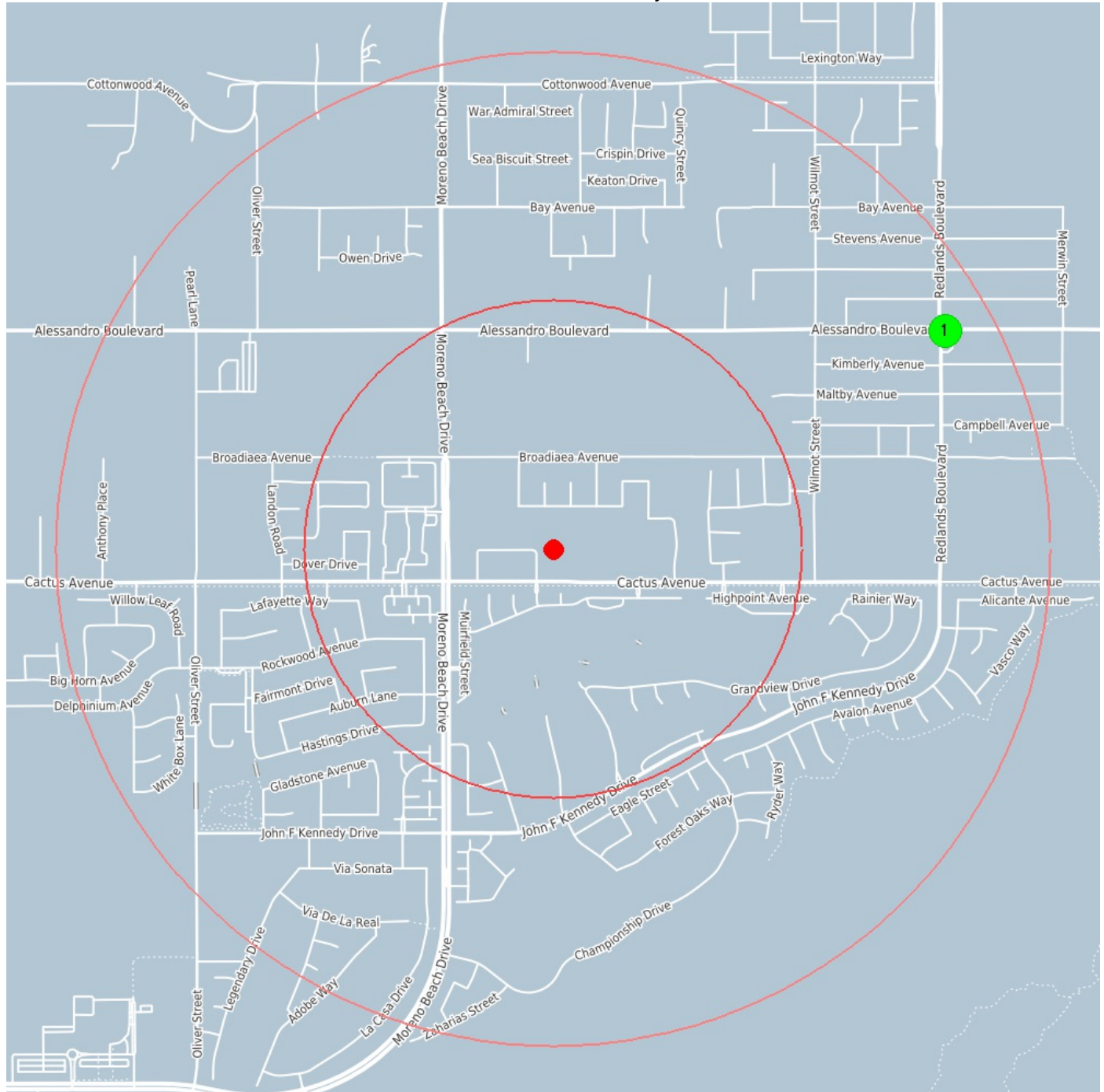
Activity and Use Limitations (AULs), also known as Environmental Land-Use Controls (LUCs) – An AUL is a restriction, covenant or notice concerning the use of real property, which is imposed on real property. AULs and LUCs are further categorized as Institutional Controls (ICs) and Engineering Controls (ECs). An IC is a legal or regulatory restriction on the use of a property, limiting the use of groundwater and excavations or preventing such businesses as day care centers or schools on the property. An EC involves physical means of restricting site access or use in order to prevent the spreading or exposure of a contaminant. Frequently implemented engineering controls include requiring black top on the surface, building of structures to prevent exposure or even notices to the public that are posted on the grounds warning of contaminants.

**This database returned no results for your area**

## CA Spills, Leaks, Investigations, and Cleanups

The Spills, Leaks, Investigation & Cleanup (SLIC) Program is responsible for site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. This program is not restricted to particular pollutants or environments; rather, the program covers all types of pollutants (such as solvents, petroleum fuels, and heavy metals) and all environments (including surface and water, groundwater, and the vadose zone). Upon confirming that an unauthorized discharge is polluting or threatens to pollute regional water bodies, the Regional Board oversees site investigation and corrective action. Statutory authority for the program is derived from the California Water Code, Division 7, Section 13304. Guidelines for site investigation and remediation are promulgated in State Board Resolution No. 92-49 entitled Policies and Procedures for Investigation and Cleanup and Abatement of Discharges under Water Code Section 13304.

This database returned 1 result for your area



center 33.911053424844 -117.17026090797

0.5 mile

1.0 mile

## CA Spills, Leaks, Investigations, and Cleanups



**Coordinates**  
**Distance to site**

33.917416, -117.156507  
4766 ft / 0.903 mi NE

<b>Site Name</b>	EASTER MARKET
<b>Site Street Number</b>	29010
<b>Site Street Name</b>	ALESSANDRO BLVD
<b>Site City</b>	MORENO VALLEY
<b>Site State</b>	CA
<b>Site Zip</b>	92555
<b>Site County</b>	Riverside
<b>Status</b>	Completed - Case Closed
<b>Status Date</b>	2005-10-05
<b>Lead Agency</b>	RIVERSIDE COUNTY LOP
<b>Local Agency</b>	RIVERSIDE COUNTY LOP
<b>Contaminant</b>	Gasoline
<b>Contaminated Medium</b>	Soil

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## CA Solid Waste Landfills

The Solid Waste Landfill List (SWLF) database is provided by the California Solid Waste Information System (SWIS) and consists of both open as well as closed inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972.

**This database returned no results for your area**

## CA Oil and Gas Wells

The California Department of Conservation, Division of Oil, Gas and Thermal Resources (DOGGR) was created to serve the needs of the state, local governments, and industry by regulating statewide oil and gas activities with uniform laws and regulations. The DOGGR supervises the drilling, operation, maintenance, and plugging and abandonment of onshore and offshore oil, gas, and geothermal wells, preventing damage to: (1) life, health, property, and natural resources; (2) underground and surface waters suitable for irrigation or domestic use; and (3) oil, gas and geothermal reservoirs.

**This database returned no results for your area**

## CA Voluntary Cleanup Sites

The Department of Toxic Substances Controls (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) EnviroStor database identifies Voluntary Cleanup sites. These sites include low threat level properties with confirmed or unconfirmed releases. The responsible parties have requested that DTSC oversee investigation and/or cleanup activities and agreed to offset DTSC expenses.

**This database returned no results for your area**