



Limited Phase II Environmental Site Assessment Report

**717, 725, 745, 807 and 825 East State Street;
810 East Main Street; 316 South Bon View Avenue;
and 235 South Campus Avenue
Ontario, California 91761**

**Converse Project No. 19-16-123-12
April 14, 2021**

Prepared For:

**City of Ontario
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Ontario, California 91764**

Prepared By:

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Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

April 14, 2021

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Subject: PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
717, 725, 745, 747, 807 and 825 East State Street; 810 East Main Street;
316 South Bon View Avenue; and 235 South Campus Avenue
Ontario, California
Converse Project No. 19-16-123-12

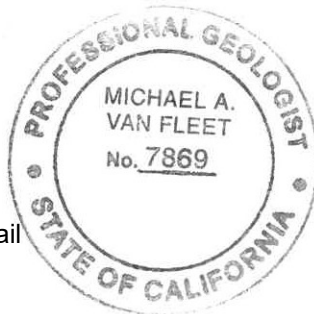
Ms. Hernandez:

Converse Consultants (Converse) is pleased to submit the attached report that summarizes the activities and the results of a *Limited Phase II Environmental Site Assessment (Phase II ESA)* that was conducted at the referenced property.

We appreciate the opportunity to be of service. Should you have any questions or comments regarding this report, please contact Michael Van Fleet at (909) 796-0544 or Norman Eke at (626) 930-1260.

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1.0 Introduction

This *Limited Phase II Environmental Site Assessment (ESA)* report has been prepared by Converse Consultants (Converse), on behalf of the City of Ontario, for the sampling conducted at 717, 725, 745, 747, 807 and 825 E State Street; 810 E Main Street; 316 S Bon View Avenue; and 825 S Campus Avenue, in Ontario, California (Site). Converse was retained by the City of Ontario (*User*) to conduct the *Phase II Environmental Site Assessment (ESA)* at the Site (See Figure 1 - Site Location Map). The scope of this *Phase II ESA* was completed in general accordance with the Proposal dated March 11, 2021.

Converse generally followed the standard practices of the American Society for Testing Materials (ASTM) Designation: E1903-19 *Standard Practice for Environmental Site Assessments (ESA): Phase II Environmental Site Assessment Process* (ASTM, E 1903-19). The purpose of conducting the assessment in accordance with ASTM E1903-19 is to acquire and evaluate information sufficient to achieve the objective(s) set forth by the *User* and Converse. The objectives of this assessment were developed based on the findings of a Phase I ESA Report prepared by Converse dated March 9, 2021.

The following recognized environmental conditions (RECs) were identified in the Converse Phase I ESA:

- Two underground storage tanks (USTs), one (1) 12,000-gallon diesel fuel UST and one (1) 2,000-gallon waste-oil UST, were documented at 316 S Bon View Avenue (Site Parcel 1). However, no clear documentation indicating removal and/or confirmation sampling, and no closure letter were found for the USTs. These two (2) USTs are considered a REC in connection with the Site.
- The identification of wastes generated at 825 E State Street (Site Parcel 1) including, but not limited to, unspecified solvent mixture, and oxygenated solvents is considered a REC.
- The former presence of railroad spurs across Site Parcel 2 are considered a REC based on the known potential for use of pesticides and herbicides to maintain railways.
- The identification of wastes generated at 235 S Campus Avenue (Site Parcel 4), including but not limited to, tetrachloroethylene (PCE), trichloroethylene (TCE), and benzene, is considered a REC.
- The identification of historical light-industrial operations, and generation of hazardous wastes including, but not limited to, unspecified solvent mixture, and oxygenated solvents at multiple addresses associated with Site Parcel 5 is considered a REC.
- The identification of the former operation of at least 4 spray booths at 745 E State Street (Site Parcel 5) is considered a REC based on the potential for



solvent use in cleaning equipment associated with the application of paints/stains.

- The identification of volatile organic compounds (VOC) based concrete form stripper at 807 E State Street (Site Parcel 6) is considered a REC.

Previous Phase I and Phase II ESAs of the Site were completed in April and June 2020, respectively, by Hazard Management Consulting. The former railroad tracks located on Site Parcel 2 did not appear to be included in either assessment. The Phase II ESA consisted of the collection of soil and soil-vapor samples across the Site. It was observed that the reporting limits used for some compounds in soil-vapor samples were greater than the current screening levels for residential and commercial land uses. Results of soil sampling indicated no significant impacts of VOCs, total petroleum hydrocarbons (TPH), or metals, with the exception of one (1) sample collected from a depth of 1-foot beneath ground surface (bgs) at Site Parcel 5 with an elevated concentration of lead. However, additional testing of the sample indicated that the soil would not be deemed a hazardous waste, and a sample collected from 5-feet bgs from the same boring showed non-detectable concentrations of lead. Based on this information, Converse recommended limited screening of soil vapor across the Site with lower reporting limits, as well as soil sampling at the location of the former railroad tracks (Site Parcel 2) at the Site. In addition, Converse recommended a geophysical survey at 316 S Bon View Avenue, to evaluate if two (2) reported USTs are still present.

The objectives of the assessment were to:

- Evaluate whether historical USTs are still located at the Site.
- Evaluate whether historical light-industrial operations, including the use and/or generation of solvents at various Site Parcels, former UST operations, and the former operation of railroad tracks, has resulted in impacts to soil and/or soil-vapor beneath the Site.
- Identify if potential target analytes are present at concentrations greater than threshold criteria.



2.0 Background

2.1 *Site Description and Features*

Details in the following sections regarding the Site and surrounding areas were obtained from the Converse ESA report dated March 9, 2021.

2.1.1 *Current Uses of the Site*

The Site consists of six (6) irregular-shaped parcels of land developed with five (5) total buildings. Uses at the Site consist of transloading of plastics and paper, construction yard, drayage, warehousing/distribution, storage, tow yard, and brewery.

2.1.2 *Location*

The Site is located at 717, 725, 745, 747, 807 and 825 East State Street; 810 East Main Street; 316 South Bon View Avenue; and 235 South Campus Avenue, in Ontario, California. The Site is located on the northwest side of the intersection of East State Street and South Bon View Avenue. The Site is bounded on the east by South Bon View Avenue, the south by East State Street, the west by South Campus Avenue, and on the north by railroad tracks. The Site is located approximately 1.75-miles south of Interstate 10.

The Site consists of six (6) parcels of land totaling approximately 15.92-acres. The San Bernardino County Assessor's Parcel Numbers (APNs) for the Site are 1049-111-01-0000, 1049-111-03-0000, 1049-111-04-0000, 1149-111-04-0000, 1149-111-05-0000, 1149-111-06-0000, and 1149-111-07-0000. The following is a summary of parcel characteristics:

Parcel 1 - APN 1049-111-01-0000 (6.404-acres) Owner: DiaDia, LLC. Addresses of 825 E State St and 316 S Bon View Avenue. Currently occupied by JC Horizon - transloading of plastics and paper.

Parcel 2 - APN 1049-111-03-0000 (0.125-acres) Owner: CLS Properties, LLC. No associated addresses. Currently vacant former rail spur line.

Parcel 3 - APN 1049-111-04-0000 (0.227-acres) Owner: Opone, LLC. Associated with 717-747 E State Street. Currently parking/loading for 717-747 E State Street.

Parcel 4 - APN 1049-111-05-0000 (1.174-acres) Owner: Opone, LLC. Address of 235 S Campus Avenue - currently occupied by Strum Brewing.



Parcel 5 - APN 1049-111-06-0000 (6.146-acres) Owner: Opone, LLC. Addresses of 717-747 E State Street - currently occupied by warehouse building with several warehousing/shipping tenants, and 810 E Main Street - currently occupied by Pepe's Towing, and a warehousing tenant.

Parcel 6 - APN 1049-111-07-0000 (1.84-acres) Owner: CLS Properties, LLC. Address of 807 E State Street - currently occupied by World Transportation, a drayage company, and AG Construction, a concrete contractor.

2.1.3 Site and Vicinity General Characteristics

The Site slopes from north to south. Parcel 1 is developed with one (1) storage building and recyclable materials storage yard. Parcel 4 is occupied by a two-story multi-tenant warehouse building, second single-story storage building, and tow yard parking lot. Parcel 5 is occupied by a single-story commercial building and parking lot. Parcel 6 is occupied by a two-story commercial office building and associated storage yards.

A single 500-gallon diesel fuel aboveground storage tank (AST), an approximate 10,000-gallon storm water AST, and a non-operational dust collection system were observed on Parcel 4.

Properties in the general area are a mix of high-industrial, commercial and residential uses.

2.2 Physical Setting

2.2.1 Topography

The Site is located approximately 982 feet above mean sea level (msl) with surface topography sloping towards the south (United States Geological Survey [USGS] Topographic Maps, Ontario and Guasti, California, 2012).

2.2.2 Geology

The Site is underlain by alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly non-marine, but includes marine deposits near the coast (Division of Mines and Geology, Geologic Map of California, 2010).



2.2.3 Hydrogeology

Information regarding regional groundwater was researched on the RWQCB Geotracker website. According to the website, the closest site to the Site with recent groundwater information is located approximately 0.3-mile south of the Site. According to an August 2020 Semi-Annual Groundwater Monitoring Report for that site, groundwater is located approximately 326 to 336 feet below ground surface (bgs) with groundwater flow direction measured to the southwest. Analytical results from the semi-annual sampling event showed PCE detected at reported concentrations ranging from 1.0 to 72 micrograms per liter (ug/l) and reported TCE concentrations ranging from non-detect to 3.9 ug/l.

Groundwater was not encountered in any of the borings to maximum depths of 15-feet bgs.

2.3 Site History and Land Use

As early as 1897, the Site Parcels were depicted as bisected north to south by an unnamed roadway. In addition, railroad tracks were depicted along the southern boundary of the Site Parcels.

The following is a summary of historical use by Site Parcel:

Parcel 1

By 1928, Parcel 1 was depicted with an unidentified structure in the northern portion of the parcel. By 1954, the parcel appeared to be graded and possibly used for auto storage. By 1966, a commercial building was constructed in the southeast corner of the parcel. By 1973, structures identified for truck repair use were constructed in the northern and western portions of the parcel, and the existing building was constructed in the southern portion of the parcel. At the time of the Site reconnaissance, the commercial building in the southeastern corner of the parcel as well as the truck repair buildings in the northern and western portions of the parcel had been razed.

Parcel 2

By 1928, the parcel was developed with railroad spurs. At the time of the Site reconnaissance, the railroad tracks appear to have been removed, and the parcel was overgrown with vegetation.

Parcel 3

By 1928, the parcel remained developed with railroad tracks. By 1950, the railroad tracks appeared to have been razed and the parcel was developed with the existing use of parking associated with the existing building on the northern contiguous Parcel 5.



Parcel 4

By 1928, the parcel appeared developed with several dwellings identified as "employee dwellings" that appeared to be associated with the facility located on Parcel 5. By 2006, all but the existing structure on the parcel had been razed and the parcel was in its existing configuration.

Parcel 5

By 1928, the parcel was depicted as developed with portions of the existing commercial/light-industrial building and was identified as being occupied by California Co-operative Canneries Ontario Plant No. 6. A May 25, 1920 building permits notes installation of a septic tank and cesspool issued to S&H Warehouse. The northwestern portion of the warehouse was identified as occupied for auto repairing while underground lime and sulphur storage was depicted in the parking area north of the building. By 1950, the facility was identified as occupied by Firestone Tire & Rubber Co. and the building was identified as occupied by fertilizer storage. The lime and sulphur storage previously identified north of the building was no longer depicted on the parcel. By 1953, an addition had been constructed to the existing building on the parcel, and the existing warehouse building in the northeastern portion of the parcel had been constructed.

Parcel 6

By 1928, the parcel is identified as occupied by structures identified as "tray storage". By 1985, the "tray storage" structure had been razed and the existing commercial building had been constructed.

2.4 Adjacent Property Land Use

- North: Railroad tracks followed by residential and commercial developments. Commercial developments include (west to east): Above and Beyond Towing (205 E Emporia Street), and WH Byars Roofing (202 S Bon View Avenue).
- Northeast: S Bon View Avenue followed by railroad tracks and single-family residential.
- East: S Bon View Avenue followed by vacant land and Marin Auto Electric (313 S Bon View Avenue).
- Southeast: Intersection of S Bon View Avenue and E State Street followed by Castro's Brake & Suspension (409 S Bonview Avenue).
- South: E State Street followed by railroad tracks and commercial business including (west to east): J&C Auto Repair (806 E State Street), D&M



Metals (840 E State Street), and multi-unit automotive repair center (402-424 S Bon View Avenue).

- Southwest: Intersection of S Campus Avenue and E State Street followed by railroad tracks and a propane seller (690 E State Street).
- West: S Campus Avenue followed by City of Ontario water well and aboveground tank, and recycling center (653 E Main Street).
- Northwest: Intersection of railroad tracks and S Campus Avenue followed by truck yard.

2.5 Summary of Previous Assessment Reports

Hazard Management Consulting (HMC), Phase I Environmental Site Assessment, 825, 807, 747, 745, and 717 East State Street; 810 East Main Street; 316 South Bon View Avenue; and, 235 South Campus Avenue, Ontario, California 91761, April 22, 2020

A summary of HMC's findings is as follows:

- The Site is noted to contain multiple parcels occupied by various facilities with operations including transloading of plastics and paper for recycling, a construction yard, drayage, distribution, storage, a brewery, and a towing yard. Items observed at the Site parcels included significant staining, two clarifiers, patched concrete cutouts and trenches from historic operations, and two sumps.
- Historical records sources indicated industrial uses at the Site from as early as 1928 through the present.
- The Site was listed in several databases within the regulatory database report. The listings indicated the use and removal of USTs, related remediation reports, oxygenated solvent use involved with furniture manufacturing, and chlorinated solvent and benzene use involved with automotive repair.
- Several industrial uses were identified in the general vicinity of the Site.

HMC identified the following RECs at the Site:

- The current and historical industrial uses including a former tire manufacturing plant, and documented oxygenated and chlorinated solvent uses at the Site.
- Significant staining observed across the Site.
- Two (2) clarifiers located on the Site.
- Patched concrete cutouts and trenches from historic operations.



- Two (2) sumps observed on the Site.
- Former UST operations at the Site.

Based on these findings, HMC recommended completing additional assessment, including a "Site wide" soil and soil vapor investigation. In addition to the above RECs, HMC stated that based on the age of the buildings, asbestos is likely present at the Site. HMC recommended preparing an Asbestos Operations & Management (O&M) Plan.

HMC, Results of Soil and Soil Vapor Investigation at the Property Located at 825, 807, 747, 745, 725, and 717 East State Street; 810 East Main Street; 316 South Bon View Avenue; and, 235 South Avenue in Ontario, CA 92761, June 11, 2020

HMC's stated objectives were to conduct subsurface testing to evaluate whether significant releases of hazardous substances have occurred at the Site. According to HMC, a total of 28 borings were advanced at the Site for the collection of soil and soil vapor samples. Borings were advanced to maximum depths of 10 feet bgs. Soil samples were collected from depths of 1, 5, and 10 feet bgs. A single soil vapor probe was installed in each boring at a depth of 5 feet bgs.

HMC reported the results by Site address as follows:

825 East State Street

Twelve borings (B1/SV1 through B7/SV7, B20/SV20 through B23/SV23, and B28/SV28) were completed at the address. No reportable concentrations of VOCs were reported in the soil vapor samples. HMC reported concentrations of TPH in multiple soil samples at concentrations above the laboratory reporting limit of 10 milligrams per kilogram (mg/kg) but below the Los Angeles Regional Water Quality Control Board's (LARWQCB) Maximum Soil Screening Levels (MSSLs). Converse reviewed the data and found reported concentrations of diesel range TPH ranging from 11 mg/kg (B4-5 and B7-5) to 280 mg/kg (B6-1). Heavy-oil range TPH was reported at concentrations ranging from 18 mg/kg (B22-1) to 1,300 mg/kg (B6-1).

Converse compared reported concentrations to the San Francisco Bay Regional Water Quality Control Board's (SFRWQCBs) Environmental Screening Levels (ESLs). The concentration of diesel range TPH reported in sample B6-1 exceeds the ESL for diesel range TPH in a residential land use scenario of 260 mg/kg, but is less than the ESL for a commercial land use scenario of 1,200 mg/kg. All reported concentrations of TPH in the heavy oil range were less than the ESL for residential and commercial land use scenarios of 12,000 mg/kg, and 180,000 mg/kg, respectively.



235 East Main Street

One (1) boring (B8/SV8) was advanced in the parking lot. No VOCs were reported in the soil or soil vapor samples. TPH in the diesel range was reported at a concentration of 290 mg/kg in sample B8-1, and 10 mg/kg in sample B8-5. TPH in the heavy oil range was reported in sample B8-1 at a concentration of 2,200 mg/kg.

The concentration of diesel range TPH reported in sample B8-1 exceeds the ESLs for diesel range TPH in a residential land use scenario of 260 mg/kg but is below the ESL for diesel range TPH in a commercial land use scenario of 1,200 mg/kg. The reported concentration in sample B8-5 is less than both residential and commercial screening levels.

The reported concentration of TPH in the heavy oil range in sample B8-1 was below the ESL for residential and commercial land use scenarios of 12,000 mg/kg and 180,000 mg/kg, respectively.

810 East Main Street, Suite B

One (1) boring (B9/SV9) was advanced in the vacant suite of the former Suburban Miners facility. VOCs were not reported in the soil or soil vapor samples. TPH in the heavy oil range was reported in sample B9-10 at a concentration of 12 mg/kg.

Reported concentrations of TPH in the heavy oil range are below the ESL for residential and commercial land use scenarios of 12,000 mg/kg and 180,000 mg/kg, respectively.

810 East Main Street, Suite B Parking Lot

Two (2) borings (B10/SV10 and B11/SV11) were advanced in the parking lot. No VOCs were reported in the soil or soil vapor samples. TPH in the diesel range was reported in samples B10-1 (340 mg/kg), B10-5 (12 mg/kg), and B10-10 (15 mg/kg), and in sample B11-1 (410 mg/kg). TPH in the heavy oil range was reported in samples B10-1 (2,500 mg/kg), B10-10 (11 mg/kg), and B11-1 (3,100 mg/kg).

The reported concentrations of diesel range TPH in samples B10-1 (340 mg/kg) and B11-1 (410 mg/kg) exceed the ESL for diesel range TPH in a residential land use scenario of 260 mg/kg, but are below the ESL for diesel range TPH in a commercial land use scenario of 1,200 mg/kg.

Reported concentrations of TPH in the heavy oil range are below the ESL for residential and commercial land use scenarios of 12,000 mg/kg and 180,000 mg/kg, respectively.



810 East Main Street, Alley

One (1) boring (B12/SV12) was advanced in the alleyway. VOCs were not reported in the soil vapor sample. Ethylbenzene, o-xylenes, and m,p-xylenes were reported in sample B12-1 at concentrations of 6.2 micrograms per kilogram (ug/kg), 8.1 ug/kg, and 27 ug/kg, respectively. TPH in the diesel range was reported in samples B12-1 (15 mg/kg) and B12-5 (26 mg/kg). TPH in the heavy oil range was reported in samples B12-1 (11 mg/kg) and B12-5 (170 mg/kg).

All reported concentrations of xylenes, diesel range TPH, and heavy oil range TPH are below their respective ESLs.

The reported concentration of ethylbenzene in soil sample B12-1 (6.2 ug/kg) slightly exceeds the ESL for ethylbenzene in a residential land use scenario of 5.9 ug/kg, but is below the ESL for commercial land use of 26 ug/kg.

747 East Main Street, Suite A

One boring (B13/SV13) was advanced in the suite. No VOCs were reported in the soil or soil vapor samples. No reported TPH concentrations were reported in the samples.

810 East Main Street

Four (4) borings, B14/SV14 through B17/SV17, were advanced in the Pepe's Towing yard and warehouse. VOCs were not reported in the soil or soil vapor samples. TPH in the diesel range was reported in samples B17-5 (16 mg/kg) and B17-10 (11 mg/kg). TPH in the heavy oil range was reported in samples B15-1 (46 mg/kg), and B16-1 (760 mg/kg). All reported concentrations were below their respective ESLs.

Lead was reported in sample B16-1 at a concentration of 130 mg/kg which exceeds the ESL for residential land use scenario of 80 mg/kg but is less than the ESL for a commercial land use scenario of 380 mg/kg. Based on the elevated concentration, HMC requested Waste Extraction Test (WET) analysis of sample B16-1 to determine the soluble lead concentration. The soluble lead concentration was reported at 1.6 milligrams per liter (mg/l) which is less than the Soluble Threshold Concentration Limit (STLC) for lead of 5 mg/l indicating the soil is not considered a hazardous waste.

Parking Area Along East State Street

Two (2) borings (B18/SV18 and B19/SV19) were advanced in the parking area along East State Street. No VOCs were reported in the soil or soil vapor samples. TPH in the diesel range was reported in sample B18-1 at a concentration of 28 mg/kg. TPH in the heavy oil range was reported in sample B18-1 at a concentration of 300 mg/kg. All reported concentrations were below their respective ESLs.



807 East State Street

Four (4) borings (B24/SV24 through B27/SV27) were advanced at the address. VOCs were not reported in the soil or soil vapor samples. TPH in the diesel range was reported in samples B25-1 (15 mg/kg), B26-1 (14 mg/kg) and B27-1 (18 mg/kg). TPH in the heavy oil range was reported in samples B25-1 (120 mg/kg), B26-1 (110 mg/kg), and B27-1 (35 mg/kg). All reported concentrations are below their respective ESLs for residential land use.

With the exception of the reported lead concentration in sample B16-1, all other reported metals concentrations in all of the samples analyzed for metals were below their respective ESLs for a residential land use scenario.

Converse reviewed the analytical report for soil-vapor samples included as an appendix to the report. Converse noted that the laboratory reporting limits for several constituents (including PCE) exceeded the current ESLs for residential and commercial land use scenarios for sub slab/soil vapor. Converse also noted that the reporting limits also exceeded the calculated indoor air ESLs for several constituents using the standard attenuation factor of 0.03.

Converse Consultants, Phase I Environmental Site Assessment Report, 717, 725, 745, 747, 807 and 825 East State Street; 810 East Main Street; 316 South Bon View Avenue; and 235 South Campus Avenue, Ontario, California, March 9, 2021

This assessment revealed no evidence of RECs in connection with the Site except for the following:

- One (1) 12,000-gallon diesel fuel UST, and one (1) 2,000-gallon waste-oil UST were documented at Site Parcel 1 (316 S Bon View Avenue). However, no clear documentation indicating removal and/or confirmation sampling, and no closure letter were found for the USTs.
- The identification of wastes generated at Site Parcel 1 (825 E State Street) including, but not limited to, unspecified solvent mixture and oxygenated solvents.
- The former presence of railroad spurs across Site Parcel 2 are considered a REC based on the known potential for use of pesticides and herbicides to maintain railways.
- The identification of wastes generated at Site Parcel 4 (235 S Campus Avenue), including but not limited to, PCE, TCE, and benzene.
- The identification of historical light-industrial operations, and generation of hazardous wastes including, but not limited to, unspecified solvent mixture, and oxygenated solvents at multiple addresses associated with Site Parcel 5.
- The identification of the former operation of at least 4 spray booths at Site Parcel 5 (745 E State Street).



- The identification of VOC based concrete form stripper at Site Parcel 6 (807 E State Street).

Based on these findings, and the review of the June 2020 HMC Phase II ESA, Converse recommends soil-vapor screening of Site Parcels 1, 4, 5, and 6, and shallow soil sampling at Site Parcel 2. Soil borings and soil-vapor sampling on Parcels 4 and 5 will be conducted in areas of the parcels where concrete patches and possible former septic cesspool were likely located. In addition, a geophysical survey to screen for the potential presence of the USTs at 316 S Bon View Avenue (Site Parcel 1) was recommended. San Bernardino County Fire Department (CUPA) closure for the USTs should be sought pending the results of the geophysical survey.



3.0 Work Performed and Rationale

3.1 Scope of Assessment

A conceptual model was developed based on data obtained from the prior assessment reports.

3.1.1 Target Analytes

Data obtained during the ESA indicated the potential for the presence of VOCs, TPH, metals, and/or pesticides in the shallow subsurface soil and/or soil-vapor due to current and/or historic operations.

3.1.2 Target Analytes First Entered the Environment

The target analytes would have first entered the environment by surface spills, equipment leaks or releases to the subsurface.

3.1.3 Environmental Media and Locations Most Likely to Have the Highest Concentrations of Target Analytes

The environmental media most likely to have the highest concentrations of the target analytes are soil and soil vapor.

This *Phase II* ESA consisted of the following primary elements:

- A geophysical survey was conducted to screen for the presence of USTs that were identified as being operated at 316 S Bon View Avenue.
- Two (2) borings (SV1 and SV2) were completed to 15 feet bgs on Site Parcel 1 (825 E State Street/316 S Bon View Avenue) in the vicinity of suspected solvent mixing and/or storage areas. Soil vapor probes were installed at depths of 5 and 15 feet bgs.
- Three (3) shallow soil borings (B1 through B3) were completed to 2 feet bgs along the former railroad spur line on Site Parcel 2. Soil samples were collected from depths of 0.5 and 2 feet bgs.
- One (1) boring (SV3) was completed on the eastern side of the building located on Site Parcel 4 as a general screening for wastes reportedly generated on the parcel. Soil vapor probes were installed at depths of 5 and 15 feet bgs.
- Two (2) borings were completed to depths of 15 feet bgs at Site Parcel 5 (810 E Main Street, 717-747 E State Street) to evaluate impacts of light-industrial operations with solvent use. Soil vapor probes were installed at depths of 5 and 15 feet bgs.



- Two (2) sub-slab vapor sample points were installed at Site Parcel 5, in the interior of 745 E State Street, in the general vicinity of reported former spray booths.
- Two (2) borings were completed to depths of 15 feet bgs at Site Parcel 6 in the vicinity of hazardous materials storage areas. Soil vapor probes were installed at depths of 5 and 15 feet bgs.
- Analysis of soil, sub-slab, and soil vapor samples as follows:
 - Soil samples collected from borings B1, B2, and B3 were analyzed in accordance with EPA Methods 8081A for organochlorine pesticides (OCPs), 8141A for organophosphorus pesticides (OPPs), 8151A for Chlorinated Herbicides (CHs), and EPA Method 6010 for metals.
 - All sub-slab and soil vapor samples were analyzed by an onsite mobile laboratory for VOCs in accordance with EPA Test Method 8260B.

3.2 Geophysical Survey

On March 23, 2021, a geophysical investigation was conducted by Spectrum Geophysics on a portion of Site Parcel 1. The purpose of the investigation was to locate detectable steel USTs. The equipment used during the investigation included a high-sensitivity metal detector, ground penetrating radar (GPR) unit, shallow-focus metal detector, an electromagnetic utility locator, and a GPS unit.

3.3 Soil Sample Collection

On March 23, 2021, a total of three (3) soil borings were completed utilizing a hand-auger. The borings were completed to the proposed depths of 2 feet bgs.

Soil samples were collected from the bucket of the auger and transferred into laboratory-supplied 4 ounce glass jars. A portion of each sample was also screened in the field for VOCs using a photo-ionization detector (PID).

The approximate boring locations are indicated on Figure 2, Sample Location Map.

3.4 Soil Vapor Sample Collection

Boreholes were advanced to their proposed depths using direct-push (Geoprobe) technology. Temporary soil vapor probes were constructed in these boreholes using a two-inch long porous soil vapor implants connected to ¼-inch Teflon tubing. The implants were surrounded by an approximate 1-foot sand pack that extended slightly above and below the implant. The remainder of each borehole was filled with hydrated bentonite granules. After installation, the probes were



allowed to equilibrate for a minimum of 2 hours before the samples were collected.

Soil vapor samples were collected by the onsite mobile laboratory at a flow rate of 200 milliliters per minute. Soil vapor sampling was completed in general accordance with the Advisory-Active Soil Gas Investigations by the California Department of Toxic Substances Control (DTSC) and California Regional Water Quality Control Board (RWQCB), dated July 2015.

The approximate soil vapor boring locations are indicated on Figure 2.

3.5 Sub-Slab Vapor Sample Collection

The sub-slab vapor sample points (SS-1 and SS-2) were constructed using Vapor Pin technology. After drilling a 5/8-inch diameter hole through the concrete slab of the building the Vapor Pin assembly was then placed into the drilled hole and a protective cap is placed on the vapor pin to prevent the loss of vapor. After allowing conditions to equilibrate for a minimum of 2 hours, approximately 0.5 liters of air was purged from each probe using a syringe, and then a vapor sample was collected by the onsite mobile laboratory. Sub-slab vapor sampling was completed in general accordance with the Advisory-Active Soil Gas Investigations by the California Department of Toxic Substances Control (DTSC) and California Regional Water Quality Control Board (RWQCB), dated July 2015.

The approximate sub-slab vapor sample locations are indicated on Figure 2.

3.6 Field Quality Assurance/Quality Control

The following are some of the quality assurance and quality control measures that were taken to evaluate the quality of the data generated:

- Standard EPA sample handling protocol including chain-of-custody control were followed.
- New dedicated sampling equipment (Teflon tubing) were used for the collection of samples.
- Reusable sampling equipment (cutting shoe) was decontaminated between uses.
- A shut-in test was conducted prior to the collection of soil vapor samples to evaluate the integrity of the fitting.



3.7 Chemical Analytical Methods

All soil samples were submitted under chain of custody documentation to Jones Environmental in Santa Fe Springs, California. Samples from each location were analyzed for: OCPs using EPA Test Method 8081A, OPPs by 8141A, CHs by 8151A, and metals by Method 6010.

The sub-slab and soil vapor samples were analyzed by the onsite mobile laboratory for VOCs in accordance with EPA Method 8260B.

Jones Environmental is certified by the State of California Department Health Services for the analyses conducted.



Presentation and Evaluation of Results

4.1 *Subsurface Conditions*

Soil samples were not recovered during the drilling of borings used to collect soil vapor samples. However, the soils in the shallow borings completed along the former rail spur were observed to be primarily sandy silt to the depth of 2 feet bgs. Groundwater was not encountered in any of the borings.

4.2 *Geophysical Survey*

The complete geophysical survey report in Appendix B, and is summarized as follows.

A total of four (4) anomalies were identified in the geophysical investigation report. The locations of the anomalies are presented on Figure 1 of the geophysical survey report.

- Anomaly A is an EM-61 anomaly. This anomaly is rectangular with apparent dimensions of 14 feet by 10 feet. EM-Utility locating methods and GPR provided no further information in the area.
- Anomaly B is an EM-61 anomaly. This anomaly is rectangular with approximate dimensions of 11 feet by 5 feet. EM-Utility locating methods and GPR provided no further information in the area, however, its close proximity to the large trash bundles could be the cause of this signature.
- Anomaly C is a GPR anomaly. This anomaly is rectangular with apparent dimensions of 12 feet by 5.5 feet. There were no surface features that might account for this anomaly however, its close proximity to the large trash bundles could be the cause of this signature.
- Anomaly D is a GPR anomaly. This anomaly is rectangular with apparent dimension of 7.5 feet by 3 feet. There were no surface features that might account for this anomaly.

It was also noted that the investigation was limited by the presence of large stacks of bundled trash, surface debris, metal fencing, and reinforced concrete. The signal penetration depth of the GPR for this site was estimated at approximately 3.5 feet, so it was also noted that it cannot be guaranteed that subsurface features such as USTs are not present below this depth.



Converse notes that none of the identified anomalies match the anticipated dimensions of a standard 12,000 gallon UST (approximately 8' x 32', or 10' x 21'). However, the dimensions of both Anomalies B and C are generally consistent with those anticipated for a 2,000 gallon waste oil UST (5.5' x 12').

4.3 Analytical Results

A summary of the analytical results is provided below. Analytical results were compared to the San Francisco Bay Regional Water Quality Control Board's Environmental Screening Levels (ESLs). Copies of the laboratory analytical reports are included in Appendix C.

4.3.1 Soil Samples

Tabulated data for soil samples is presented in Table 1.

Metals

Arsenic was reported in one (1) sample (B3-0.5) at a concentration of 13.3 mg/kg, which slightly exceeds the DTSC background screening level of 12 mg/kg. Arsenic was not reported in any of the other samples collected and analyzed as part of this or the HCM Phase II assessment.

Lead was reported at concentrations ranging from 2.5 to 38.4 milligrams per kilogram (mg/kg). All reported concentrations were less than the screening level for a residential land use scenario of 80 mg/kg.

All other reported metals concentrations were below their respective screening levels.

Pesticides and Herbicides

No OCPs, OPPs, or CHs were reported in any of the samples.

4.3.2 Soil Vapor Samples

Two (2) VOCs were detected in the two (2) sub-slab vapor samples: PCE and 4-isopropyltoluene. The following 18 VOCs were detected in one or more of the 14 soil vapor samples:

benzene	Trichlorofluoromethane (Freon 11)
bromobenzene	4-isopropyltoluene
bromodichloromethane	ethylbenzene



bromoform	Tetrachloroethene (PCE)
tert-Butylbenzene	toluene
chloroform	1,1,1-trichloroethane
dibromochloromethane	1,2,4-trimethylbenzene
Dichlorodifluoromethane (Freon 12)	m,p-xylene
1,1,2-trichloro-1,2,2-trifluoroethane (Freon 113)	o-xylene

Tabulated sub-slab and soil vapor sample data is presented in Table 2.

All contaminant concentrations were compared to their respective ESLs. It is noted that no screening levels are published for bromobenzene, bromodichloromethane, tert-butylbenzene, dibromochloromethane, Freon 12, Freon 113, Freon 11, and 4-isopropyltoluene.

- Three (3) VOCs, benzene, chloroform, and PCE were detected in one (1) or more samples at concentrations in excess of their respective screening levels for residential and/or commercial land use. The other 15 detected VOCs were reported at maximum concentrations below their respective ESLs for residential land use.
 - Benzene was reported in three (3) samples at concentrations in excess of the ESL for a commercial land use scenario of 14 micrograms per cubic meter (ug/m^3); SV3-5 at $16 \text{ ug}/\text{m}^3$, SV5-5 at $36 \text{ ug}/\text{m}^3$, and SV7-5 at $16 \text{ ug}/\text{m}^3$. Seven additional (7) samples (SV3-15, SV4-5, SV4-15, SV5-15, SV6-5, SV6-15, and SV7-15) were reported with benzene concentrations ranging from 8 to $14 \text{ ug}/\text{m}^3$ which exceed the ESL for a residential land use scenario of $3.2 \text{ ug}/\text{m}^3$, but are below the commercial ESL of $14 \text{ ug}/\text{m}^3$.
 - Chloroform was reported in two (2) samples, SV7-5 and SV7-15, at concentrations of 29 and $38 \text{ ug}/\text{m}^3$, respectively. Both concentrations exceed the commercial ESL of $18 \text{ ug}/\text{m}^3$.
 - PCE was detected in all except one (1) of the soil vapor probes (SV2-5). All reported concentrations were less than the commercial ESL of $67 \text{ ug}/\text{m}^3$, while seven (7) samples, (SV1-15, SV3-5, SV3-15, SV4-15, SV5-5, SV6-15, and SV7-15) were reported with concentrations in excess of the residential ESL of $15 \text{ ug}/\text{m}^3$.



- For sub-slab vapor samples, both of the detected VOCs (PCE and 4-isopropyltoluene) were reported at concentrations below their respective ESLs for residential land use.

4.4 Data Quality Assurance/Quality Control

4.4.1 Hold Times

All soil vapor, and sub-slab samples were analyzed onsite by a mobile laboratory. Soil samples were transported to the laboratory under chain-of-custody documentation and were analyzed within appropriate hold times.

4.4.2 Laboratory Quality Assurance

The laboratories provided data to estimate precision, accuracy, and bias. The laboratory reports indicated that the method blanks, laboratory spikes, and/or matrix spikes met quality assurance objectives for soil, sub-slab, and soil vapor.

4.4.3 Reporting Limits

The following reporting limits (RLs) for soil and soil vapor samples were provided by the laboratory:

- RLs for metals in soil ranged from 0.02 to 5 mg/kg.
- RLs for OCPs in soil ranged from 0.01 to 0.02 mg/kg.
- RLs for OPPs in soil ranged from 0.050 to 0.10 mg/kg.
- RLs for CHs in soil ranged from 0.020 to 20 mg/kg.
- RLs for VOCs in sub-slab and soil vapor ranged from 8 to 400 $\mu\text{g}/\text{m}^3$.

A dilution factor of 1 was applied to all samples.



5.0 Interpretation and Conclusions

5.1 *RECs and Potential Release Area(s)*

The Converse ESA identified the following RECs and or environmental concerns at the Site:

- One (1) 12,000-gallon diesel fuel UST, and one (1) 2,000-gallon waste-oil UST were documented at Site Parcel 1 (316 S Bon View Avenue). However, no clear documentation indicating removal and/or confirmation sampling, and no closure letter were found for the USTs.
- The identification of wastes generated at Site Parcel 1 (825 E State Street) including, but not limited to, unspecified solvent mixture and oxygenated solvents.
- The former presence of railroad spurs across Site Parcel 2 are considered a REC based on the known potential for use of pesticides and herbicides to maintain railways.
- The identification of wastes generated at Site Parcel 4 (235 S Campus Avenue), including but not limited to, PCE, TCE, and benzene.
- The identification of historical light-industrial operations, and generation of hazardous wastes including, but not limited to, unspecified solvent mixture, and oxygenated solvents at multiple addresses associated with Site Parcel 5.
- The identification of the former operation of at least 4 spray booths at Site Parcel 5 (745 E State Street).
- The identification of VOC based concrete form stripper at Site Parcel 6 (807 E State Street).

5.2 *Conceptual Model Validation/Adequacy of Investigations*

It is our opinion that the field and analytical data validated the conceptual model.

5.3 *Absence, Presence, Degree, Extent of Target Analytes*

Based upon the results of the *Phase II ESA*, there appear to be minor impacts to the Site from potential on-site releases.

Soil: Arsenic was reported in one (1) sample (B3-0.5) at a concentration of 13.3 mg/kg, which slightly exceeds the DTSC background screening level of 12 mg/kg. However, arsenic was not reported in any of the other samples analyzed during this or the HCM Phase II assessment with reporting limits of 5 mg/kg. Therefore, the average arsenic concentration across the Site is less than 5.3



mg/kg, which is well below the background screening level. Arsenic may be present along the former rail spur related to historic use as an herbicide.

All other reported metals concentrations were below their respective screening levels, and no OCPs, OPPs, or CHs were reported in the samples.

Sub-Slab and Soil Vapor: A total of 19 VOCs were detected in one (1) or more of the sub-slab and soil vapor samples. It is noted that all reported VOC concentrations were less than the laboratory reporting limit used during the HCM Phase II assessment (100 ug/m³), so these findings are not inconsistent with that prior assessment.

Three (3) VOCs, benzene, chloroform and PCE, were reported in one (1) or more samples at concentrations exceeding residential screening levels, with only four (4) samples having concentrations in excess of screening levels for industrial or commercial land uses. All other reported concentrations were less than the ESL for residential land use.

- Benzene was reported at a maximum concentration of 36 ug/m³, with three (3) samples (SV3-5, SV5-5, and SV7-5), all from 5 feet bgs, exceeding the screening level of 14 ug/m³ for industrial and commercial land use. The presence of benzene in these samples may be related to minor fuel leaks from vehicles parked in this area of the Site.
- Chloroform was reported in both of the samples collected from location SV7 at concentrations exceeding the ESL for a commercial land use scenario. Chloroform can be generated as a byproduct associated with disinfecting municipally supplied drinking water. Standing water, likely associated with washing activities, was observed in the vicinity of SV7, and is suspected to be a potential source of the chloroform detections in the samples from this location.
- PCE was reported at a maximum concentration of 45 ug/m³, with seven (7) samples (SV1-15, SV3-5, SV3-15, SV4-15, SV5-5, SV6-15, and SV7-15) exceeding the ESL for residential land use of 15 ug/m³. However, all reported PCE concentrations are less than the screening level for industrial and commercial land uses of 67 ug/m³. The presence of PCE (a solvent) at relatively low concentrations across the Site are likely related minor historic releases associated with various industrial onsite operations.



5.4 Other Concerns

5.4.1 Significant Assumptions

No significant assumptions were made during this assessment.

5.4.2 Limitations and Exceptions

Due to the presence of stockpiled materials, the scope area for the geophysical survey was limited.

5.4.3 Special Terms and Conditions

No special terms or conditions need to be noted in this *Phase II ESA* report.

5.5 Conclusions/Objectives Met

Converse has performed a *Phase II ESA* at 717, 725, 745, 747, 807 and 825 E State Street; 810 E Main Street; 316 S Bon View Avenue; and 825 S Campus Avenue, Ontario, California in conformance with the scope and limitations of ASTM, E1903-19 and the following objectives:

- Evaluate whether historical USTs are still located at the Site.
- Evaluate whether historical light-industrial operations, including the use and/or generation of solvents at various Site Parcels, former UST operations, and the former operation of railroad tracks, has resulted in impacts to soil and/or soil-vapor beneath the Site.
- Identify if potential target analytes are present at concentrations greater than threshold criteria.

Converse presents the following findings for this assessment:

- The geophysical survey conducted at 316 S Bon View Avenue was limited by the presence of large stacks of bundled trash, surface debris, metal fencing, and reinforced concrete. A total of four (4) anomalies were identified in the accessible survey area. None of the identified anomalies match the anticipated dimensions of a standard 12,000 gallon UST, but the dimensions of both Anomalies B and C are generally consistent with those anticipated for a 2,000 gallon waste oil UST.
- No OCPs, OPPs, or CHs were reported in any of the soil samples.



- With the exception of arsenic, all reported metals concentrations were below their respective screening levels. Arsenic was reported in only one (1) sample, and the concentration of 13.3 mg/kg slightly exceeds the DTSC background level of 12 mg/kg.
- A total of 19 VOCs were detected in one (1) or more of the sub-slab and soil vapor samples. All reported VOC concentrations in vapor samples were less than the laboratory reporting limit used during the HCM Phase II assessment, so these findings are not inconsistent with that prior assessment.
- With the exception of Benzene, chloroform and PCE, all reported concentrations of VOCs in vapor samples were less than their respective ESLs for residential land use.
 - Benzene was reported in three (3) samples at concentrations in excess of the ESL for industrial and commercial land use of 14 ug/m³. Seven additional (7) samples were reported with benzene concentrations ranging from 8 to 14 ug/m³ which are below the commercial ESL but exceed the ESL for a residential land use scenario of 3.2 ug/m³.
 - Chloroform was reported in two (2) samples at a maximum concentration of 38 ug/m³. Both concentrations exceed the commercial ESL of 18 ug/m³.
 - PCE was detected in all except two (2) of the sub-slab and soil vapor probes. All reported concentrations were less than the ESL of 67 ug/m³ for industrial and commercial land uses, while seven (7) samples were reported with concentrations in excess of the residential ESL of 15 ug/m³.

Based on the findings of this assessment, and our understanding that the planned future use of the Site will be for non-residential purposes (industrial uses planned), Converse concludes the following:

- The findings of the geophysical survey were inconclusive in determining whether historical USTs are still located at the Site as it was limited by the presence of large stacks of bundled trash, surface debris, metal fencing, and reinforced concrete. It is therefore possible that USTs may still be present at the Site. Additionally, the dimensions of anomalies B and C are generally consistent with those anticipated for a 2,000 gallon waste oil UST.
- There appear to be relatively minor impacts to the Site related to historical light-industrial operations onsite. Arsenic was reported in excess of the background level in one (1) soil sample from a depth of 0.5 feet bgs. Two (2) VOCs (benzene and chloroform) were reported in four (4) samples at concentrations in excess of their respective ESLs for industrial or commercial



land use. Three (3) of these samples were collected from depths of 5 feet bgs. It is considered likely that these relatively shallow impacts to soil and soil vapor will be mitigated through redevelopment activities.

- Following grading of the Site the average arsenic concentration in soil will be less than the DTSC established background level.
- Since grading and over excavation activities are expected to volatilize and reduce VOC concentrations in the upper 5 feet of soil, the concentrations of VOCs in deeper soil vapor are not considered to pose a significant health risk to future site occupants of an industrial or commercial facility.

It is our opinion that the objectives of the Phase II ESA were met, and no additional assessment is necessary to assess the objectives of the Phase II ESA.



6.0 Recommendations

Based on the findings of this assessment, it appears that the Site has been impacted by historical light-industrial operations onsite. However, based on the anticipated future use of the Site for industrial purposes, the impacts identified do not appear to warrant further action. It is noted that limited remedial or mitigation activities would be recommended if the Site is intended to be used for any purposes other than industrial.

The findings of the geophysical survey were inconclusive and it is possible that USTs may still be present at the Site. No further action is recommended at this time, as the current use of the Site is likely to prevent conclusive findings with regard to the potential presence of USTs. It is noted that care should be taken when conducting redevelopment or other subsurface activities in the vicinity of Site (Parcel 1) currently addressed as 316 S Bon View Avenue to prevent damage to potential USTs that could result in a release. If UST are encountered, then they should be appropriately removed under regulatory oversight.

7.0 Reliance

This report is for the sole benefit and exclusive use of the City of Ontario in accordance with the terms and conditions that are presented in our Proposal dated March 11, 2021, under which these services have been provided. The preparation of this report has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. This report should not be regarded as a guarantee that no further contamination beyond that which could be detected within the scope of this assessment is present at the Site.

This report should not be regarded as a guarantee that no further contamination, beyond that which could be detected within the scope of this assessment, is present at the Site. Converse makes no warranties or guarantees as to the accuracy or completeness of information provided or compiled by others. It is possible that information exists beyond the scope of this assessment. It is not possible to absolutely confirm that no hazardous materials and/or substances exist at the Site. If none are identified as part of a limited scope of work, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the evaluation of the Site at the time of the assessment. Also, events may occur after the Site visit, which may result in contamination of the Site. Additional information, which was not found or available to Converse at the time of report preparation, may result in a modification of the conclusions and recommendations presented.

Any reliance on this report by Third Parties shall be at the Third Party's sole risk. Should the City of Ontario wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (see following page) must be submitted to Converse Consultants.



8.0 References and Sources of Information

California State Department of Toxic Substances Control (DTSC) and California Regional Water Quality Control Board (RWQCB), Los Angeles Region, Advisory-Active Soil Gas Investigations, July 2015.

Converse Consultants, Phase I Environmental Site Assessment Report, 717, 725, 745, 747, 807 and 825 East State Street; 810 East Main Street; 316 South Bon View Avenue; and 235 South Campus Avenue, Ontario, California, March 9, 2021.

Hazard Management Consulting (HMC), Phase I Environmental Site Assessment, 825, 807, 747, 745, and 717 East State Street; 810 East Main Street; 316 South Bon View Avenue; and, 235 South Campus Avenue, Ontario, California 91761, April 22, 2020.

HMC, Results of Soil and Soil Vapor Investigation at the Property Located at 825, 807, 747, 745, 725, and 717 East State Street; 810 East Main Street; 316 South Bon View Avenue; and, 235 South Avenue in Ontario, CA 92761, June 11, 2020.

San Francisco Bay Regional Water Quality Control Board, Environmental Screening Levels (ESLs), Generic Tables, 2019.

United States Environmental Protection Agency, Regional Screening Levels (RSLs) - Generic Tables, November 2019.



Figures

Figures



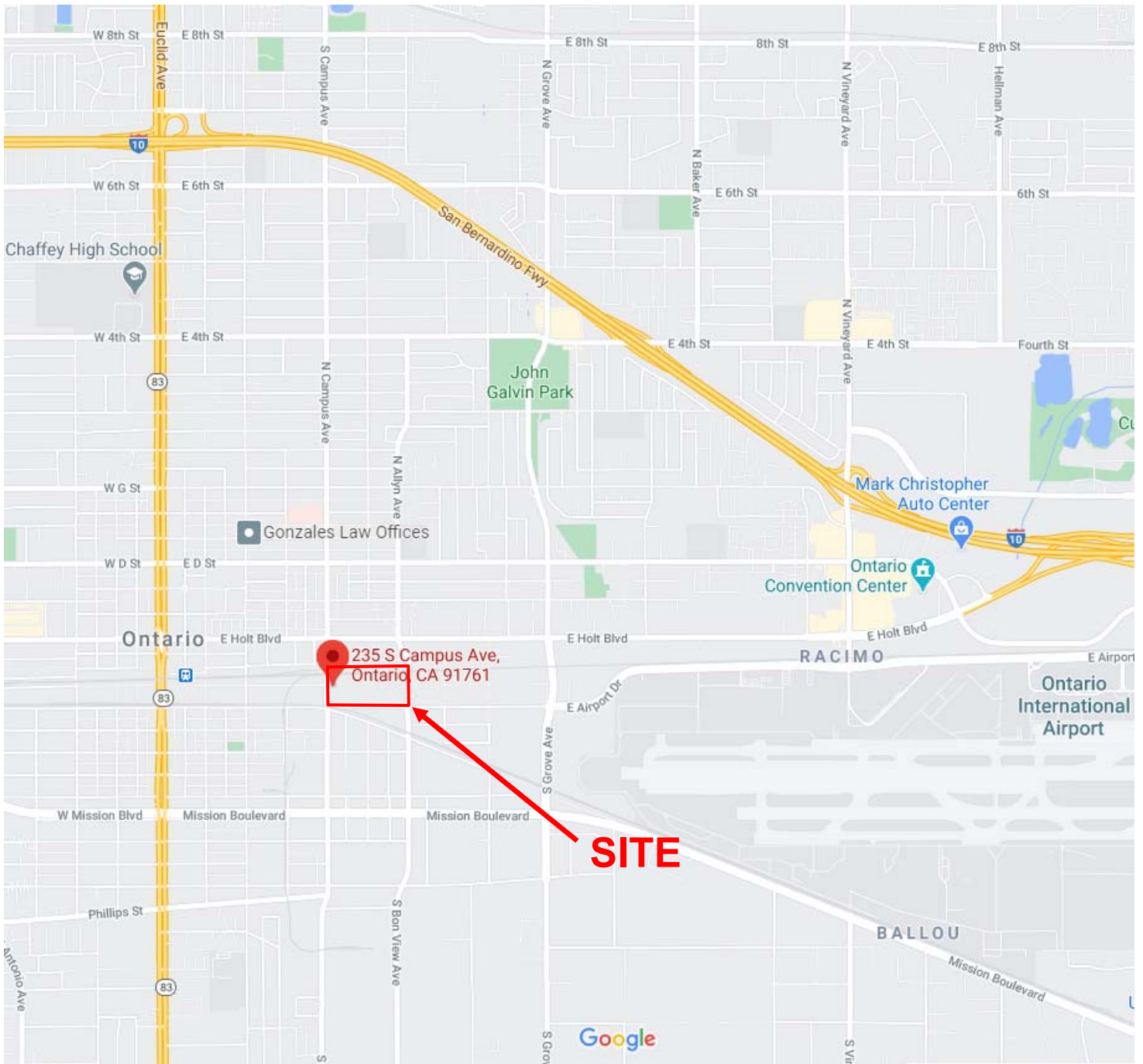


Image Source: Google Maps

SITE LOCATION MAP



City of Ontario
717, 725, 745, 807 and 825 East State Street;
810 East Main Street; 316 South Bon View Avenue;
and 235 South Campus Avenue
Ontario, California

Project No:

19-16-123-12



Converse Consultants

FIGURE 1



SAMPLE LOCATION MAP

City of Ontario
 717, 725, 745, 807 and 825 East State Street;
 810 East Main Street; 316 South Bon View Avenue;
 and 235 South Campus Avenue
 Ontario, California

Project No:

19-16-123-12



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FIGURE 2

Tables

Tables



Table 1
Soil Analytical Results

City of Ontario
717, 725, 745, 747, 807, and 825 E State Street; 810 E Main Street; 316 S Bon View Avenue; and 235 S Campus Avenue
Ontario, California

Sample ID		B1-0.5	B1-2.0	B2-0.5	B2-2.0	B3-0.5	B3-2.0	Screening Levels		Regulatory Thresholds		
Sample Date		3/23/21	3/23/21	3/23/21	3/23/21	3/23/21	3/23/21	Residential	Commercial	TTLIC (mg/kg)	STLC (mg/L)	TCLP (mg/L)
Metals (mg/kg)	Arsenic	ND	ND	ND	ND	13.3	ND	0.067	0.31	500	5	5
	Barium	74.8	110	95.2	77.6	63.2	58.5	15,000	220,000	10,000	100	100
	Cadmium	1.3	1.8	1.5	1.8	2.0	1.9	910	4,000	100	1	1
	Chromium	10.7	18.8	12.4	19.6	22.1	22.2	120,000	1,800,000	2,500	5	5
	Cobalt	4.9	7.0	7.0	7.6	10.6	11.1	420	1,900	8,000	80	--
	Copper	16.4	18.8	10.2	15.4	18.2	20.6	3,100	47,000	2,500	25	--
	Lead	19.5	38.4	2.5	11.4	3.8	3.9	82	380	1,000	5	5
	Mercury	0.035	0.030	ND	ND	ND	ND	13	190	20	0.2	0.2
	Nickel	10.0	12.3	7.6	10.9	19.6	23.5	15,000	64,000	2,000	20	--
	Vanadium	26.1	35.3	36.3	39.8	41.3	42.2	390	5,800	2,400	24	--
	Zinc	97.4	80.9	45.4	65.0	62.6	65.4	23,000	350,000	5,000	250	--
	All Other Metals	ND	ND	ND	ND	ND	ND	--	--	--	--	--
OCPs (mg/kg)	All OCPs	ND	ND	ND	ND	ND	ND	--	--	--	--	--
OPPs (mg/kg)	All OCPs	ND	ND	ND	ND	ND	ND	--	--	--	--	--
CHs (mg/kg)	All OCPs	ND	ND	ND	ND	ND	ND	--	--	--	--	--

mg/kg = Milligrams per Kilogram
mg/L = Milligrams per Liter
ND = Not Detected



OCPs = Organochlorine Pesticides
OPPs = Organophosphorous Pesticides
CHs = Chlorinated Herbicides

TTLIC = Total Threshold Limit Concentration
STLC = Soluble Threshold Limit Concentration
TCLP = Toxicity Characteristic Limit Concentration

Table 2
Sub-Slab and Soil Vapor Analytical Results

City of Ontario
717, 725, 745, 747, 807, and 825 E State Street; 810 E Main Street; 316 S Bon View Avenue; and 235 S Campus Avenue
Ontario, California

Sample Location	Sample Depth (ft bgs)	Sample Date	Benzene	Bromobenzene	Bromodichloromethane	Bromoform	tert-Butylbenzene	Chloroform	Dibromochloromethane	Dichlorodifluoromethane (Freon 12)	1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113)	Trichlorofluoromethane (Freon 11)	4-Isopropyltoluene	Ethylbenzene	Tetrachloroethene (PCE)	Trichloroethene (TCE)	Toluene	1,1,1-trichloroethane	1,2,4-trimethylbenzene	m,p-xylenes	o-xylenes	All Other VOCs
SV1	5	10/23/2021	ND	ND	ND	ND	12	ND	ND	ND	ND	ND	16	8	12	ND	29	ND	19	19	12	ND
	15	10/23/2021	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	10	11	21	ND	41	ND	15	23	16	ND
SV2	5	10/23/2021	ND	ND	ND	ND	ND	ND	ND	16	ND	47	ND	11	ND	ND	48	ND	12	23	17	ND
	5-DUP	10/23/2021	ND	ND	ND	ND	ND	ND	ND	19	ND	44	ND	10	ND	ND	46	ND	9	21	14	ND
	15	10/23/2021	ND	ND	ND	ND	ND	ND	ND	24	18	88	ND	12	9	ND	49	ND	ND	25	17	ND
SV3	5	10/23/2021	16	ND	10	13	ND	ND	16	ND	ND	ND	11	16	21	11	85	ND	13	33	ND	ND
	15	10/23/2021	11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	11	45	ND	47	ND	11	21	14	ND
SV4	5	10/23/2021	12	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	9	14	ND	34	ND	8	ND	11	ND
	15	10/23/2021	10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	9	24	ND	41	ND	8	18	12	ND
SV5	5	10/23/2021	36	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	12	18	ND	59	47	13	20	16	ND
	15	10/23/2021	13	8	ND	ND	ND	ND	ND	ND	23	ND	ND	19	10	ND	92	53	18	37	23	ND
SV6	5	10/23/2021	14	9	ND	ND	ND	ND	ND	ND	ND	ND	ND	10	14	ND	52	ND	10	19	13	ND
	15	10/23/2021	8	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	11	35	ND	46	ND	ND	21	15	ND
SV7	5	10/23/2021	16	ND	ND	ND	ND	29	ND	ND	ND	ND	ND	11	9	ND	57	ND	10	22	14	ND
	15	10/23/2021	10	ND	ND	ND	ND	38	ND	ND	ND	16	ND	8	41	ND	35	ND	8	ND	ND	ND
SS-1	SS	10/23/2021	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	9	ND	ND	ND	ND	ND	ND	ND
SS-2	SS	10/23/2021	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	15	ND	ND	ND	ND	ND	ND	ND	ND	ND
Maximum Concentration (ug/m ³)			36	9	10	13	12	38	16	24	23	88	16	19	45	11	92	53	19	37	23	--
RWQCB Environmental Screening Levels (ESLs)		Residential	3.2	--	--	85	--	4.1	--	--	--	--	--	37	15	16	10,000	35,000	2,100	3,500	3,500	--
		Commercial / Industrial	14	--	--	370	--	18	--	--	--	--	--	160	67	100	44,000	150,000	8,670	15,000	15,000	--

 Exceeds residential ESL
 Exceeds commercial ESL
ug/m³ - micrograms per cubic meter
RWQCB = Regional Water Quality Control Board
Ft bgs = feet below ground surface

**Application for
Authorization to Use**

Appendix A





Converse Consultants

Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

Application for Authorization to Use

TO: Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Project Title & Date: _____

Project Address: _____

FROM: (Please identify name & address of person/entity applying for permission to use the referenced report.)

Applicant _____ hereby applies for permission to use the referenced report in order to:

Applicant wishes or needs to use the referenced report because:

Applicant also understands and agrees that the referenced document is a copyrighted document and shall remain the sole property of Converse Consultants. Unauthorized use or copying of the report is strictly prohibited without the express written permission of Converse Consultants. *Applicant* understands and agrees that Converse Consultants may withhold such permission at its sole discretion, or grant such permission upon agreement to Terms and Conditions, such as the payment of a re-use fee, amongst others.

Applicant Signature: _____

Applicant Name (print): _____

Title: _____

Date: _____



Geophysical investigation Report

Appendix B



Report of Geophysical Investigation

Converse Consultants

Vacant Lot
316 S Bon View Ave
Ontario, CA
Project #5126



20434 Corisco Street
Chatsworth, California 91311
1-877-565-3595

Geophysical Investigation
Vacant Lot
316 S Bon View Ave
Ontario, CA

Prepared For:
Converse Consultants
3176 Pullman St, 108
Costa Mesa, CA 92626-3317

Prepared By:
Spectrum Geophysics
20434 Corisco Street
Chatsworth, CA 91311

April 9, 2021



Rebecca Ullett
Operations Manager
California Professional Geophysicist, P.Gp. 1086

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LIST OF FIGURES

FIGURE	TITLE
1	Geophysical Interpretation Map
2	Contour Map of EM-61 Differential Data
3	Contour Map of GPR Amplitude

1.0 INTRODUCTION

On March 23rd, 2021, Spectrum Geophysics conducted a geophysical investigation at a vacant lot located at 316 S Bon View Ave in Ontario, California.

The purpose of the investigation was to locate detectable steel underground storage tanks (USTs). The area of investigation, as designated by Michael Van Fleet of Converse Consultants, was approximately 80 x 157 feet in size and included an asphalt covered parking lot as well as the remnant foundation of a former building.

The survey was situated in an area mapped as Quaternary alluvial fan deposits consisting of unconsolidated to slightly consolidated, undissected to slightly dissected boulders, cobbles, gravel, sand and silt. There may also be artificial fill overlaying the Quaternary sediments within the survey area. The depth to the water table was expected be below the maximum depth of investigation, but moisture in the upper five feet of soil can contribute to corrosion of metallic survey targets and signal attenuation in ground penetrating data.

Site interferences included the large stacked bundles of trash, surface debris, metal fencing and reinforced concrete.

2.0 EQUIPMENT

The equipment used during this investigation consisted of a Geonics EM-61 high-sensitivity metal detector (EM-61), a Sensors & Software “Noggin Smart Cart” ground penetrating radar (GPR) unit coupled to a 500-MHz antenna, a Fisher TW-6 M-Scope shallow-focus metal detector (M-Scope) and a RadioDetection RD4000 electromagnetic utility locator (RD4000). A Trimble Pro 6H GPS unit and a digital field computer were used during EM-61 data acquisition.

3.0 METHODS AND FIELD PROCEDURES

3.1 EM-61 High Sensitivity Metal Detector

The EM-61 high-sensitivity metal detector was used in an effort to delineate areas where metallic objects (such as underground storage tanks and buried metal piping) may be buried. The EM-61 transmitter generates short pulses of a primary magnetic field that induces electromagnetic currents in nearby metallic objects. Between pulses, the two receiver coils measure the decay of these electromagnetic currents in millivolts (mV). The measured values are proportional to the metal content (ferrous and non-ferrous) of the nearby objects.

Prior to data acquisition the EM-61 battery level was checked and found to be at a proper level for data acquisition. After the EM-61 had a few minutes to warm up, the unit was nulled in a location with more



EM-61 data acquisition
(archive photo)

than four meters of separation between the coils and any known metallic objects. A cable-shake test was performed to assure the cables were in good working condition and the connectors were fastened properly. Finally, a static test was performed in which the instrument response to soil and a metal bolt was monitored for amplitude and consistency of the readings. The EM-61 used in this survey was found to be working as expected.

As most of the site was covered with large bundles of trash, only three areas on-site were able to be investigated using the EM-61. During this investigation, EM-61 readings were collected along roughly parallel survey lines spaced approximately 2.5 feet apart within the area of the investigation. These measurements were recorded at a rate of 5 readings per second and stored in the Archer digital field computer. GPS positions were streamed into the field computer at one second intervals, and the EM-61 measurements were interpolated between GPS positions. This resulted in a 1-foot station spacing on average. Survey lines were displayed on the field computer in real time for navigation. If the submeter accuracy was lost during data acquisition an alarm from the field computer was sounded and data acquisition was paused until accuracy was regained. These data were processed in the field and used to generate contour maps to assist in identifying anomalies that may be caused by large buried metallic objects like USTs. Linear EM-61 anomalies were relocated with the utility locating equipment.



Southwest portion of the property showing large bundles of trash, view is to the East

3.2 3D Ground Penetrating Radar (3D GPR)

Ground Penetrating Radar was used to explore for buried features of interest over areas where reliable EM-61 data could not be collected. Parallel north to south GPR profiles spaced 2 feet apart were acquired within the area of reinforced concrete.

During GPR surveys, an antenna containing both a transmitter and a receiver is pushed along the ground surface. The transmitter radiates short pulses of high-frequency electromagnetic energy (with a center frequency of 500-MHz at this site) into the ground. As radio waves propagate into the ground, these signals are reflected at boundaries with contrasting electrical properties. These reflected signals are then received at the antenna and are displayed as vertical profiles on the GPR unit.



Data collection using the Noggin GPR (archive photo)

GPR data collected during this investigation were processed using GPR-Slice™ V7.0. GPRSlice™ allows the user to combine 2D profiles in order to generate a 3D volume or a series of horizontal time slice maps. The time slice maps are used to show the location, size, shape and depth of GPR anomalies. Subtle anomalies that may not be distinguishable between adjacent GPR profiles can be detected with time slice maps due to variations in the amplitude of the reflected GPR signal over small time windows (time slices).

Before the time slice maps were interpreted the following processing steps were taken.

- Input the survey geometry for each profile relative to the survey grid
- Set “time zero” for each profile
- Apply a common gain curve, a low-cut filter and hi-cut filter to all profiles
- Grid GPR data with respect to GPR reflection amplitudes using inverse distance interpolation method

Time slice maps approximately 4 nanoseconds (ns) thick were generated and contoured based on GPR amplitude (absolute amplitude of reflected GPR scans) for the surveyed area. A 4 nanosecond time slice represents approximately 0.75 vertical feet at this site. The time slice contour maps were used to identify GPR anomalies with relatively high amplitude reflectors and lateral extents expected for underground storage tanks. All GPR profiles and time slices were reviewed, and Figure 3 is presented with a representative time slice for the survey grid.

3.3 Electromagnetic Utility Location

During this investigation, active electromagnetic (EM) utility-locating methods were used to relocate linear EM-61 anomalies and to delineate the surface trace of detectable underground utilities.

Active locating was initiated by transmitting an alternating current at a known frequency (8 kHz for this site) on a street lighting line exposed at the surface. A receiver, tuned to 8 kHz, was then used to locate the signal maxima (or surface trace) of the applied signal. The street lighting did not pass through the area of investigation and was not mapped.

The Fisher M-Scope metal detector was used to relocate shallow buried metallic features identified in the EM-61 data. The M-Scope has a transmitter and a receiver at the ends of a short boom. The transmitter emits a radio-frequency source signal that induces a secondary magnetic field in metallic material in its immediate vicinity. The receiver measures the signal strength of this secondary magnetic field and emits an audible response, the volume and pitch of which increase in the presence of metallic material. The sensitivity of the M-Scope allows the operator to locate the lateral boundaries of a metallic object.

Detected utilities were marked on the ground with surveyor’s paint.

4.0 RESULTS

A geophysical interpretation map is presented in Figure 1, a contour map of the EM-61 differential data is presented in Figure 2 and a representative GPR-Slice™ Contour Map of GPR amplitude is presented in Figure 3.

4.1 EM-61

The color scale in the contour map of the EM-61 differential data displays the magnitudes of the measured EM-61 values where blue and green colors represent negative readings (indicative of surface metal), light green to yellow colors represent background readings and orange to pink colors represent increasing values above background. Due to the sensitivity of the EM-61, anomalies are usually exaggerated compared to the actual dimensions of the source metal. It is common for a sheared fence post to produce a 7-foot by 7-foot EM-61 anomaly while a 600-gallon UST buried 4 feet below ground surface can produce an EM-61 anomaly with dimensions of 15 feet by 15 feet. The findings of the survey are discussed below.

Moderate-high to high amplitude EM-61 differential anomalies were identified along the edges of each section of data most likely caused by the perimeter fence, large bundles of trash and the remnants of the reinforced concrete foundation. A negative amplitude EM-61 differential anomaly was identified in the middle data set, most likely caused by surface metal or metal in the very shallow subsurface.

Two anomalies were detected in the contour map of EM-61 Differential Data that could not be attributed to above ground cultural features and/or detected utilities (Figure 2).

Anomaly A is an EM-61 anomaly centered at Easting 6671617 and Northing 1844522. This anomaly is rectangular with apparent dimensions of 14 feet by 10 feet. EM-Utility locating methods and GPR provided no further information in the area.

Anomaly B is an EM-61 anomaly centered at Easting 6671663 and Northing 1844636. This anomaly is rectangular with approximate dimensions of 11 feet by 5 feet. EM-Utility locating methods and GPR provided no further information in the area, however, its close proximity to the large trash bundles could be the cause of this signature.

4.2 3D GPR

The color scale in the GPR-Slice™ map in Figure 3 displays the amplitudes of the recorded GPR signal, where blue colors represent background amplitudes (typical subsurface soils), light green to yellow colors represent moderate amplitudes and orange to red colors represent high amplitudes. Generally, subsurface metallic features such as USTs exhibit moderate to high amplitudes as there is a sharp contrast in electrical properties between background soils and metal. In order to verify possible sources of GPR-Slice™ map anomalies, and as an extra check on the data, the GPR profiles were reviewed as well as the time slices.

Two anomalies were detected in the contour map of GPR amplitude that could not be attributed to above ground cultural features and/or detected utilities (Figure 3).

Anomaly C is a GPR anomaly centered at Line 35 (California State Plane coordinate 6671673) and Station 57.5 (California State Plane coordinate 1844551). This anomaly is rectangular with apparent dimensions of 12 feet by 5.5 feet. There were no surface features that might account for this anomaly however, its close proximity to the large trash bundles could be the cause of this signature.

Anomaly D is a GPR anomaly centered at Line 36 (California State Plane coordinate 6671675) and Station 40.5 (California State Plane coordinate 1844528). This anomaly is rectangular with apparent dimensions of 7.5 feet by 3 feet. There were no surface features that might account for this anomaly.

5.0 LIMITATIONS

The detection of subsurface objects and utilities is dependent upon acquiring reliable data with geophysical instruments above ground. These data may be interpreted as representative of subsurface objects. The electromagnetic waves or fields being measured, however, may be attenuated and/or distorted by a number of factors including soil moisture, corrosion, and proximity to other surface and subsurface structures. A discussion of the limitations of each method follows.

5.1 EM-61

The EM-61 is capable of detecting a 55-gallon drum up to a depth of 3 meters under favorable conditions. We recommended a minimum 10-foot buffer between the survey area and any metallic or metal bearing surface cultural features such as large trash bundles, reinforced concrete or fencing which could severely compromise the quality of the data. As a result, Spectrum cannot guarantee that metallic objects are not present beneath these types of features.

5.2 3D GPR

The performance capability of GPR is dependent on the electrical conductivity of the soil at the site. If the soil conductivity is high, attenuation of the radar signal in the soil can severely restrict the maximum penetration depth of the radar signal. Under favorable conditions depth of penetration can be greater than 10 feet; however, average depths of GPR penetration in Southern California tend to range between 2-5 feet. Soils high in clay content and moisture will have higher signal attenuation. GPR surveys should be performed in the dry season if at all possible, especially at sites located in Southern California.

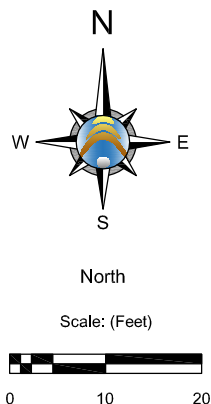
Depth of signal penetration for this site was estimated at approximately 3.5 feet, therefore Spectrum cannot guarantee that subsurface features such as USTs, are not present below this depth.

It should be understood that GPR surveys for steel USTs are subject to interference by side-scatter/back-scatter from nearby and overhead metallic features such as the stacked trash

bundles at this site. As a result, Spectrum cannot guarantee that steel USTs present in the subsurface within a 10- foot radius of surface cultural features such as stacked trash bundles or perimeter fencing have been identified during this investigation.

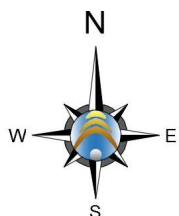
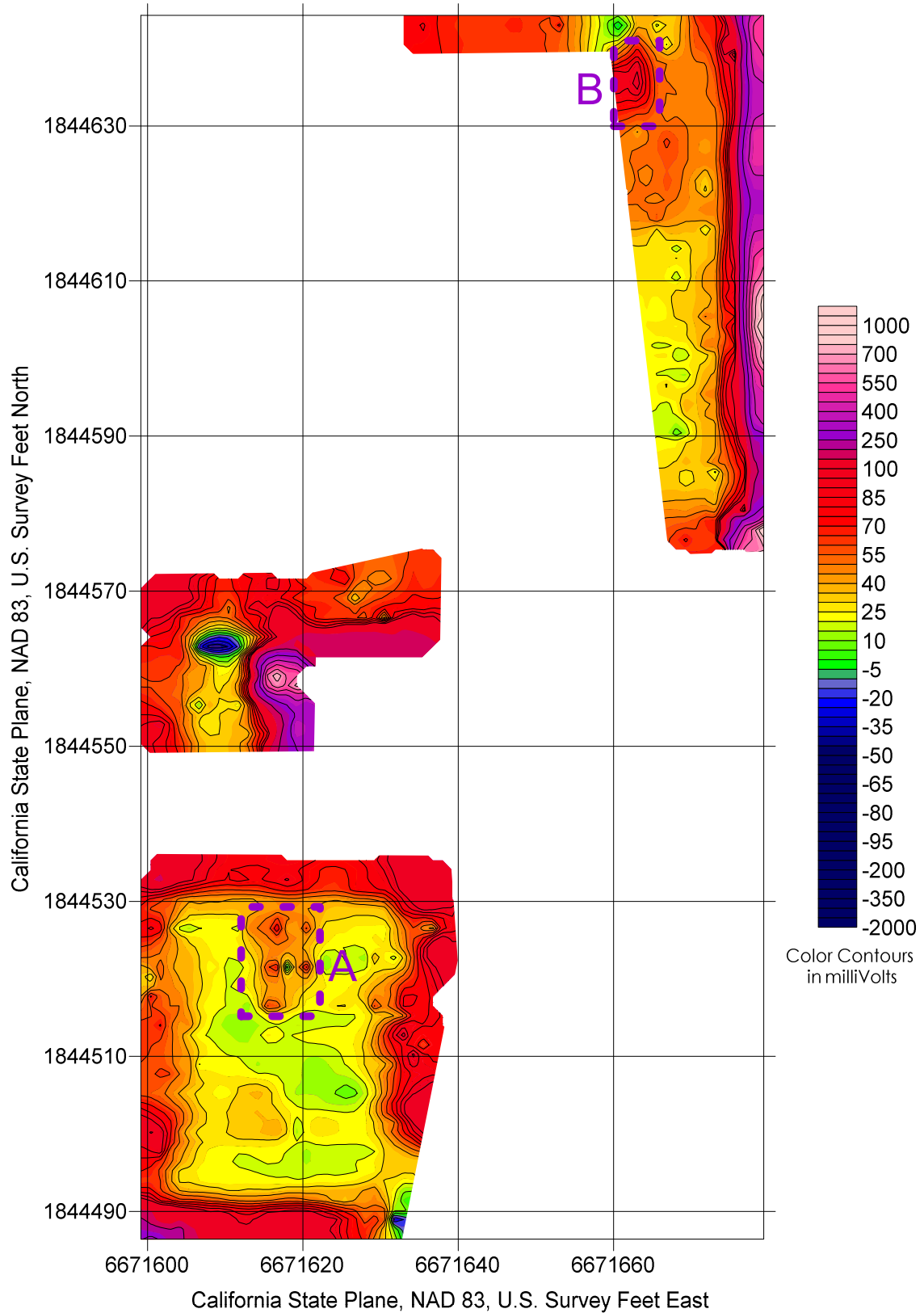
5.3 General

It should be understood that detecting subsurface objects and utilities is dependent upon the recognition of physical phenomena at the ground surface. These phenomena can be magnetic fields or electro-magnetic waves that give rise to a surface expression which in turn is interpreted as representative of subsurface objects. These waves, however, may be attenuated and/or distorted by a number of factors including soil moisture, corrosion, and proximity to other surface and subsurface facilities.

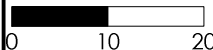



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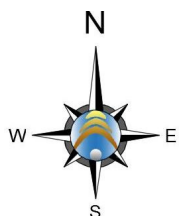
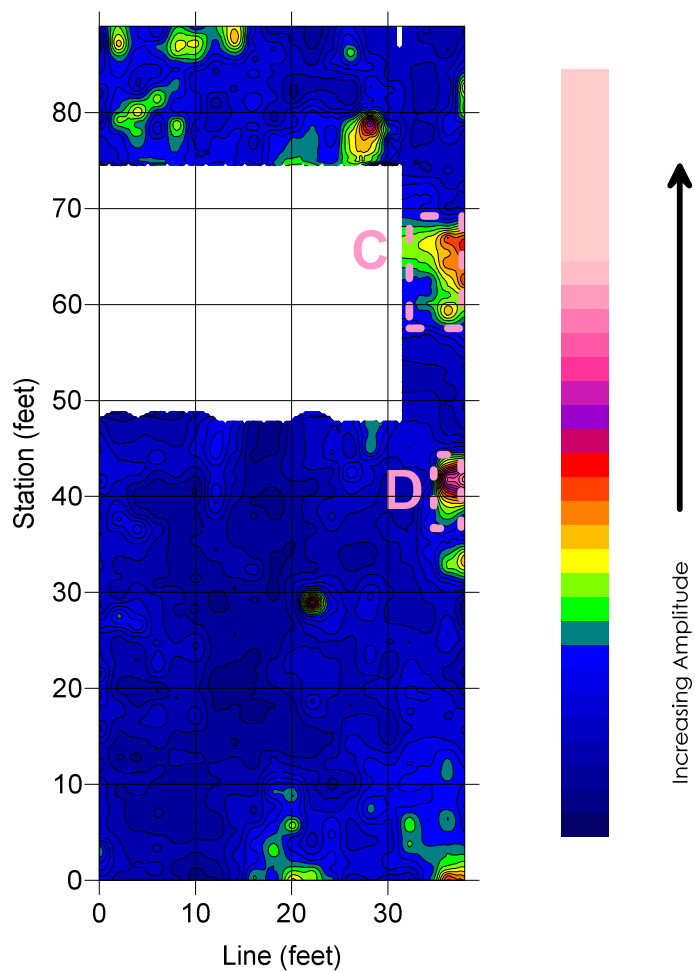
MAP		Geophysical Interpretation Map		FIGURE NO. A
PROJECT		Vacant Lot 316 S Bon View Ave Ontario, CA		
PREPARED FOR		Converse Consultants Costa Mesa, CA		PROJECT NO. 5126
SCALE	DWG BY	REVIEWED BY	DATE	
1 inch = 20 Feet	C.Embrey	BAU	4/9/21	



Scale in feet




	MAP Contour Map of EM-61 Differential Data			FIGURE NO. 2
	PROJECT Vacant Lot 316 S Bon View Ave Ontario, CA			
20434 CORISCO STREET CHATSORTH, CA 91311 (818) 886-4500 www.spectrum-geophysics.com	PREPARED FOR Converse Consultants Costa Mesa, CA			PROJECT NO. 5126
	SCALE 1 inch = 20 feet	FIGURE BY C.Embrey	REVIEWED BY BAU	DATE 4/9/21



Scale in feet



 <p>20434 CORISCO STREET CHATSWORTH, CA 91311 (818) 886-4500 www.spectrum-geophysics.com</p>	<p>MAP Contour Map of GPR Amplitude</p>		FIGURE NO. 3
	<p>PROJECT Vacant Lot 316 S Bon View Ave Ontario, CA</p>		PROJECT NO. 5126
	<p>PREPARED FOR Converse Consultants Costa Mesa, CA</p>		DATE 4/9/21
	SCALE 1 inch = 20 feet	FIGURE BY C.Embrey	REVIEWED BY BAU

Analytical Reports

Appendix C





714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
WWW.JONESENV.COM

JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Converse	Report date:	3/25/2021
Client Address:	8333 Foothill Blvd., Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	F-0565
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
		Date Analyzed:	3/23/2021
Project Address:	316 S Bon View Ave Ontario, CA 91761	Physical State:	Soil Gas

ANALYSES REQUESTED

1. EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sampling – Soil Gas samples were collected in glass gas-tight syringes equipped with Teflon plungers.

A tracer gas mixture of n-pentane, n-hexane, and n-heptane was placed at the tubing-surface interface before sampling. These compounds were analyzed during the 8260B analytical run to determine if there were surface leaks into the subsurface due to improper installation of the probe. No tracer was detected in any of the samples reported herein.

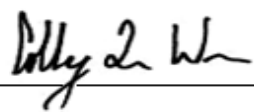
The sampling rate was approximately 200 cc/min, except when noted differently on the chain of custody record, using a glass gas-tight syringe. Purging was completed using a pump set at approximately 200 cc/min, except when noted differently on the chain of custody record. A default of 3 purge volumes was used as recommended by July 2015 DTSC/RWQCB guidance documents.

Prior to purging and sampling of soil gas at each point, a shut-in test was conducted to check for leaks in the above ground fittings. The shut-in test was performed on the above ground apparatus by evacuating the line to a vacuum of 100 inches of water, sealing the entire system and watching the vacuum for at least one minute. A vacuum gauge attached in parallel to the apparatus measured the vacuum. If there was any observable loss of vacuum, the fittings were adjusted as needed until the vacuum did not change noticeably. The soil gas sample was then taken.

No flow conditions occur when a sampling rate greater than 10 mL/min cannot be maintained without applying a vacuum greater than 100 inches of water to the sampling train. The sampling train is left at a vacuum for no less than three minutes. If the vacuum does not subside appreciably after three minutes, the sample location is determined to be a no flow sample.

Analytical – Soil Gas samples were analyzed using EPA Method 8260 that includes extra compounds required by DTSC/RWQCB (such as Freon 113). Instrument Continuing Calibration Verification, QC Reference Standards, Instrument Blanks and Sampling Blanks were analyzed every 12 hours as prescribed by the method. In addition, a Laboratory Control Sample (LCS) and Laboratory Control Sample Duplicate (LCSD) were analyzed with each batch of Soil Gas samples. A duplicate/replicate sample was analyzed each day of the sampling activity. All samples were injected into the GC/MS system within 30 minutes of collection.

Approval:


Colby Wakeman
QA/QC Manager



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562-646-1611

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SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Converse	Report date:	3/25/2021
Client Address:	8333 Foothill Blvd., Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	F-0565
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
		Date Analyzed:	3/23/2021
Project Address:	316 S Bon View Ave Ontario, CA 91761	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-1-5'	SV-1-15'	SV-2-5'	SV-2-5' REP	SV-2-15'		
<u>Jones ID:</u>	F-0565-01	F-0565-02	F-0565-03	F-0565-04	F-0565-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	ND	ND	ND	ND	ND	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	8	µg/m3
Bromoform	ND	ND	ND	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	12	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	ND	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	16	19	24	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	16	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-1-5'	SV-1-15'	SV-2-5'	SV-2-5' REP	SV-2-15'		
<u>Jones ID:</u>	F-0565-01	F-0565-02	F-0565-03	F-0565-04	F-0565-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	8	11	11	10	12	8	µg/m3
Freon 113	ND	ND	ND	ND	18	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	16	10	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	12	21	ND	ND	9	8	µg/m3
Toluene	29	41	48	46	49	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	47	44	88	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	19	15	12	9	ND	8	µg/m3
1,3,5-Trimethylbenzene	9	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	19	23	23	21	25	16	µg/m3
o-Xylene	12	16	17	14	17	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
n-Heptane	ND	ND	ND	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	102%	101%	102%	104%	100%	60 - 140	
Toluene-d ₈	100%	102%	105%	102%	102%	60 - 140	
4-Bromofluorobenzene	106%	105%	105%	102%	105%	60 - 140	
<u>Batch ID:</u>	F1-032321-01	F1-032321-01	F1-032321-01	F1-032321-01	F1-032321-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Converse	Report date:	3/25/2021
Client Address:	8333 Foothill Blvd., Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	F-0565
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
		Date Analyzed:	3/23/2021
Project Address:	316 S Bon View Ave Ontario, CA 91761	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-3-5'	SV-3-15'	SV-4-5'	SV-4-15'	SV-5-5'		
<u>Jones ID:</u>	F-0565-06	F-0565-07	F-0565-08	F-0565-09	F-0565-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	16	11	12	10	36	8	µg/m3
Bromobenzene	ND	ND	ND	ND	ND	8	µg/m3
Bromodichloromethane	10	ND	ND	ND	ND	8	µg/m3
Bromoform	13	ND	ND	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	ND	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	16	ND	ND	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	16	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-3-5'	SV-3-15'	SV-4-5'	SV-4-15'	SV-5-5'		
<u>Jones ID:</u>	F-0565-06	F-0565-07	F-0565-08	F-0565-09	F-0565-10	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	16	11	9	9	12	8	µg/m3
Freon 113	ND	ND	ND	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	11	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	21	45	14	24	18	8	µg/m3
Toluene	85	47	34	41	59	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	ND	ND	47	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	11	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	13	11	8	8	13	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	33	21	ND	18	20	16	µg/m3
o-Xylene	ND	14	11	12	16	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
n-Heptane	ND	ND	ND	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	102%	103%	102%	103%	103%	60 - 140	
Toluene-d ₈	99%	101%	102%	102%	99%	60 - 140	
4-Bromofluorobenzene	104%	102%	105%	101%	105%	60 - 140	
<u>Batch ID:</u>	F1-032321-01	F1-032321-01	F1-032321-01	F1-032321-01	F1-032321-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	Converse	Report date:	3/25/2021
Client Address:	8333 Foothill Blvd., Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	F-0565
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
		Date Analyzed:	3/23/2021
Project Address:	316 S Bon View Ave Ontario, CA 91761	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-5-15'	SV-6-5'	SV-6-15'	SV-7-5'	SV-7-15'		
<u>Jones ID:</u>	F-0565-11	F-0565-12	F-0565-13	F-0565-14	F-0565-15	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Benzene	13	14	8	16	10	8	µg/m3
Bromobenzene	8	9	ND	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	ND	ND	ND	8	µg/m3
Bromoform	ND	ND	ND	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	ND	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	ND	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	ND	ND	ND	8	µg/m3
Chloroform	ND	ND	ND	29	38	8	µg/m3
2-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	ND	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	ND	ND	ND	8	µg/m3
Dibromomethane	ND	ND	ND	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	ND	ND	ND	16	µg/m3
1,2-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	ND	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	ND	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	ND	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SV-5-15'	SV-6-5'	SV-6-15'	SV-7-5'	SV-7-15'		
<u>Jones ID:</u>	F-0565-11	F-0565-12	F-0565-13	F-0565-14	F-0565-15	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
cis-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	ND	ND	ND	8	µg/m3
Ethylbenzene	19	10	11	11	8	8	µg/m3
Freon 113	23	ND	ND	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	ND	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	ND	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	ND	ND	ND	8	µg/m3
Methylene chloride	ND	ND	ND	ND	ND	8	µg/m3
Naphthalene	ND	ND	ND	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Styrene	ND	ND	ND	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	ND	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	ND	ND	ND	16	µg/m3
Tetrachloroethene	10	14	35	9	41	8	µg/m3
Toluene	92	52	46	57	35	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	ND	ND	ND	16	µg/m3
1,1,1-Trichloroethane	53	ND	ND	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	ND	ND	ND	8	µg/m3
Trichloroethene	ND	ND	ND	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	ND	ND	16	16	µg/m3
1,2,3-Trichloropropane	ND	ND	ND	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	18	10	ND	10	8	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	ND	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	ND	ND	ND	8	µg/m3
m,p-Xylene	37	19	21	22	ND	16	µg/m3
o-Xylene	23	13	15	14	ND	8	µg/m3
MTBE	ND	ND	ND	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	ND	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	ND	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	ND	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	ND	ND	ND	400	µg/m3
Tracer:							
n-Pentane	ND	ND	ND	ND	ND	80	µg/m3
n-Hexane	ND	ND	ND	ND	ND	80	µg/m3
n-Heptane	ND	ND	ND	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recoveries:</u>						<u>QC Limits</u>	
Dibromofluoromethane	101%	102%	101%	103%	104%	60 - 140	
Toluene-d ₈	103%	101%	103%	101%	102%	60 - 140	
4-Bromofluorobenzene	103%	105%	104%	104%	103%	60 - 140	
<u>Batch ID:</u>	F1-032321-01	F1-032321-01	F1-032321-01	F1-032321-01	F1-032321-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: Converse
Client Address: 8333 Foothill Blvd., Suite 128
Rancho Cucamonga, CA 91730

Attn: Michael Van Fleet

Project Address: 316 S Bon View Ave
Ontario, CA 91761

Report date: 3/25/2021
Jones Ref. No.: F-0565
Client Ref. No.: 19-16-123-11

Date Sampled: 3/23/2021
Date Received: 3/23/2021
Date Analyzed: 3/23/2021
Physical State: Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Sample ID: SS-1 SS-2

Jones ID: F-0565-16 F-0565-17

			<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	8	µg/m3
Bromoform	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	16	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	10	µg/m3

JONES ENVIRONMENTAL LABORATORY RESULTS

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	SS-1	SS-2		
<u>Jones ID:</u>	F-0565-16	F-0565-17	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	15	8	µg/m3
Methylene chloride	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	16	µg/m3
Tetrachloroethene	9	ND	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Tracer:				
n-Pentane	ND	ND	80	µg/m3
n-Hexane	ND	ND	80	µg/m3
n-Heptane	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	103%	101%	60 - 140	
Toluene-d ₈	101%	103%	60 - 140	
4-Bromofluorobenzene	102%	103%	60 - 140	
<u>Batch ID:</u>	F1-032321-01	F1-032321-01		

ND = Value below reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	Converse	Report date:	3/25/2021
Client Address:	8333 Foothill Blvd., Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	F-0565
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
		Date Analyzed:	3/23/2021
Project Address:	316 S Bon View Ave Ontario, CA 91761	Physical State:	Soil Gas

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	032321- F1MB1	032321- F1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
Benzene	ND	ND	8	µg/m3
Bromobenzene	ND	ND	8	µg/m3
Bromodichloromethane	ND	ND	8	µg/m3
Bromoform	ND	ND	8	µg/m3
n-Butylbenzene	ND	ND	12	µg/m3
sec-Butylbenzene	ND	ND	12	µg/m3
tert-Butylbenzene	ND	ND	12	µg/m3
Carbon tetrachloride	ND	ND	8	µg/m3
Chlorobenzene	ND	ND	8	µg/m3
Chloroform	ND	ND	8	µg/m3
2-Chlorotoluene	ND	ND	12	µg/m3
4-Chlorotoluene	ND	ND	12	µg/m3
Dibromochloromethane	ND	ND	8	µg/m3
1,2-Dibromo-3-chloropropane	ND	ND	8	µg/m3
1,2-Dibromoethane (EDB)	ND	ND	8	µg/m3
Dibromomethane	ND	ND	8	µg/m3
1,2- Dichlorobenzene	ND	ND	16	µg/m3
1,3-Dichlorobenzene	ND	ND	16	µg/m3
1,4-Dichlorobenzene	ND	ND	16	µg/m3
Dichlorodifluoromethane	ND	ND	16	µg/m3
1,1-Dichloroethane	ND	ND	8	µg/m3
1,2-Dichloroethane	ND	ND	8	µg/m3
1,1-Dichloroethene	ND	ND	8	µg/m3
cis-1,2-Dichloroethene	ND	ND	8	µg/m3
trans-1,2-Dichloroethene	ND	ND	16	µg/m3
1,2-Dichloropropane	ND	ND	8	µg/m3
1,3-Dichloropropane	ND	ND	8	µg/m3
2,2-Dichloropropane	ND	ND	16	µg/m3
1,1-Dichloropropene	ND	ND	10	µg/m3

JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

<u>Sample ID:</u>	METHOD BLANK	SAMPLING BLANK		
<u>Jones ID:</u>	032321- F1MB1	032321- F1SB1	<u>Reporting Limit</u>	<u>Units</u>
Analytes:				
cis-1,3-Dichloropropene	ND	ND	8	µg/m3
trans-1,3-Dichloropropene	ND	ND	8	µg/m3
Ethylbenzene	ND	ND	8	µg/m3
Freon 113	ND	ND	16	µg/m3
Hexachlorobutadiene	ND	ND	24	µg/m3
Isopropylbenzene	ND	ND	8	µg/m3
4-Isopropyltoluene	ND	ND	8	µg/m3
Methylene chloride	ND	ND	8	µg/m3
Naphthalene	ND	ND	40	µg/m3
n-Propylbenzene	ND	ND	8	µg/m3
Styrene	ND	ND	8	µg/m3
1,1,1,2-Tetrachloroethane	ND	ND	8	µg/m3
1,1,2,2-Tetrachloroethane	ND	ND	16	µg/m3
Tetrachloroethene	ND	ND	8	µg/m3
Toluene	ND	ND	8	µg/m3
1,2,3-Trichlorobenzene	ND	ND	16	µg/m3
1,2,4-Trichlorobenzene	ND	ND	16	µg/m3
1,1,1-Trichloroethane	ND	ND	8	µg/m3
1,1,2-Trichloroethane	ND	ND	8	µg/m3
Trichloroethene	ND	ND	8	µg/m3
Trichlorofluoromethane	ND	ND	16	µg/m3
1,2,3-Trichloropropane	ND	ND	8	µg/m3
1,2,4-Trimethylbenzene	ND	ND	8	µg/m3
1,3,5-Trimethylbenzene	ND	ND	8	µg/m3
Vinyl chloride	ND	ND	8	µg/m3
m,p-Xylene	ND	ND	16	µg/m3
o-Xylene	ND	ND	8	µg/m3
MTBE	ND	ND	40	µg/m3
Ethyl-tert-butylether	ND	ND	40	µg/m3
Di-isopropylether	ND	ND	40	µg/m3
tert-amylmethylether	ND	ND	40	µg/m3
tert-Butylalcohol	ND	ND	400	µg/m3
Tracer:				
n-Pentane	ND	ND	80	µg/m3
n-Hexane	ND	ND	80	µg/m3
n-Heptane	ND	ND	80	µg/m3
<u>Dilution Factor</u>	1	1		
<u>Surrogate Recoveries:</u>			<u>QC Limits</u>	
Dibromofluoromethane	102%	101%	60 - 140	
Toluene-d ₈	101%	100%	60 - 140	
4-Bromofluorobenzene	105%	108%	60 - 140	
<u>Batch ID:</u>	F1-032321- 01	F1-032321- 01		

ND = Value below reporting limit



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562-646-1611

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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client: Converse
Client Address: 8333 Foothill Blvd., Suite 128
Rancho Cucamonga, CA 91730

Report date: 3/25/2021
Jones Ref. No.: F-0565
Client Ref. No.: 19-16-123-11

Attn: Michael Van Fleet

Date Sampled: 3/23/2021
Date Received: 3/23/2021
Date Analyzed: 3/23/2021
Physical State: Soil Gas

Project Address: 316 S Bon View Ave
Ontario, CA 91761

EPA 8260B – Volatile Organics by GC/MS + Oxygenates/Gasoline Range Organics

Batch ID: F1-032321-01

Jones ID: 032321-F1LCS1 032321-F1LCSD1 032321-F1CCV1

Parameter	LCS Recovery (%)	LCSD Recovery (%)	RPD	Acceptability Range (%)	CCV	Acceptability Range (%)
Vinyl chloride	116%	101%	13.7%	60 - 140	134%	80 - 120
1,1-Dichloroethene	118%	102%	14.5%	60 - 140	118%	80 - 120
Cis-1,2-Dichloroethene	102%	96%	5.7%	70 - 130	113%	80 - 120
1,1,1-Trichloroethane	91%	85%	7.3%	70 - 130	106%	80 - 120
Benzene	106%	98%	7.5%	70 - 130	114%	80 - 120
Trichloroethene	113%	104%	8.1%	70 - 130	115%	80 - 120
Toluene	104%	88%	15.8%	70 - 130	156%	80 - 120
Tetrachloroethene	125%	114%	9.4%	70 - 130	121%	80 - 120
Chlorobenzene	112%	102%	10.1%	70 - 130	113%	80 - 120
Ethylbenzene	105%	92%	13.4%	70 - 130	105%	80 - 120
1,2,4 Trimethylbenzene	104%	89%	15.7%	70 - 130	106%	80 - 120
Gasoline Range Organics (C4-C12)	105%	92%	13.0%	70 - 130	120%	80 - 120

Surrogate Recovery:

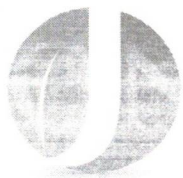
Dibromofluoromethane	102%	101%		60 - 140	103%	60 - 140
Toluene-d ₈	100%	99%		60 - 140	98%	60 - 140
4-Bromofluorobenzene	110%	109%		60 - 140	109%	60 - 140

LCS = Laboratory Control Sample

LCSD = Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 20%



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Soil-Gas Chain-of-Custody Record

LAB USE ONLY

Jones Project #

F-0565

Page

1 of 2

Sample Container:

GASTIGHT GLASS SYRINGE

If different than above, see Notes.

Client
Converse
Project Name
0
Project Address
316 S Bon View Ave
Ontario, CA 91761
Email
Phone

Date
3/23/2021
Client Project #

Purge Number:
☐ 1P ☒ 3P ☐ 7P ☐ 10P

Report Options
ED: _____
ED-2: - 10% Surcharge= _____

Shut-in Test: ☒ / N

*Global ID

Turn Around Requested

- ☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
☐ Normal
☒ Mobile Lab

Reporting Limits

☒ Standard ☐ Low Level* ☐ MDL*
*surcharge for these limits

Tracer

- ☒ n-pentane
☒ n-hexane
☒ n-heptane
☐ Isopropyl Alcohol
☐ 1,1-DFA
☐ _____

Analysis Requested

Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	Gasoline Range Organics	Magnetic Vacuum (In H ₂ O)	Number of Containers
SG	X		8	1
SG	X		<2	1
SG	X		10	1
SG	X		10	1
SG	X		6	1
SG	X		<2	1
SG	X		<2	1
SG	X		6	1
SG	X		<2	1
SG	X		<2	1

Report To
Jackson Nestor
Sampler

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnetic	Sample Matrix: Soil Gas (SG), Air (A), Material (M)	EPA 8260B (VOCs)	Gasoline Range Organics	Magnetic Vacuum (In H ₂ O)	Number of Containers	Notes & Special Instructions
SV-1-5'	3	1630	3/23/21	10:21	10:21	F-0565-01	200	JACKSON.2	M100.202	SG	X		8	1	
SV-1-15'	3	1790	3/23/21	10:34	10:37	F-0565-02	200	JACKSON.1	M100.110	SG	X		<2	1	
SV-2-5'	3	1630	3/23/21	10:53	10:55	F-0565-03	200	JACKSON.2	M100.003	SG	X		10	1	
SV-2-5' REP	3	1630	3/23/21	10:59	11:13	F-0565-04	200	JACKSON.2	M100.003	SG	X		10	1	
SV-2-15'	3	1790	3/23/21	11:26	11:31	F-0565-05	200	JACKSON.1	M100.007	SG	X		6	1	
SV-3-5'	3	1630	3/23/21	12:10	12:11	F-0565-06	200	JACKSON.1	M100.202	SG	X		<2	1	
SV-3-15'	3	1790	3/23/21	12:22	12:27	F-0565-07	200	JACKSON.2	M100.110	SG	X		<2	1	
SV-4-5'	3	1630	3/23/21	12:40	12:45	F-0565-08	200	JACKSON.1	M100.003	SG	X		6	1	
SV-4-15'	3	1790	3/23/21	12:52	13:03	F-0565-09	200	JACKSON.2	M100.007	SG	X		<2	1	
SV-5-5'	3	1630	3/23/21	13:26	13:28	F-0565-10	200	JACKSON.1	M100.202	SG	X		<2	1	

Representative Signature
[Signature]
Company
Converse Consultants
Printed Name
Kasper Witting
Date
3/23/2021
Time
1620

Laboratory Signature
Jackson Nestor
Printed Name
JACKSON NESTOR
Date
3/23/2021
Time

10 Total Number of Containers

Representative Signature
Company
Date
Time

Laboratory Signature
Printed Name
Date
Time

Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.



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Soil-Gas Chain-of-Custody Record

LAB USE ONLY

Jones Project #

F-0565

Page

2 of 2

Sample Container:

GASTIGHT GLASS SYRINGE

If different than above, see Notes.

Client
Converse
Project Name
Project Address
316 S Bon View Ave
Ontario, CA 91761
Email
Phone

Date
3/23/2021
Client Project #

Purge Number:
☐ 1P ☒ 3P ☐ 7P ☐ 10P

Shut-In Test: **6/ N**

Report Options
EDD
EDR - 10% Surcharge

*Global ID

Turn Around Requested

- ☐ Immediate Attention
☐ Rush 24 Hours
☐ Rush 48 Hours
☐ Rush 72 Hours
☐ Normal
☒ Mobile Lab

Reporting Limits

☒ Standard ☐ Low Level* ☐ MDL*

*surcharge for these limits

Tracer

- ☒ n-pentane
☒ n-hexane
☒ n-heptane
☐ Isopropyl Alcohol
☐ 1,1-DFA
☐

Analysis Requested

Sample Matrix:	Soil Gas (SG)	Air (A)	Material (M)	EPA 8260B (VOCs)	Gasoline Range Organics	Magnetohelic Vacuum (In/H ₂ O)	Number of Containers
SG	X					14	1
SG	X					6	1
SG	X					8	1
SG	X					<2	1
SG	X					<2	1
SG	X					<2	1
SG	X					<2	1

Sample ID	Purge Number	Purge Volume (mL)	Date	Sample Collection Time	Sample Analysis Time	Laboratory Sample ID	Purge Rate (mL/min)	Pump Used	Magnetohelic
SV-5-15'	3	1790	3/23/21	13:40	13:45	F-0565-11	200	JACKSON.2	M100.110
SV-6-5'	3	1630	3/23/21	14:04	14:07	F-0565-12	200	JACKSON.1	M100.007
SV-6-15'	3	1790	3/23/21	14:19	14:24	F-0565-13	200	JACKSON.2	M100.003
SV-7-5'	3	1630	3/23/21	14:40	14:42	F-0565-14	200	JACKSON.1	M100.202
SV-7-15'	3	1790	3/23/21	14:55	14:58	F-0565-15	200	JACKSON.2	M100.110
SS-1	3	125	3/23/21	15:06	15:16	F-0565-16	200	HAND PURGE	M100.202
SS-2	3	125	3/23/21	15:32	15:34	F-0565-17	200	HAND PURGE	M100.202

Representative Signature
Printed Name
Company
Date
Time
3/23/2021

Laboratory Signature
Printed Name
Jackson Nestor
Company
Date
Time
3/23/2021

7 Total Number of Containers
Client signature on this Chain of Custody form constitutes acknowledgement that the above analyses have been requested, and the information provided herein is correct and accurate.



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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: City of Ontario / Converse Consultants
Client Address: 8333 Foothill Blvd. Suite 128
Rancho Cucamonga, CA 91730

Report date: 3/29/2021
Jones Ref. No.: ST-17204
Client Ref. No.: 19-16-123-11

Attn: Michael Van Fleet

Date Sampled: 3/23/2021

Project: E. State St. & Bon View Ave
Project Address: 825 E State Street
Ontario, CA

Date Received: 3/23/2021

Date Analyzed: 3/24/2021

Physical State: Soil

ANALYSES REQUESTED

Soil:

1. EPA 6010B by 3050B and EPA 7471A – CAM 17 Metals
2. EPA 8081A by 3546 – Chlorinated Pesticides by GC/ECD

Approval:

Colby Wakeman
QA/QC Manager



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: City of Ontario / Converse Consultants
Client Address: 8333 Foothill Blvd. Suite 128
Rancho Cucamonga, CA 91730

Report date: 3/29/2021
Jones Ref. No.: ST-17204
Client Ref. No.: 19-16-123-11

Attn: Michael Van Fleet

Project: E. State St. & Bon View Ave
Project Address: 825 E State Street
Ontario, CA

Date Sampled: 3/23/2021
Date Received: 3/23/2021
Date Analyzed: 3/24/2021
Physical State: Soil

EPA 8081A by 3546 – Chlorinated Pesticides by GC/ECD

<u>Sample ID:</u>	B1-0.5	B1-2.0	B2-0.5	B2-2.0	B3-0.5		
<u>Jones ID:</u>	ST-17204-01	ST-17204-02	ST-17204-03	ST-17204-04	ST-17204-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Aldrin	ND	ND	ND	ND	ND	10	ug/kg
α-BHC	ND	ND	ND	ND	ND	10	ug/kg
β-BHC	ND	ND	ND	ND	ND	10	ug/kg
γ-BHC (Lindane)	ND	ND	ND	ND	ND	10	ug/kg
δ-BHC	ND	ND	ND	ND	ND	10	ug/kg
γ-Chlordane	ND	ND	ND	ND	ND	10	ug/kg
α-Chlordane	ND	ND	ND	ND	ND	10	ug/kg
4,4'-DDD	ND	ND	ND	ND	ND	10	ug/kg
4,4'-DDE	ND	ND	ND	ND	ND	10	ug/kg
4,4'-DDT	ND	ND	ND	ND	ND	10	ug/kg
Dieldrin	ND	ND	ND	ND	ND	10	ug/kg
Endosulfan I	ND	ND	ND	ND	ND	10	ug/kg
Endosulfan II	ND	ND	ND	ND	ND	10	ug/kg
Endosulfan sulfate	ND	ND	ND	ND	ND	10	ug/kg
Endrin	ND	ND	ND	ND	ND	10	ug/kg
Endrin aldehyde	ND	ND	ND	ND	ND	10	ug/kg
Endrin ketone	ND	ND	ND	ND	ND	10	ug/kg
Heptachlor	ND	ND	ND	ND	ND	10	ug/kg
Heptachlor epoxide	ND	ND	ND	ND	ND	10	ug/kg
Methoxychlor	ND	ND	ND	ND	ND	20	ug/kg
<u>Dilution Factor</u>	1	1	1	1	1		
<u>Surrogate Recovery:</u>						<u>QC Limits</u>	
TCMX	73%	46%	116%	111%	107%	30 - 120	
Decachlorobiphenyl	40%	■	63%	65%	61%	30 - 120	

Batch: ECD4 ECD4 ECD4 ECD4 ECD4
_032421_01 _032421_01 _032421_01 _032421_01 _032421_01

■ = Sample matrix prevented adequate surrogate recovery

ND = Value less than reporting limit



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JONES ENVIRONMENTAL LABORATORY RESULTS

Client: City of Ontario / Converse Consultants
Client Address: 8333 Foothill Blvd. Suite 128
Rancho Cucamonga, CA 91730

Report date: 3/29/2021
Jones Ref. No.: ST-17204
Client Ref. No.: 19-16-123-11

Attn: Michael Van Fleet

Date Sampled: 3/23/2021

Project: E. State St. & Bon View Ave
Project Address: 825 E State Street
Ontario, CA

Date Received: 3/23/2021

Date Analyzed: 3/24/2021

Physical State: Soil

EPA 8081A by 3546 – Chlorinated Pesticides by GC/ECD

Sample ID: B3-2.0

Jones ID: ST-17204-06

Reporting Limit

Units

Analytes:

Aldrin	ND	10	ug/kg
α-BHC	ND	10	ug/kg
β-BHC	ND	10	ug/kg
γ-BHC (Lindane)	ND	10	ug/kg
δ-BHC	ND	10	ug/kg
γ-Chlordane	ND	10	ug/kg
α-Chlordane	ND	10	ug/kg
4,4'-DDD	ND	10	ug/kg
4,4'-DDE	ND	10	ug/kg
4,4'-DDT	ND	10	ug/kg
Dieldrin	ND	10	ug/kg
Endosulfan I	ND	10	ug/kg
Endosulfan II	ND	10	ug/kg
Endosulfan sulfate	ND	10	ug/kg
Endrin	ND	10	ug/kg
Endrin aldehyde	ND	10	ug/kg
Endrin ketone	ND	10	ug/kg
Heptachlor	ND	10	ug/kg
Heptachlor epoxide	ND	10	ug/kg
Methoxychlor	ND	20	ug/kg

Dilution Factor 1

Surrogate Recovery:

QC Limits

TCMX 117%
Decachlorobiphenyl 72%

30 - 120
30 - 120

Batch: ECD4
_032421 _01

ND = Value less than reporting limit



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	City of Ontario / Converse Consultants	Report date:	3/29/2021
Client Address:	8333 Foothill Blvd. Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	ST-17204
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
Project:	E. State St. & Bon View Ave	Date Analyzed:	3/24/2021
Project Address:	825 E State Street Ontario, CA	Physical State:	Soil

BATCH: ECD4 _032421 _01 **Prepared:** 3/24/2021 **Analyzed:** 3/24/2021

EPA 8081A by 3546 – Chlorinated Pesticides by GC/ECD

	LCS	LCSD	% RPD	Spike Level	% Recovery Limits	Units
LCS1-032421ECD4 LCSD1-032421ECD4						
Analytes:						
α-BHC	108	107	1%	100	60 - 140	ppb
γ-Chlordane	111	107	4%	100	60 - 140	ppb
Aldrin	108	105	3%	100	60 - 140	ppb
4,4'-DDD	110	105	5%	100	60 - 140	ppb
4,4'-DDE	97	101	4%	100	60 - 140	ppb
4,4'-DDT	108	107	1%	100	60 - 140	ppb
Dieldrin	108	106	2%	100	60 - 140	ppb
Endosulfan I	89	89		100	60 - 140	ppb
Endosulfan II	128	132	3%	100	60 - 140	ppb
Endrin	80	88	10%	100	60 - 140	ppb
Endrin ketone	113	108	5%	100	60 - 140	ppb
Heptachlor	115	107	7%	100	60 - 140	ppb
Heptachlor epoxide	110	105	5%	100	60 - 140	ppb
Surrogate Recoveries:						
TCMX	118%	112%			30 - 120	
Decachlorobiphenyl	79%	72%			30 - 120	

LCS= Laboratory Control Sample

LCSD= Laboratory Control Sample Duplicate

RPD = Relative Percent Difference



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	City of Ontario / Converse Consultants	Report date:	3/29/2021
Client Address:	8333 Foothill Blvd. Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	ST-17204
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
Project:	E. State St. & Bon View Ave	Date Analyzed:	3/24/2021
Project Address:	825 E State Street Ontario, CA	Physical State:	Soil

BATCH: ECD4 _032421 _01 **Prepared:** 3/24/2021 **Analyzed:** 3/24/2021

EPA 8081A by 3546 – Chlorinated Pesticides by GC/ECD

	Result	Spike Level	% Recovery	% Recovery Limits	Units
CCV: CCV1-032421ECD4					
Analytes:					
α-BHC	223	200	112%	80-120	ppb
γ-Chlordane	209	200	105%	80-120	ppb
Aldrin	205	200	103%	80-120	ppb
4,4'-DDD	227	200	114%	80-120	ppb
4,4'-DDE	225	200	113%	80-120	ppb
4,4'-DDT	223	200	112%	80-120	ppb
Dieldrin	211	200	106%	80-120	ppb
Endosulfan I	196	200	98%	80-120	ppb
Endosulfan II	239	200	120%	80-120	ppb
Endrin	221	200	111%	80-120	ppb
Endrin ketone	205	200	103%	80-120	ppb
Heptachlor	212	200	106%	80-120	ppb
Heptachlor epoxide	199	200	100%	80-120	ppb
Surrogate Recovery:					
TCMX	118%			30-120	
Decachlorobiphenyl	120%			30-120	

CCV= Continuing Calibration Verification



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11007 FOREST PLACE
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JONES ENVIRONMENTAL LABORATORY RESULTS

Client:	City of Ontario / Converse Consultants	Report date:	3/29/2021
Client Address:	8333 Foothill Blvd. Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	ST-17204
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
Project:	E. State St. & Bon View Ave	Date Analyzed:	3/24-25/2021
Project Address:	825 E State Street Ontario, CA	Physical State:	Soil

EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

<u>Sample ID:</u>	BI-0.5	B1-2.0	B2-0.5	B2-2.0	B3-0.5		
<u>Jones ID:</u>	ST-17204-01	ST-17204-02	ST-17204-03	ST-17204-04	ST-17204-05	<u>Reporting Limit</u>	<u>Units</u>
Analytes:							
Silver, Ag	ND	ND	ND	ND	ND	0.5	mg/kg
Arsenic, As	ND	ND	ND	ND	13.3	5.0	mg/kg
Barium, Ba	74.8	110	95.2	77.6	63.2	0.5	mg/kg
Beryllium, Be	ND	ND	ND	ND	ND	0.5	mg/kg
Cadmium, Cd	1.3	1.8	1.5	1.8	2.0	0.5	mg/kg
Cobalt, Co	4.9	7.0	7.0	7.6	10.6	0.5	mg/kg
Chromium, Cr	10.7	18.8	12.4	19.6	22.1	0.5	mg/kg
Copper, Cu	16.4	18.8	10.2	15.4	18.2	0.5	mg/kg
Molybdenum, Mo	ND	ND	ND	ND	ND	0.5	mg/kg
Nickel, Ni	10.0	12.3	7.6	10.9	19.6	0.5	mg/kg
Lead, Pb	19.5	38.4	2.5	11.4	3.8	0.5	mg/kg
Antimony, Sb	ND	ND	ND	ND	ND	5.0	mg/kg
Selenium, Se	ND	ND	ND	ND	ND	5.0	mg/kg
Thallium, Tl	ND	ND	ND	ND	ND	5.0	mg/kg
Vanadium, V	26.1	35.3	36.3	39.8	41.3	0.5	mg/kg
Zinc, Zn	97.4	80.9	45.4	65.0	62.6	0.5	mg/kg
<u>Dilution Factor</u>	1	1	1	1	1		

Batch: I21032401 I21032401 I21032401 I21032401 I21032401

EPA 7471A - Mercury by Cold Vapor Atomic Absorption

<u>Sample ID:</u>	BI-0.5	B1-2.0	B2-0.5	B2-2.0	B3-0.5		
<u>Jones ID:</u>	ST-17204-01	ST-17204-02	ST-17204-03	ST-17204-04	ST-17204-05	<u>Reporting Limit</u>	<u>Units</u>
Mercury, Hg	0.035	0.030	ND	ND	ND	0.020	mg/kg
<u>Dilution Factor</u>	1	1	1	1	1		
Batch:	H21032401	H21032401	H21032401	H21032401	H21032401		

ND = Value less than reporting limit



714-449-9937
562-646-1611

11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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**JONES ENVIRONMENTAL
LABORATORY RESULTS**

Client: City of Ontario / Converse Consultants
Client Address: 8333 Foothill Blvd. Suite 128
Rancho Cucamonga, CA 91730

Attn: Michael Van Fleet

Project: E. State St. & Bon View Ave
Project Address: 825 E State Street
Ontario, CA

Report date: 3/29/2021
Jones Ref. No.: ST-17204
Client Ref. No.: 19-16-123-11

Date Sampled: 3/23/2021
Date Received: 3/23/2021
Date Analyzed: 3/24-25/2021
Physical State: Soil

EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

Sample ID: B3-2.0

Jones ID: ST-17204-06

Analytes:

		<u>Reporting Limit</u>	<u>Units</u>
Silver, Ag	ND	0.5	mg/kg
Arsenic, As	ND	5.0	mg/kg
Barium, Ba	58.5	0.5	mg/kg
Beryllium, Be	ND	0.5	mg/kg
Cadmium, Cd	1.9	0.5	mg/kg
Cobalt, Co	11.1	0.5	mg/kg
Chromium, Cr	22.2	0.5	mg/kg
Copper, Cu	20.6	0.5	mg/kg
Molybdenum, Mo	ND	0.5	mg/kg
Nickel, Ni	23.5	0.5	mg/kg
Lead, Pb	3.9	0.5	mg/kg
Antimony, Sb	ND	5.0	mg/kg
Selenium, Se	ND	5.0	mg/kg
Thallium, Tl	ND	5.0	mg/kg
Vanadium, V	42.2	0.5	mg/kg
Zinc, Zn	65.4	0.5	mg/kg
<u>Dilution Factor</u>	1		

Batch: I21032401

EPA 7471A - Mercury by Cold Vapor Atomic Absorption

Sample ID: B3-2.0

Jones ID: ST-17204-06

		<u>Reporting Limit</u>	<u>Units</u>
Mercury, Hg	ND	0.020	mg/kg

Dilution Factor 1

Batch: H21032401

ND = Value less than reporting limit



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11007 FOREST PLACE
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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	City of Ontario / Converse Consultants	Report date:	3/29/2021
Client Address:	8333 Foothill Blvd. Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	ST-17204
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
Project:	E. State St. & Bon View Ave	Date Analyzed:	3/24-25/2021
Project Address:	825 E State Street Ontario, CA	Physical State:	Soil

<u>BATCH:</u>	I21032401	<u>Prepared:</u>	3/24/2021	<u>Analyzed:</u>	3/24/2021
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EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

Analytes:	Result	Spike Level	% REC	% REC Limits	% RPD	Reporting Limit	Units
METHOD BLANK:	I210324-MB1						
Silver, Ag	ND					0.5	mg/kg
Arsenic, As	ND					5.0	mg/kg
Barium, Ba	ND					0.5	mg/kg
Beryllium, Be	ND					0.5	mg/kg
Cadmium, Cd	ND					0.5	mg/kg
Cobalt, Co	ND					0.5	mg/kg
Chromium, Cr	ND					0.5	mg/kg
Copper, Cu	ND					0.5	mg/kg
Molybdenum, Mo	ND					0.5	mg/kg
Nickel, Ni	ND					0.5	mg/kg
Lead, Pb	ND					0.5	mg/kg
Antimony, Sb	ND					5.0	mg/kg
Selenium, Se	ND					5.0	mg/kg
Thallium, Tl	ND					5.0	mg/kg
Vanadium, V	ND					0.5	mg/kg
Zinc, Zn	ND					0.5	mg/kg

ND= Not Detected



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11007 FOREST PLACE
SANTA FE SPRINGS, CA 90670
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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	City of Ontario / Converse Consultants	Report date:	3/29/2021
Client Address:	8333 Foothill Blvd. Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	ST-17204
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
Project:	E. State St. & Bon View Ave	Date Analyzed:	3/24-25/2021
Project Address:	825 E State Street Ontario, CA	Physical State:	Soil

BATCH: I21032401 **Prepared:** 3/24/2021 **Analyzed:** 3/24/2021

EPA 6010B by 3050 - Title 22 CAM 17 Trace Metals by ICP-OES

	Result	Spike Level	% REC	% RPD	% REC Limits	Units
<u>Analyses:</u>						
LCS: I210324-LCS1						
Barium, Ba	196	200	98%		80 - 120	mg/kg
Cobalt, Co	50.1	50.0	100%		80 - 120	mg/kg
Lead, Pb	50.1	50.0	100%		80 - 120	mg/kg
Selenium, Se	169	200	85%		80 - 120	mg/kg
Zinc, Zn	45.9	50.0	92%		80 - 120	mg/kg
LCSD: I210324-LCSD1						
Barium, Ba	198	200	99%	1.0%	80 - 120	mg/kg
Cobalt, Co	51.1	50.0	102%	2.0%	80 - 120	mg/kg
Lead, Pb	50.9	50.0	102%	1.6%	80 - 120	mg/kg
Selenium, Se	173	200	87%	2.3%	80 - 120	mg/kg
Zinc, Zn	46.4	50.0	93%	1.1%	80 - 120	mg/kg
CCV: I210324-CCV1						
Barium, Ba	0.94	1.00	94%		90-110	mg/L
Cobalt, Co	0.99	1.00	99%		90-110	mg/L
Lead, Pb	0.96	1.00	96%		90-110	mg/L
Selenium, Se	0.90	1.00	90%		90-110	mg/L
Zinc, Zn	0.95	1.00	95%		90-110	mg/L

CCV = Continuing Calibration Verification

LCS = Laboratory Control Sample

LCSD= Laboratory Control Sample Duplicate

ND= Not Detected

RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%



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JONES ENVIRONMENTAL QUALITY CONTROL INFORMATION

Client:	City of Ontario / Converse Consultants	Report date:	3/29/2021
Client Address:	8333 Foothill Blvd. Suite 128 Rancho Cucamonga, CA 91730	Jones Ref. No.:	ST-17204
		Client Ref. No.:	19-16-123-11
Attn:	Michael Van Fleet	Date Sampled:	3/23/2021
		Date Received:	3/23/2021
Project:	E. State St. & Bon View Ave	Date Analyzed:	3/24-25/2021
Project Address:	825 E State Street Ontario, CA	Physical State:	Soil

BATCH: H21032401 **Prepared:** 3/24/2021 **Analyzed:** 3/25/2021

EPA 7471A - Mercury by Cold Vapor Atomic Absorption

Analytes:	Result	Spike Level	% REC	% RPD	% REC Limits	Reporting Limit	Units
METHOD BLANK:	H210324-MB1						
Mercury, Hg	ND					0.020	mg/kg

LCS:	H210324-LCS1						
Mercury, Hg	1.05	1.00	105%		80 - 120		mg/kg

LCSD:	H210324-LCSD1						
Mercury, Hg	1.05	1.00	105%		80 - 120		mg/kg

CCV:	H210324-CCV1						
Mercury, Hg	4.94	5.00	99%		90-110		µg/L

ND= Not Detected

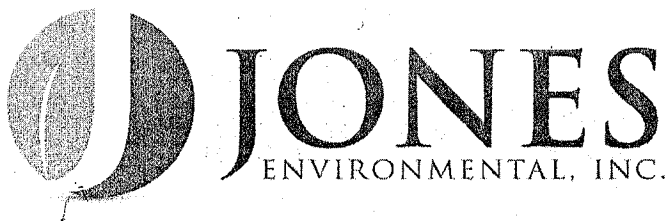
RPD = Relative Percent Difference; Acceptability range for RPD is ≤ 15%

LCS = Laboratory Control Sample

LCSD= Laboratory Control Sample Duplicate

CCV = Continuing Calibration Verification

RPD = Relative Percent Difference



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11007 FOREST PLACE
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SAMPLE RECEIPT FORM

Jones ID: ST-17204

CLIENT: City of Ontario/Converse
PROJECT: 19-16-123-11

DATE/TIME: 3-23-21 1730
RECEIVED BY: _____

Delivered by: ☐ Client ☐ Jones Courier ☐ UPS / FedEx / USPS ☐ Other _____

TEMPERATURE:

Temperature Cooler #1 7.1 °C ± 0.1°C

Temperature Cooler #2 _____ °C ± 0.1°C

Temp Criteria: 0 ≤ 6°C (NO frozen containers)

Number of coolers received: 1

Blank Sample

Blank Sample

Criteria met? ☐ Yes ☒ No

If criteria is not met:

Sample(s) received on ice? ☒ Yes ☐ No*

Sample(s) received chilled on same day of sampling? ☐ Yes ☐ No*

Ambient Temperature: _____ °C

Checked by: JC

SAMPLE CONDITION:

YES NO* N/A

Chain of Custody (COC) received filled out completely-----

☒ ☐* ☐

Total number of containers received match COC-----

☒ ☐* ☐

Sample container label(s) consistent with COC-----

☒ ☐* ☐

Sample container(s) intact and in good condition-----

☒ ☐* ☐

Proper containers and sufficient volume for analyses requested on COC-----

☒ ☐* ☐

Proper preservative indicated on COC/containers for analyses requested -----

☐ ☐* ☒

Volatile analysis container(s) free of headspace (EPA 8260 water) -----

☐ ☐* ☒

Custody Seals Intact on Cooler/Sample-----

☐ ☐* ☒

CONTAINER TYPE:

Solid:

VOAs: _____
Glass Jar: _____
Sleeve: 6
Other: _____

Aqueous:

Amber Bottle: _____
VOAs: _____
Poly Bottle: _____

Air / Soil Gas:

Tedlar Bag: _____
6 hr
72 hr
5 Day
Summa:
(1L) _____ (6L) _____

MILEAGE:

Round Trip Mileage: _____ Travel Time: _____ On Site Time: _____

*Complete Non-Conformance if checked

Checked by: JC

Enviro – Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: March 30, 2021

Mr. Colby Wakeman
Jones Environmental, Inc.
11007 Forest Place
Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

Project: **City of Ontario / Converse Consultants / 19-16-123-11**
JC Site, E State St. & S Bon View Ave.
Location: **825 E. State Street, Ontario, CA**
Lab I.D.: **210324-19 through -24**

Dear Mr. Wakeman:

The **analytical results** for the soil samples, received by our lab on March 24, 2021, are attached. The samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Curtis Desilets
Vice President/Program Manager



Andy Wang
Laboratory Manager

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B1-0.5 / ST-17204-01

LAB I.D.: 210324-19

Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B1-2.0 / ST-17204-02

LAB I.D.: 210324-20

Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B2-0.5 / ST-17204-03

LAB I.D.: 210324-21

Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B2-2.0 / ST-17204-04

LAB I.D.: 210324-22

Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B3-0.5 / ST-17204-05

LAB I.D.: 210324-23

Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B3-2.0 / ST-17204-06

LAB I.D.: 210324-24

Organophosphorus Pesticides Analysis

Method: EPA 8141A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
Azinphos Methyl	ND	0.05	1
Bolstar (Sulprofos)	ND	0.05	1
Chlorpyrifos	ND	0.05	1
Coumaphos	ND	0.05	1
Demeton-O	ND	0.05	1
Demeton-S	ND	0.05	1
Diazinon	ND	0.05	1
Dichlorvos	ND	0.05	1
Disulfoton	ND	0.05	1
Ethoprop	ND	0.05	1
Fensulfothion	ND	0.05	1
Fenthion	ND	0.05	1
Merphos	ND	0.05	1
Methyl Parathion	ND	0.05	1
Mevinphos	ND	0.10	1
Naled	ND	0.10	1
Phorate	ND	0.05	1
Ronnel	ND	0.05	1
Tetrachlorvinphos (Stirophos)	ND	0.05	1
Tokuthion (Prothiofos)	ND	0.05	1
Trichloronate	ND	0.05	1

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = PQL X DF

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

EPA 8141A QA/QC Report

Matrix: **Solid/Soil/Sludge/Liquid**
Unit: **mg/Kg (PPM)**

Date Analyzed: **3/26/2021**

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

Spiked Sample Lab I.D.: **210326-LCS 1/2**

Analyte	S.R.	spk conc	MS	%REC	MSD	%REC	%RPD	ACP %RPD	ACP %REC
Ethoprop	0.00	0.250	0.222	89%	0.274	110%	21%	0-30%	40-140
Phorate	0.00	0.250	0.234	94%	0.275	110%	16%	0-30%	40-140
Ronnel	0.00	0.250	0.248	99%	0.289	116%	15%	0-30%	40-140
Bolstar	0.00	0.250	0.227	91%	0.270	108%	17%	0-30%	40-140

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
Ethoprop	0.250	0.289	116%	40-140
Phorate	0.250	0.305	122%	40-140
Ronnel	0.250	0.335	134%	40-140
Bolstar	0.250	0.296	118%	40-140

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		M-BLK	210324-18	210325-37	210324-19	210324-20	210324-21	210324-22	
Tributyl Phosphate	40-140	103%	103%	99%	114%	103%	105%	105%	
Triphenyl Phosphate	40-140	89%	85%	96%	132%	116%	111%	116%	

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.		210324-23	210324-24						
Tributyl Phosphate	40-140	105%	103%						
Triphenyl Phosphate	40-140	120%	119%						

Surrogate Recovery	ACP%	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample I.D.									
Tributyl Phosphate	40-140								
Triphenyl Phosphate	40-140								

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = Surrogate fail due to matrix interference (If Marked)

Note: LCS, MS, MSD are in control therefore results are in control.

Analyzed and Reviewed By: A

Final Reviewer: P

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Laboratory Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B1-0.5 / ST-17204-01

LAB I.D.: 210324-19

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

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Laboratory Report

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Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B1-2.0 / ST-17204-02

LAB I.D.: 210324-20

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

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Laboratory Report

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Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B2-0.5 / ST-17204-03

LAB I.D.: 210324-21

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

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Laboratory Report

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Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B2-2.0 / ST-17204-04

LAB I.D.: 210324-22

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

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Laboratory Report

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Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B3-0.5 / ST-17204-05

LAB I.D.: 210324-23

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

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Laboratory Report

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Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

SAMPLE I.D.: B3-2.0 / ST-17204-06

LAB I.D.: 210324-24

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Method Blank Report

CUSTOMER: Jones Environmental, Inc.
11007 Forest Place, Santa Fe Springs, CA 90670
Tel: (714) 449-9937 E-Mail: Reports@JonesEnv.com

PROJECT: City of Ontario / Converse Consultants / 19-16-123-11
JC Site, E. State St. & S. Bon View Ave.

LOCATION: 825 E. State Street, Ontario, CA

MATRIX: SOIL

DATE COLLECTED: 02/23/21

REPORT TO: MR. COLBY WAKEMAN

DATE RECEIVED: 03/24/21

DATE EXTRACTED: 03/25-26/21

DATE ANALYZED: 03/26/21

DATE REPORTED: 03/30/21

METHOD BLANK FOR LAB I.D.: 210324-19 THROUGH -24

Chlorinated Herbicides Analysis

Method: EPA 8151A

Unit: mg/Kg = Milligram Per Kilogram = PPM

PARAMETER	SAMPLE RESULT	PQL	DF
2,4,5-T	ND	0.020	1
2,4,5-TP (Silvex)	ND	0.020	1
2,4-D	ND	0.200	1
2,4-DB	ND	0.200	1
Dalapon (Dichloroacetic Acid)	ND	0.500	1
Dicamba	ND	0.020	1
Dichloroprop	ND	0.200	1
Dinoseb (DNBP)	ND	0.100	1
MCPA	ND	20.0	1
MCPP	ND	20.0	1

COMMENTS

DF = Dilution Factor

PQL = Practical Quantitation Limit

Actual Detection Limit = PQL X DF

ND = Non detected or below the Actual Detection Limit

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

QA/QC Report

Analysis: EPA 8151A

Matrix: **Soil/Solid/Liquid**
Unit: **mg/Kg (PPM)**

Date Analyzed: **3/26/2021**

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

Spiked Sample Lab I.D.: **210324-24 MS/MSD**

Analyte	S.R.	spk conc	MS	% REC	MSD	% REC	%RPD	ACP %RPD	ACP %REC
2,4,5-T	0	0.050	0.053	106%	0.058	115%	8%	0-20%	50-150

Lab Control Spike (LCS) Recovery:

Analyte	spk conc	LCS	% REC	ACP %REC
2,4,5-T	0.050	0.058	116%	70-130
2,4,5-TP	0.050	0.054	107%	70-130
DINOSEB	0.250	0.253	101%	70-130

Surrogate Recovery:

Analyte	ACP %	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample ID:		M-BLK	210324-19	210324-20	210324-21	210324-22	210324-23	210324-24	210325-37
DCAA	50-150	88%	81%	89%	79%	106%	89%	91%	89%

Analyte	ACP %	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample ID:									
DCAA	50-150								

Analyte	ACP %	%REC	%REC	%REC	%REC	%REC	%REC	%REC	%REC
Sample ID:									
DCAA	50-150								

S.R. = Sample Result

spk conc = Spike Concentration

%REC = Percent Recovery

ACP %RPD = Acceptable Percent RPD Range

ACP %REC = Acceptable Percent Recovery Range

* = Surrogate fail due to matrix interference (If Marked)

Note: LCS, MS, MSD are in control therefore results are in control.

Analyzed and Reviewed By: AS

Final Reviewer: CM

