

**PHASE I
ENVIRONMENTAL ASSESSMENT REPORT**

MARCH 4, 2023

**APN 486-310-038
MORENO VALLEY, CA**



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THIS REPORT WAS PREPARED IN CONFORMANCE TO MEET OR EXCEED THE LIMITATIONS AS SET FORTH BY THE AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM) STANDARD PRACTICE E 1527-21. IT IS FOR THE EXPRESS USE OF THE CLIENT, AND ITS CONTENTS ARE CONSIDERED TO BE PRIVILEGED AND CONFIDENTIAL. ACCEPTANCE OF THIS REPORT CONSTITUTES AN AGREEMENT BY THE CLIENT TO ASSUME FULL LIABILITY FOR INFORMATION CONTAINED HEREIN. THE INFORMATION IN THIS REPORT IS FURNISHED IN GOOD FAITH AND WAS OBTAINED FROM PUBLIC & PRIVATE SOURCES AND DATABASE CONSIDERED RELIABLE. REM MAKES NO REPRESENTATION OF WARRANTY REGARDING THE ACCURACY, OR RELIABILITY, QUALITY OR COMPLETENESS OF SUCH INFORMATION. IN NO EVENT, SHALL REM BE LIABLE TO ANY PARTY FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. THE CUSTOMER SHALL ASSUME FULL LIABILITY FOR USE OF THIS REPORT.

1. INTRODUCTION

1.1 Objective

This report summarizes the results of a Phase I Environmental Site Assessment of the subject property performed by Robin Environmental Management (REM) in March 2023. The purpose of this Environmental Site Assessment is to evaluate the potential for environmental concerns or liabilities due to past and/or current land use practices at the subject site or from nearby properties. This assessment included in this report is solely targeted for CERCLA (Superfund) liability and the “innocent landowner defense”, to permit user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability, by conducting all appropriate inquiries to identify recognized environmental conditions (RECs).

1.2 Scope of Work

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

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject property, APN 486-310-038, is a roughly E-W trending rectangular-shaped lot at the northwestern corner of (the generally E-W trending) Iris Avenue and (the N-S trending) Oliver Street within a commercial zone in the southern portion of the city of Moreno Valley, California as shown on Figure 1-Site Photos, Figure 2-Site Location Map, Figure 3-Co. Assessor's Office Parcel Records Summary Including Recent Aerial Photograph Showing Site/Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject property, APN 486-310-038, is a roughly E-W trending rectangular-shaped lot at the northwestern corner of (the generally E-W trending) Iris Avenue and (the N-S trending) Oliver Street in the southern portion of the city of Moreno Valley, California. The site is currently vacant unpaved lot covered with native vegetation. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.

2.3 Present Tenants and Business Operation

At the time of site inspection on March 1, 2023, the site was vacant unpaved lot covered with native vegetation.

2.4 Past Tenants and Business Operation

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

- City Building Dept. records
- Historic Aerial Photo records
- Historic Topographic Map records

2.4.1 City Building Dept. Records

Records available at the City of Moreno Valley Building Dept. indicated that the site has

never been developed with any building in the past.

2.4.2 Historic Aerial Photo Records

Historic aerial photo records for the site area included in Appendix B showed that the site had been vacant lot with no improvement features since at least 1966.

2.4.3 Historic Topo Map Records

1954 topo map for the site area also included in Appendix B and 1985 topo map included as Figure 2 revealed that the site was with no improvement features in those two years.

2.4.4 Site Area Development/Occupancy History Summary

Based on historic site occupancy data listed above, the site has been vacant lot with no improvement features since at least 1954; and records available at the City of Moreno Valley Building Dept. indicated that the site has never been developed with any building in the past.

2.5 Regional Physical Setting

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

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site ranges from approximately 1,500 feet above Mean Sea Level (MSL) and exhibits a topographic down gradient generally towards north-northwest.

2.6 Hydrogeological Information

The subject site is located within the San Jacinto Groundwater Sub-Basin of the Santa Ana River Groundwater Basin. General hydrogeology information for the Santa Ana River Groundwater Basin can be found in the California Department of Water Resources Bulletin

15 (1955), "Santa Ana River Investigation; Appendix B: Geology of San Jacinto and Elsinore Basins". Based on the above reference, the San Jacinto Groundwater Basin consists of an alluvium-filled drainage system on a rather high-standing fault block, the Perris block. The alluvial fill in some places is more than several hundred feet thick.

The principal confined aquifer of the San Jacinto Groundwater Sub-Basin lie at depths greater than 150 feet, but groundwater has also been found to occur within 75 to 85 feet below the ground surface. Water in this shallow water zone is of limited use owing to low yields, typically less than 25 gallons per minute (gpm), and is of poor quality. This zone is generally termed the "perched" or the "semi-perched groundwater. According to information obtained from the Riverside County Flood Control District, the depth to the "perched" or "semi-perched" groundwater underneath the subject site is approximately 80 feet and exhibits a general flow direction towards southwest.

2.7 Historical Hazardous Substance Usage

2.7.1 Records search sources

REM's field engineer contacted the following public agencies to find any records of former operation of Underground Storage Tank (UST) for gasoline/product or any other hazardous substances on the subject site premise.

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

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

2.7.2 List and quantities of the hazardous materials

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

2.7.3 Permits

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

2.7.4 Violation or non-compliance notice

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

2.7.5 Regulatory database record research

According to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.

2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently intended being conducted by the site owner upon the agency issued the cleanup enforcement order. Based on historic site usage and government records search summary documented in this section, the subject property is not a known contamination site and no environmental liens are likely being imposed on the subject property.

Furthermore, the conducted government records search shows that there are no environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site. REM staff searched the California State Department of Toxic Substances website EnviroStor data search and found no environmental liens were placed by the State environmental agency for the subject site. City of Moreno Valley records also show that there are no environmental liens placed by the local environmental agency for the subject site.

3. PROPERTY RECONNAISSANCE

REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on March 1, 2023. A site location map and a Co. Assessor's Office parcel records summary including a recent aerial photograph showing site/its vicinity general layout are included as Figures 2 and 3, respectively.

3.1 Air Quality - Indoor and Visible Emissions

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

3.2 Asbestos-Containing Material (ACM)

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

3.3 Lead-Based Paint (LBP)

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

3.4 Polychlorinated Biphenyl (PCB's)

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

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

3.5 Underground Storage Tank (UST)

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

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

3.6 Aboveground Storage Tank

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

3.7 Fuel Islands

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

3.8 Hydraulic Hoist Unit

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

3.9 Hazardous Materials / Petroleum Products Storage & Handling

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

3.10 Other Containers

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

3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)

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

observed on the subject property.

3.12 Distress Vegetation

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

3.13 Stockpiled Soils

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

3.14 Wastewater Treatment Unit / Clarifier

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

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

3.15 Solid Waste Disposal

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

3.16 Wells

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

3.17 Underground Pipelines

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

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

3.18 Boilers & HVAC Systems

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

3.19 Visual Indication of Spills, Leakage, Staining

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

3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands

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

3.21 Pits, Ponds, Lagoons

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

3.22 Herbicides/Pesticides

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

3.23 Radon

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

national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions according to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and San Diego Counties.

According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

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

4. NEIGHBORING PROPERTIES

4.1 Adjacent/Adjoining Businesses

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

Adjoining properties of the subject site are as follows:

North: By vacant lot

East: Immediately by Oliver Street, and then by residences

South: Immediately by Iris Avenue, and then by residences

West: By vacant lot

4.2 Historical Hazardous Substance Usage in Neighboring Properties

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

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

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

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

5.1 Historical Background and Scope of Coverage

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

The conducted government record search was performed to aid:

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

5.2 Database Sources

A. Federal Sources

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

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

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

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

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

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

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

B. California State Sources

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

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

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

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

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

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

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

C. Regional Sources

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

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

TPC (Toxic Pits): The Toxic Pits Cleanup Act places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundments annually; in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed

on or before December 31, 1985, if a showing is made that no significant environmental risk remains.

SWAT (Solid Waste Assessment Test): This program requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment. Site operators are required to file Solid Waste Assessment Test reports on a staggered basis. Operators submit water quality tests to the Regional Water Quality Control Board, describing surface and groundwater quality and supply; and the geology within 1 mile of the site. Air quality tests are submitted to the local Air Quality Management District or Air Pollution Control District.

D. Other Sources

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

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

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

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

5.3 Case Study References

A. Case-Closure

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

B. Lawrence Livermore National Laboratory Reports on LUFT's

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

C. Groundwater Flow Gradient

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

5.4 Potential Source of Contamination

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix C of this Report. As shown in Appendix C, there are no open Leaking Underground Storage Tank (LUST)/Cleanup sites or other sites within the immediate vicinity (< 1/8 mile) of the referenced subject property being targeted as potential environmental concern.

5.5 UST, Disposal Sites, and Generators

As also summarized in Appendix C, there are no sites listed on federal EPA RCRA small quantities hazardous waste generator and Information System facilities databases, no disposal sites, and no sites listed on active permitted Underground Storage Tank (UST) database compiled by the State Water Resources Control Board, located within 1/8-mile radius of the subject property.

6. SUMMARY AND CONCLUSION

- The subject property, APN 486-310-038, is a roughly E-W trending rectangular-shaped lot at the northwestern corner of (the generally E-W trending) Iris Avenue and (the generally N-S trending) Oliver Street in the southern portion of the city of Moreno Valley, California. The site is currently vacant unpaved lot covered with native vegetation. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property.
- Various historic sources listed in Section 2.4 reveals that the site has been vacant lot with no improvement features since at least 1954; and records available at the City of Moreno Valley Building Dept. indicated that the site has never been developed with any building in the past.
- According to the conducted government records search (see Section 5.0), the subject property was not recognized being listed on the following environmental regulatory database record research (NETR database): NPL, RCRA-TSD, CERCLIS, NFRAP, RCRA-G, ERNS, CORRACTS, CORTESE, CALSITES, LUST, UST, and SWF.
- Based on the conducted government records search, there are no open Leaking Underground Storage Tank (LUST)/Cleanup sites or other sites identified as exhibiting potential environmental concern within the immediate vicinity (< 1/8 mile) of the referenced subject property.
- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-21 of APN 486-310-038, Moreno Valley, CA. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. No Phase II (subsurface investigation) environmental assessment is recommended for the subject property.

7. LIMITATIONS AND CERTIFICATION STAMP

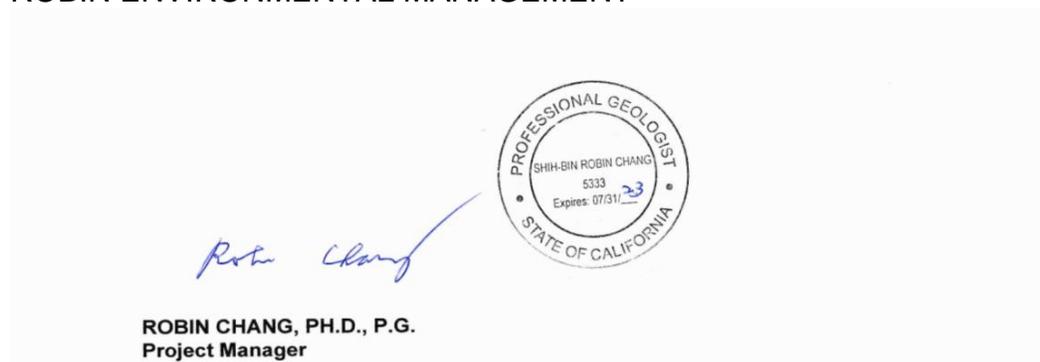
The opinion expressed herein is based on the information collected during our study, our present understanding of the site conditions and our professional judgment in light of such information at the time of preparation of this opinion. The report is a professional opinion work, and no warranty is either expressed, implied or made as to the conclusions, advice and recommendations offered in this report.

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by reputable Engineers and Geologists practicing in this or similar localities.

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

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

Report Prepared by:
ROBIN ENVIRONMENTAL MANAGEMENT

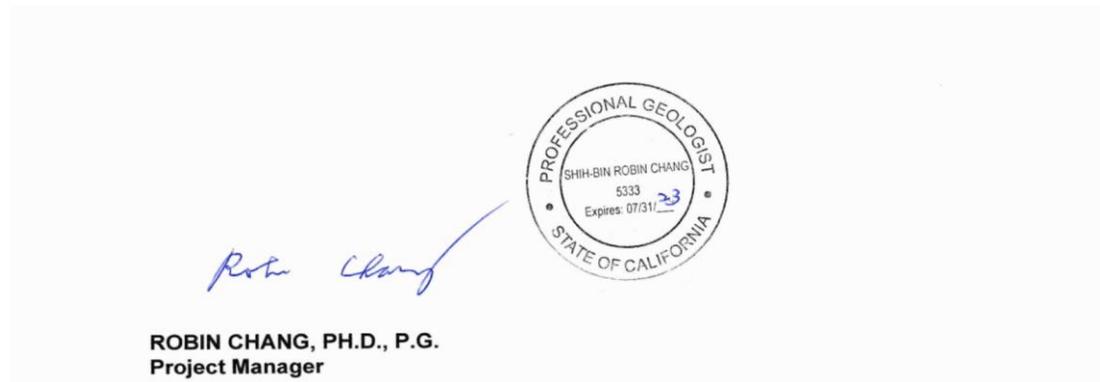


ROBIN ENVIRONMENTAL MANAGEMENT
1015 VIA ROMALES, SAN DIMAS, CA 91773

8. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

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

ROBIN ENVIRONMENTAL MANAGEMENT



ROBIN CHANG, PH.D., P.G.
Project Manager

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

APPENDICES

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

APPENDIX A

FIGURES & PHOTOS

FIGURE 1
SITE PHOTOS

Photo 1

Viewing the site from near the northeastern corner of the site (facing southwest)



Photo 2

Vacant lot to the north of the site (facing northwest)



Photo 3

Residences, across Oliver St, to the east of the site (facing south-southeast)



Photo 4

Viewing the southern portion of the site with residences, across Iris Avenue, to the south of the site on the back (facing south-southwest)



Photo 5

Viewing the main portion of the site with vacant lot to the west of the site on the back (facing west-southwest)



FIGURE 2
SITE LOCATION MAP

+ IRIS AVE & OLIVER ST, MORENO VALLEY, CA



← purchase image and/or print

- aerials
- topos
- T1985
- atlases
- compare
- overlays
- measure

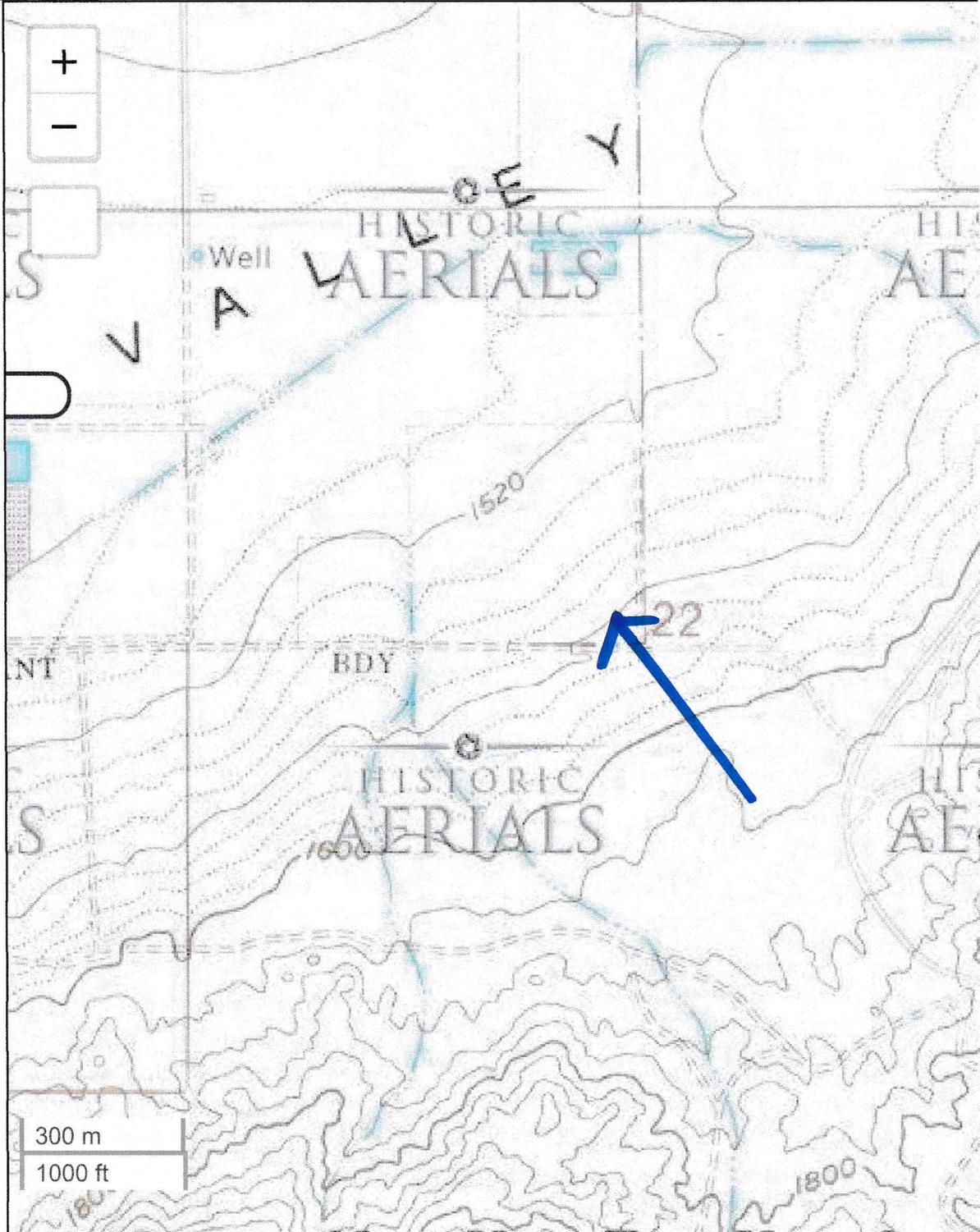


FIGURE 3

**CO. ASSESSOR'S OFFICE PARCEL RECORDS SUMMARY
INCLUDING RECENT AERIAL PHOTO SHOWING SITE/ITS
VICINITY GERNERAL LAYOUT**

Property Address: CA

General Information

County: **RIVERSIDE**
Parcel # (APN): **486-310-038** [Open Map](#)
Owner: See Full Detail
Mailing Address: **1534 TOURNAMENT WAY BEAUMONT CA 92223**
Legal Description: **1.31 ACRES M/L IN PAR 1 PM 239/030 PM 33361**
Use Type: **VACANT**
Tax Rate Area: **021-410**

Assessment

Total Value:	\$1,715,522	Year Assd:	2022
Land:	\$1,715,522	Zoning:	See Full Detail
Structures:		Use Code:	See Full Detail
Other:		Census Tract:	See Full Detail
% Improved:	See Full Detail	Price/SqFt:	
Exempt Amt:			
HO Exempt:	N		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	10/31/2022	See Full Detail	See Full Detail	See Full Detail
Document Number:	0449886	See Full Detail	See Full Detail	See Full Detail
Document Type:	See Full Detail	See Full Detail	See Full Detail	See Full Detail
Transfer Amount:			See Full Detail	
Seller (Grantor):	See Full Detail			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres:	Spaces:	Site Influence:
Lot SqFt:	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:



Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

APPENDIX B

HISTORIC AERIAL PHOTO/TOPO MAP RECORDS

ROBIN ENVIRONMENTAL MANAGEMENT

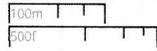
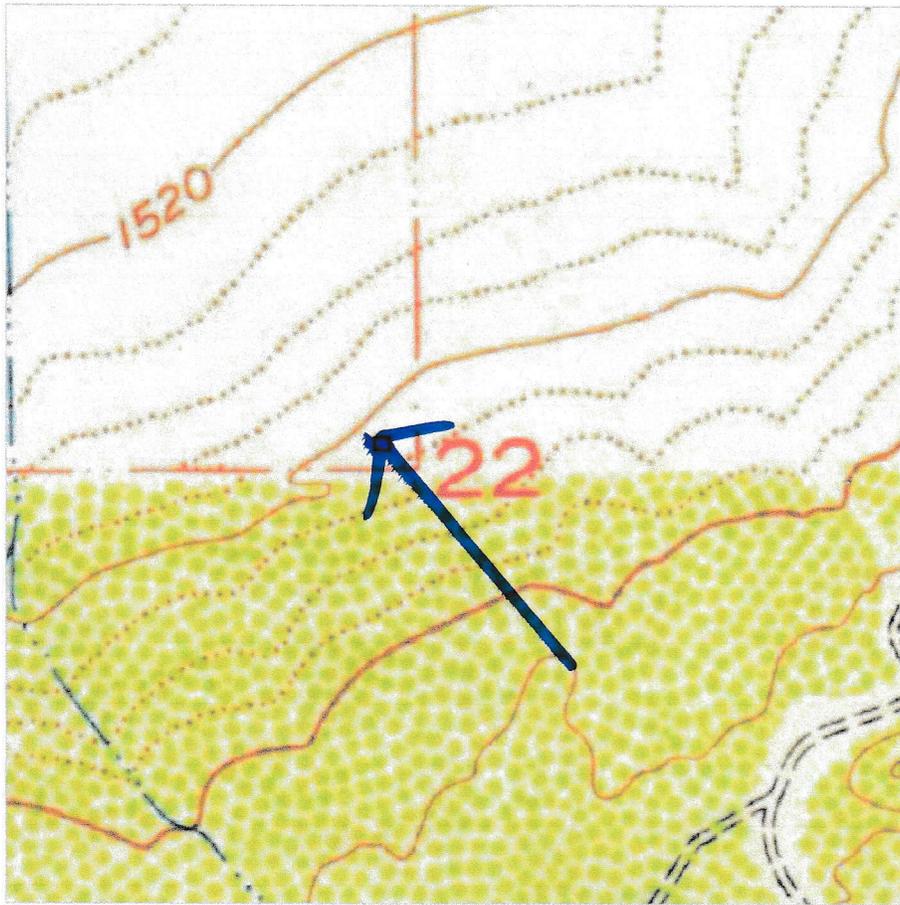
1015 VIA ROMALES, SAN DIMAS, CA 91773



layer

- T2021
- T2018
- T2015
- T2012
- T1985
- T1980
- T1976
- T1968
- T1965
- T1963
- T1958
- T1954

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1954 topographical map

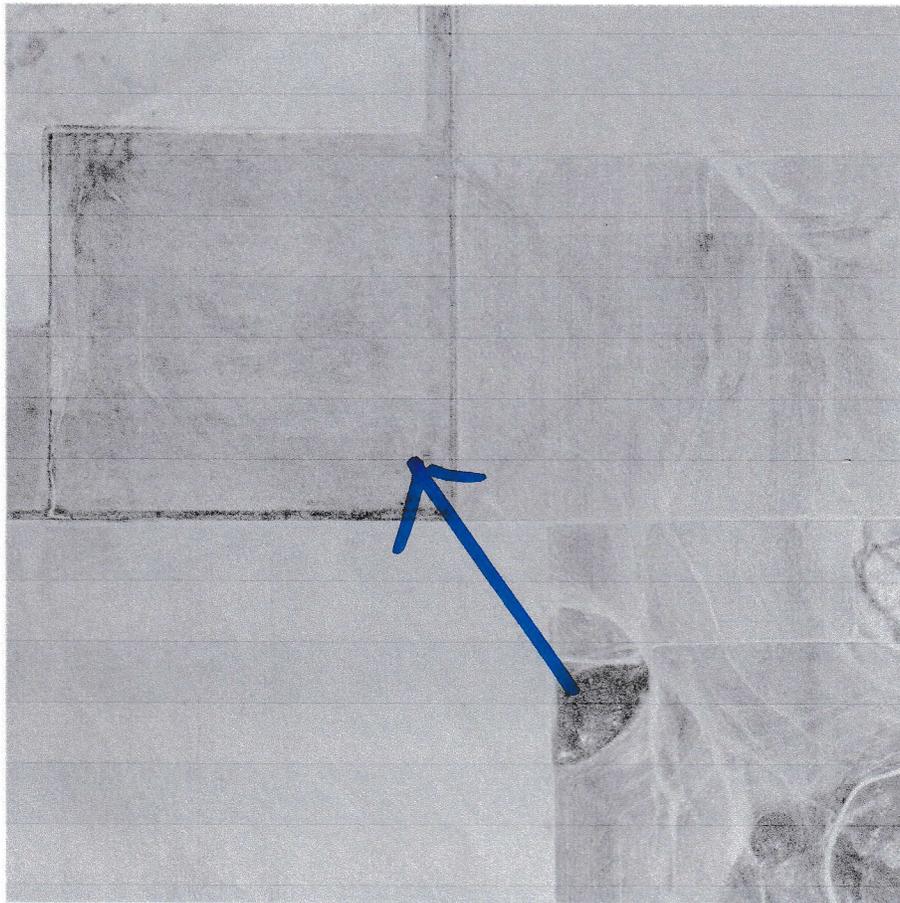
USGS, 5524127 SUNNYMEAD 7.5 X 7.5 MINUTE (1953, Revised 1954)



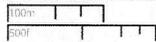


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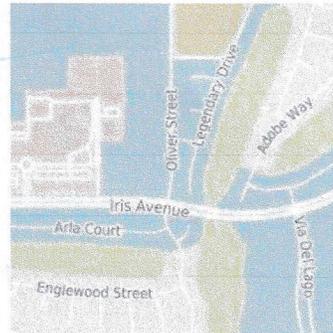
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- 2014
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To activate the annotation tools, click on the annotation icon at the top left.



1967 aerial photograph
USDA (1967-05-09 - 1967-07-15)

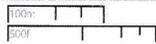




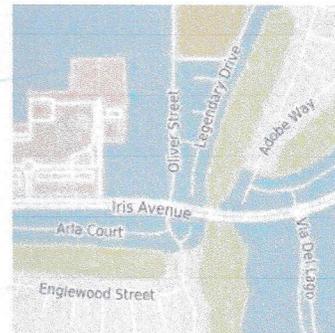
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1978 aerial photograph
USDA (1978-09-20 - 1978-09-22)

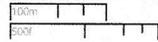
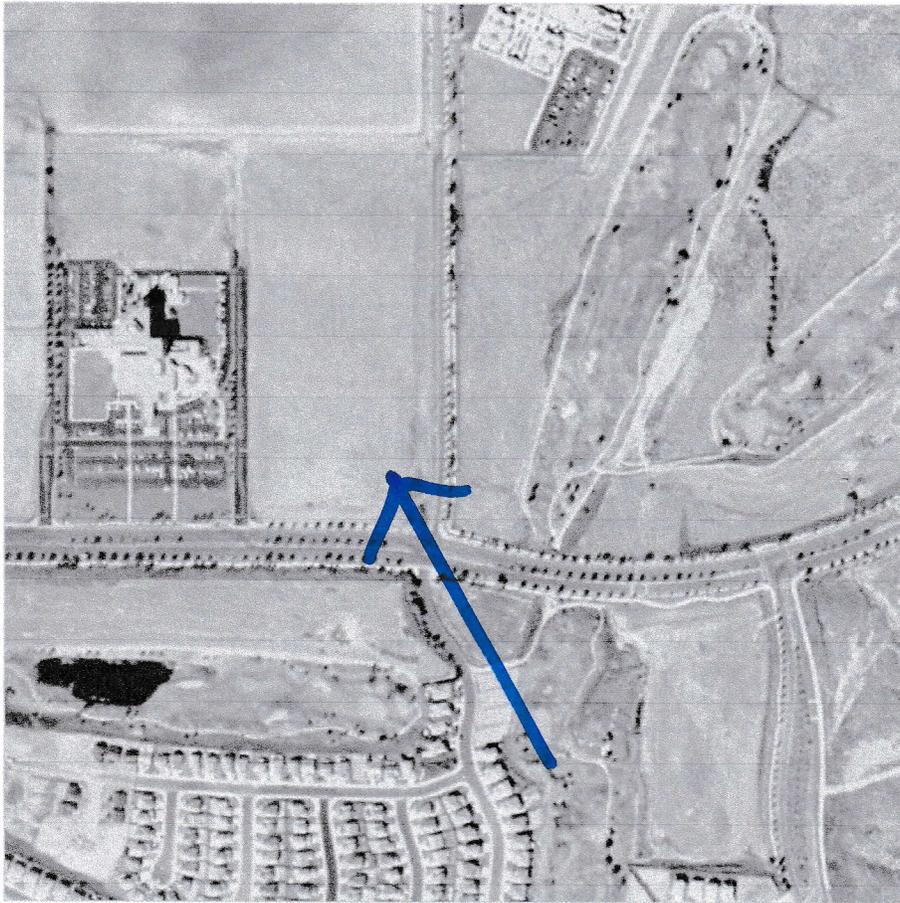




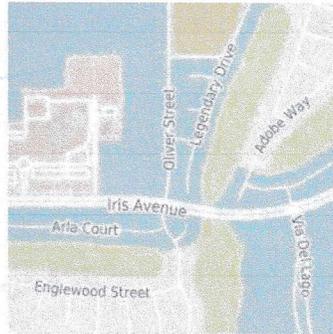
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1996 aerial photograph
 USGS DOQQ (1996-06-04 - 1996-10-10)

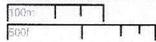
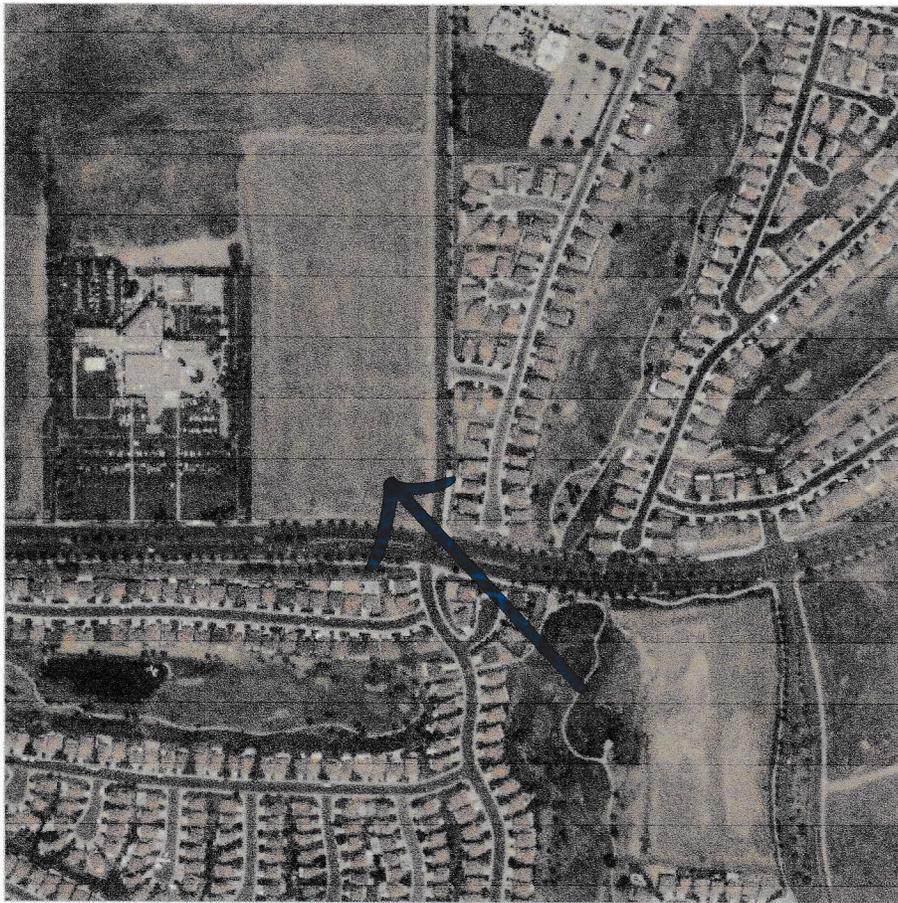




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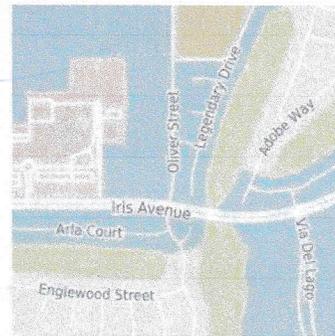
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2005 aerial photograph

US Department of Agriculture (2005-05-29 - 2005-09-29)

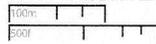
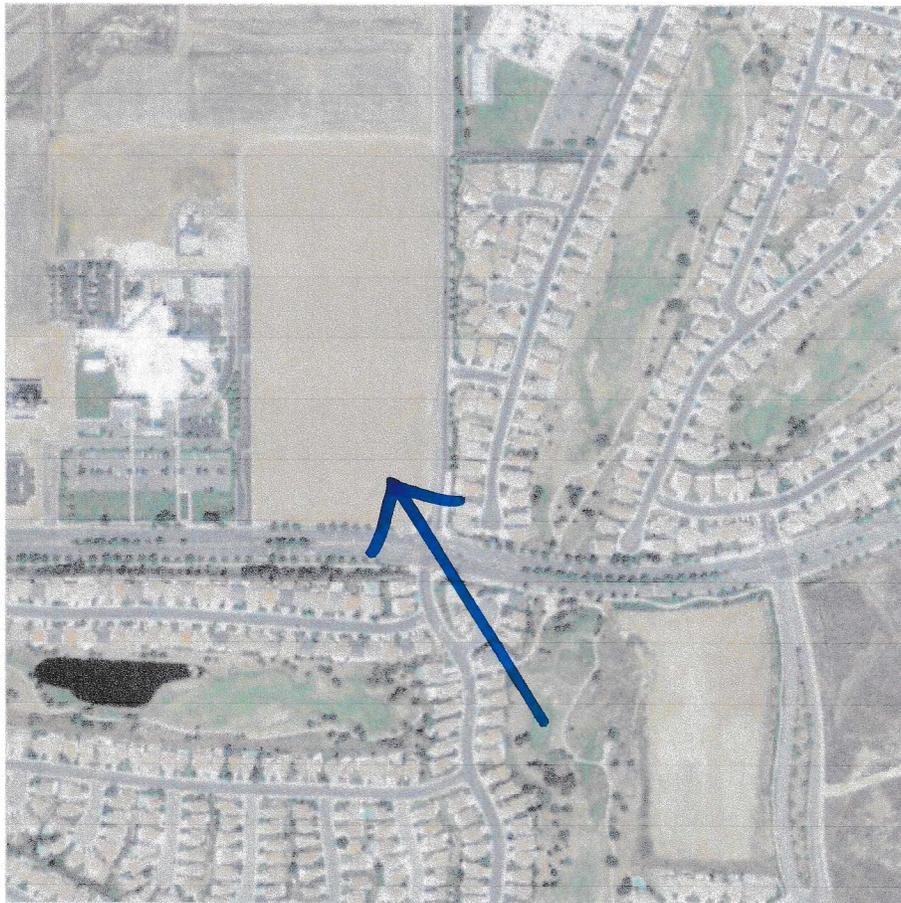




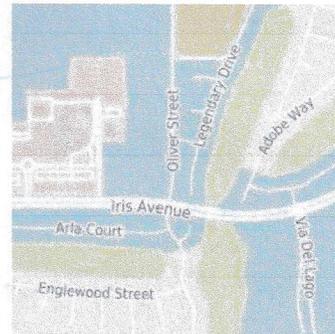
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2012 aerial photograph
USDA (2012-04-23 - 2012-07-20)



APPENDIX C

GOVERNMENT RECORDS SEARCH DATABASE

ROBIN ENVIRONMENTAL MANAGEMENT

1015 VIA ROMALES, SAN DIMAS, CA 91773

Iris Ave & Oliver St
prepared for: REM
Ref:

2023-03-04

Environmental Radius Report

Summary

Federal

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	-
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	-
Lists of Federal CERCLA sites with NFRAP	0	0	-
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	-
Lists of Federal RCRA TSD facilities	0	0	-
Lists of Federal RCRA generators	1	-	-
Federal institutional control/engineering control registries	0	-	-
Federal ERNS list	0	-	-

State

	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	-
Lists of state and tribal landfills and solid waste disposal facilities	0	0	-
Lists of state and tribal leaking storage tanks	0	0	-
Lists of state and tribal registered storage tanks	1	-	-
State and tribal institutional control/engineering control registries	0	-	-
Lists of state and tribal voluntary cleanup sites	0	0	-
Lists of state and tribal brownfields sites	0	0	-

Other

	< 1/4	1/4 - 1/2	1/2 - 1
Resource Conservation and Recovery Act Information (RCRAInfo)	0	1	-
U.S. EPA Underground Storage Tanks (UST)	1	-	-

Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.

There were no Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

There were no Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA facilities undergoing Corrective Action

Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

There were no Federal RCRA facilities undergoing corrective action(s) found within a half-mile radius of the target property.

Lists of Federal RCRA TSD facilities

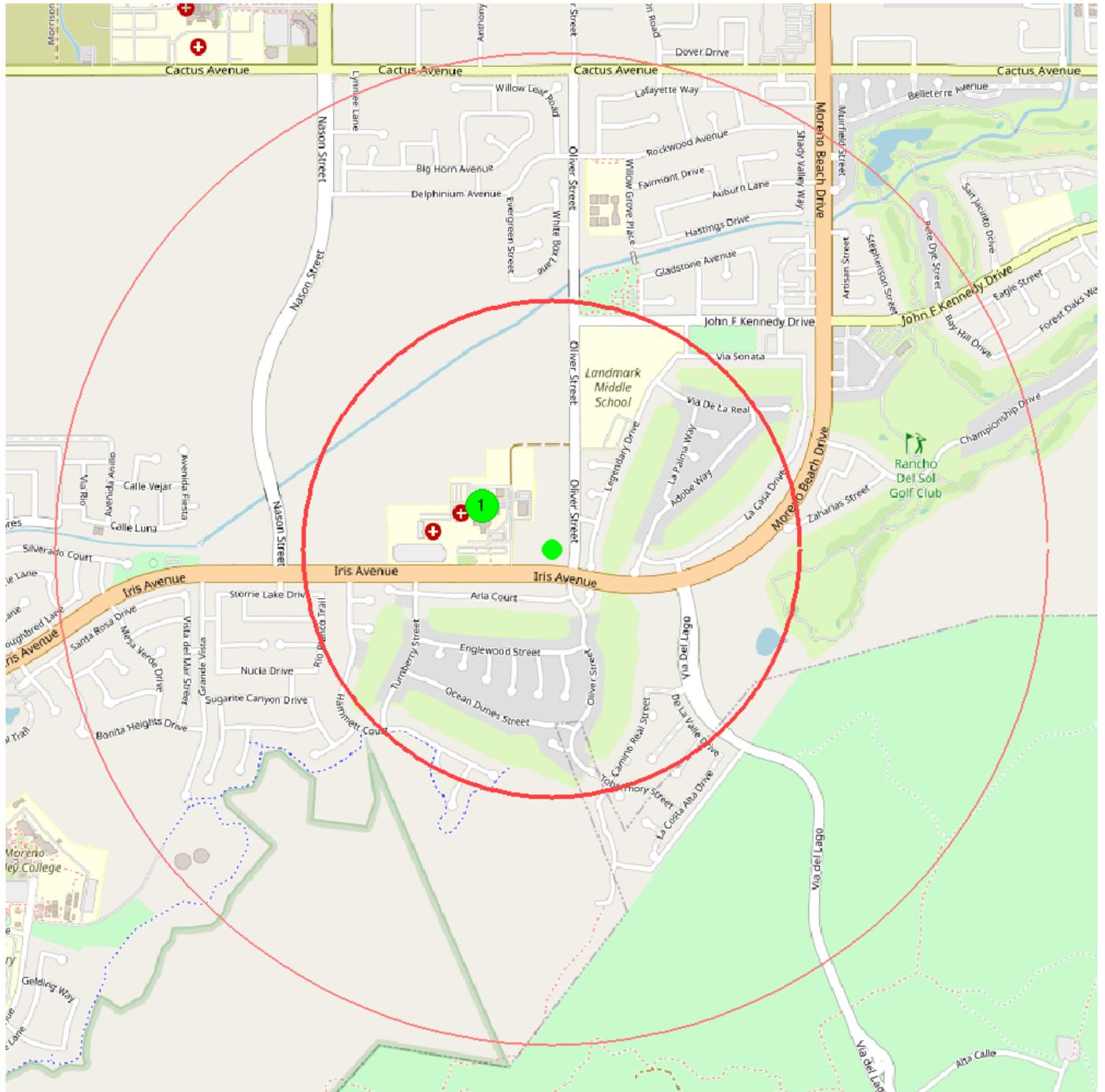
The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.

There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA generators

BIENNIAL REPORTERS

Federal regulations require large quantity generators (LQGs) and treatment, storage, and disposal (TSD) facilities that handle hazardous waste to report to the EPA Administrator at least once every two years. The data collected is used to create the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report. This data is processed within the RCRA information (RCRAInfo) database.



center 33.89613741229461 -
117.18358560608041

0.5 mile

1.0 mile

1	
Registry ID	110058316772
Name	KAISER FOUNDATION HOSPITAL - MORENO VALL
Address	27300 IRIS AVE
City	MORENO VALLEY
Site Type	STATIONARY
Program Acronyms	BR:CAL000333985, CA-CERS:10325914, CA-ENVIROVIEW:127145, EIS:15776511, RCRAINFO:CAL000333985, RCRAINFO:CAR000345116
Interest Type	AIR EMISSIONS CLASSIFICATION UNKNOWN, HAZARDOUS WASTE BIENNIAL REPORTER, LQG, STATE MASTER
Point of Reference Description	CENTER OF A FACILITY OR STATION
Date Created	06-APR-14
Date Updated	01-JUN-17
FRS Facility Detail Report URL	Link
distance from center (miles)	0.1646
data source	last updated from FACILITY REGISTRY SERVICE

Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g. caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

There were no Federal institutional or engineering controls found at the target property.

Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

There were no Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written request to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

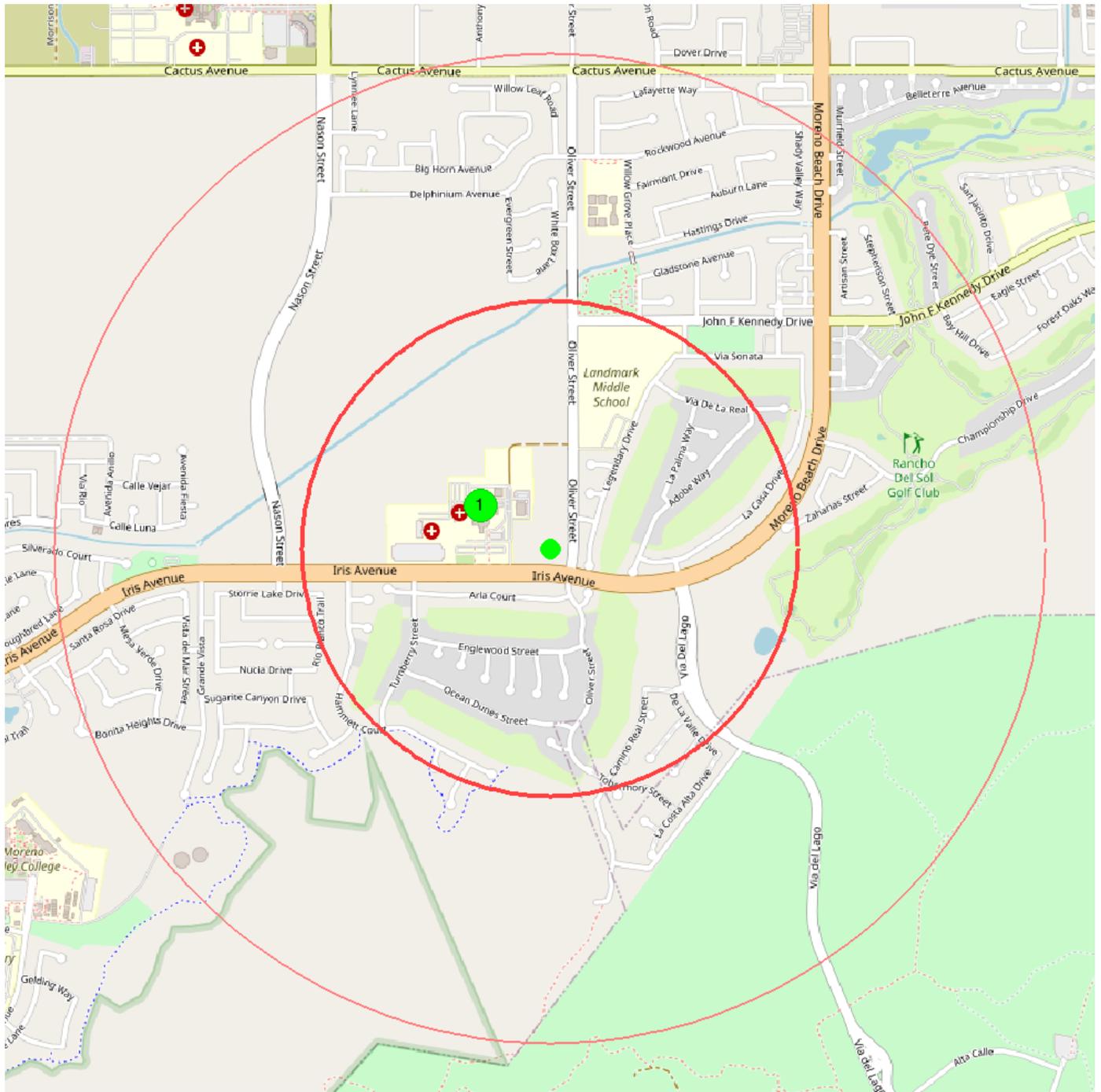
A typical leaking underground storage tank (LUST) scenario involves the release of a fuel product from an underground storage tank (UST) that can contaminate surrounding soil, groundwater, or surface waters, or affect indoor air spaces. Once a leak is confirmed, immediate response actions must be taken to minimize or eliminate the source of the release and to reduce potential harm to human health, safety, and the environment. Each state has unique requirements for initiating responses to a release, and it is up to the UST owner or operator to conduct actions in compliance with his/her local rules.

There were no State and/or tribal leaking storage tanks found within a half-mile radius of the target property.

Lists of state and tribal registered storage tanks

SWRCB - PERMITTED UNDERGROUND STORAGE TANK FACILITIES

An underground storage tank (UST) is defined by law as "any one or combination of tanks, including pipes connected thereto, that is used for the storage of hazardous substances and/or petroleum products and that is substantially or totally beneath the surface of the ground." The purpose of the UST Program is to protect the public health and safety, and the environment from releases of petroleum and other hazardous substances from USTs. This information was retrieved from the State Water Resources Control Board (SWRCB) GeoTracker database, and was searched to return all records regarding the target and/or subject properties.



center 33.89613741229461 -
117.18358560608041

0.5 mile

1.0 mile

1	
CERS ID	10325914
Facility ID	FA0028493
Business Name	Kaiser Foundation Hospital/Moreno Valley
Address	27300 Iris Ave
City	Moreno Valley
ZIP	92555
County	Riverside
Permitting Agency	Riverside County Department of Environmental Health
distance from center (miles)	0.1651
data source	last updated 2022-02-09 from CA-SWRCB-UST

State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g. caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

There were no State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs. This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

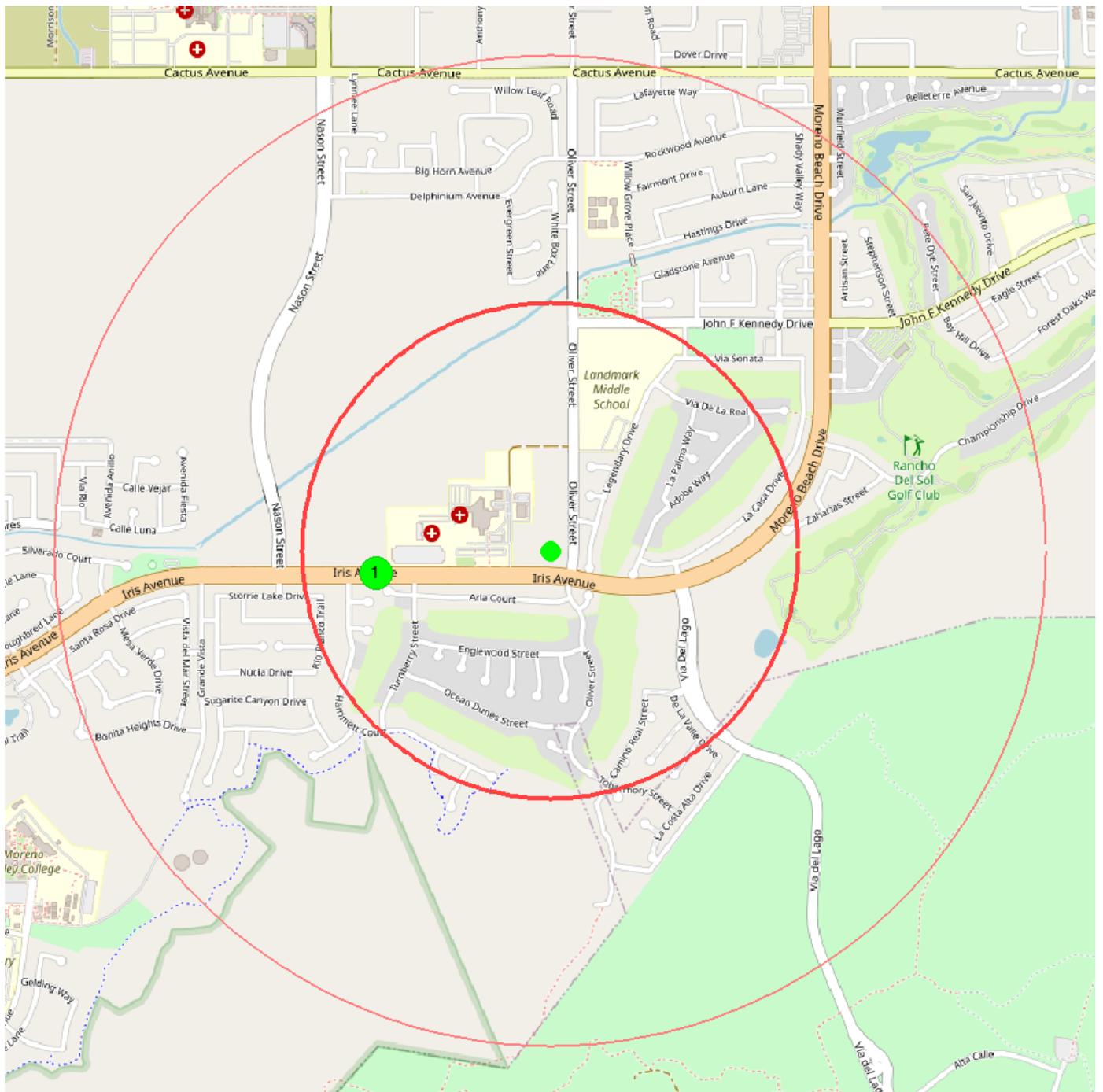
There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.

Resource Conservation and Recovery Act Information (RCRAInfo)

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste.

Please note that RCRAInfo contains all hazardous waste handlers in addition to TSDFs, generators, and facilities undergoing RCRA corrective action. One may encounter duplicate records from the TSDF, generators, and/or the RCRA corrective action sections. This source was searched for all records within a half-mile of the target property.



RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

center 33.89613741229461 -
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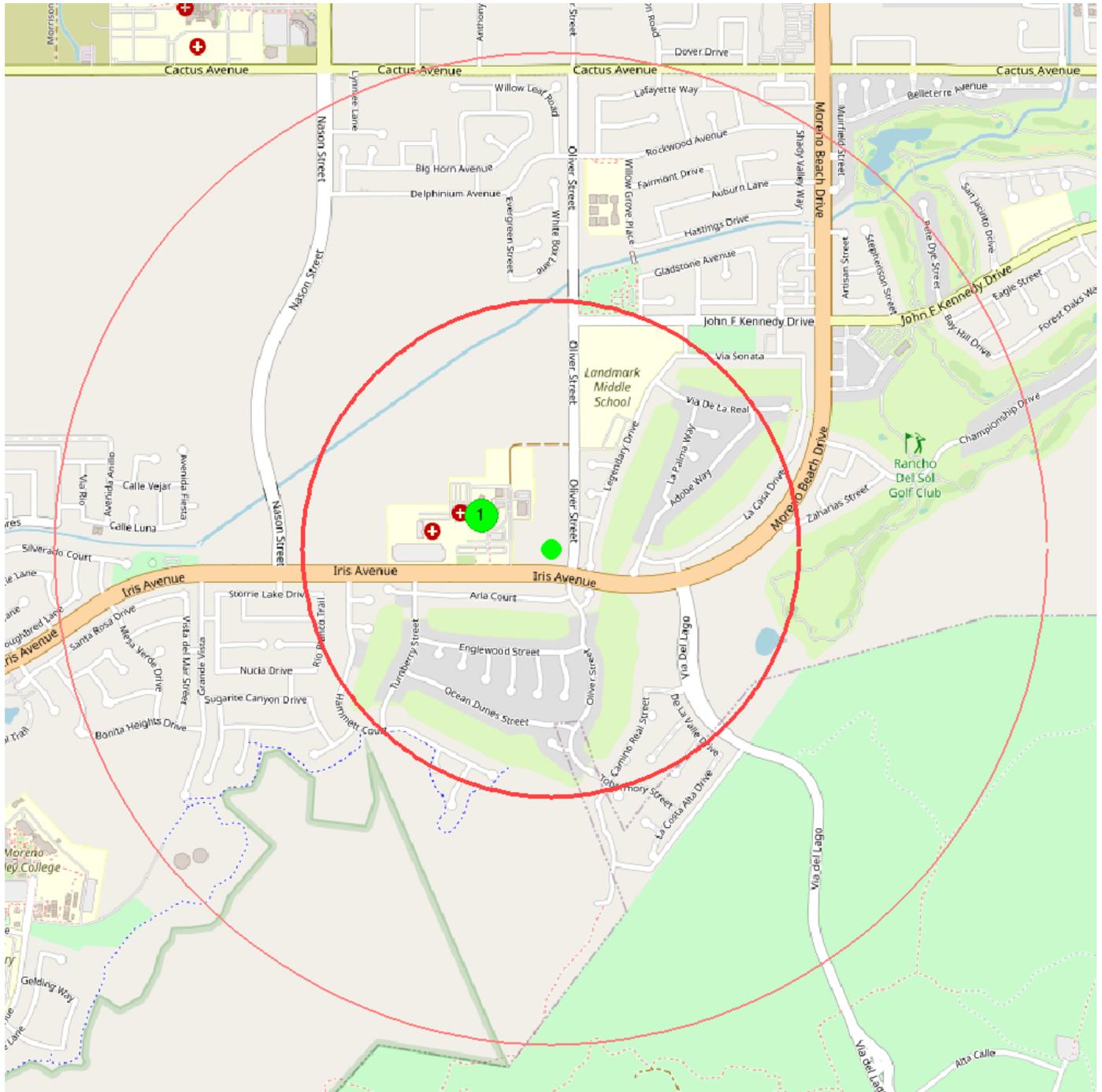
1.0 mile

	
Registry ID	110065599971
Name	KAISER PERMANENTE IRIS 2 MEDICAL OFFICES
Address	27200 IRIS AVE
City	MORENO VALLEY
Site Type	STATIONARY
Program Acronyms	BR:CAL000378846, CA-ENVIROVIEW:181068, RCRAINFO:CAL000378846, RCRAINFO:CAR000345355
Interest Type	HAZARDOUS WASTE BIENNIAL REPORTER, LQG, STATE MASTER
Point of Reference Description	ENTRANCE POINT OF A FACILITY OR STATION
Date Created	13-OCT-15
FRS Facility Detail Report URL	Link
distance from center (miles)	0.3546
data source	last updated from FACILITY REGISTRY SERVICE

U.S. EPA Underground Storage Tanks (UST)

EPA - UNDERGROUND STORAGE TANKS

Approximately 542,000 underground storage tanks (USTs) nationwide store petroleum or hazardous substances. The greatest potential threat from a leaking UST is contamination of groundwater, the source of drinking water for nearly half of all Americans. EPA, states, territories, and tribes work in partnership with industry to protect the environment and human health from potential releases. EPA developed UST Finder, a mapping application containing a comprehensive, state-sourced national map of UST and leaking UST data. It provides attributes and locations of active and closed USTs, UST facilities, and LUST sites from states as of 2018-2019 and from Tribal lands and US territories as of 2020-2021. This data set was searched to return all records regarding the target and/or adjoining properties.



center 33.89613741229461 -
117.18358560608041

0.5 mile

1.0 mile

1

Facility ID	CA10325914
Name	Kaiser Foundation Hospital/Moreno Valley
Address	27300 Iris Ave
City	Moreno Valley
State	California
ZIP Code	92555
Latitude	33.897103003178
Longitude	-117.18600402455
Open USTs	1
Facility Status	Open UST(s)
Land Use	Developed, Medium Intensity
Population Within 1,500ft	589
Within 100-Year Floodplain	No
distance from center (miles)	0.1539
data source	last updated 2020-11-18 from USEPA-UST

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