Moreno Valley Business Park Building 5

Draft Environmental Impact Report

Prepared for
City of Moreno Valley

January 10, 2025

applied planning inc

DRAFT ENVIRONMENTAL IMPACT REPORT

for the

Moreno Valley Business Park Building 5

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1.0 EXECUTIVE SUMMARY

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1.1 BACKGROUND

On or about February 2, 2021, the City Council approved the Moreno Valley Business Park ("District Project") located on 9.98 acres of mostly vacant land at the southeast corner of Heacock Street and Ironwood Avenue in the City of Moreno Valley ("Original Project Site"). The District Project included a single industrial building of approximately 220,390 square feet.

The land use entitlements approved for the District Project included the following: a) Resolution No. 2021-07 certifying a Mitigated Negative Declaration ("MND") and Mitigation Monitoring Plan for the District Project pursuant to CEQA; b) Resolution No. 2021-08 approving a General Plan Amendment (PEN20-0139) changing the land use designation of the Project Site from "Commercial" to "Business Park"; c) Ordinance No. 978 approving Specific Plan Amendment 205 (PEN20-0138) to change the land use designation of the District Project Site from "Retail Commercial" to "SP205 Mixed Use"; d) Resolution No. 2021-11 approving Plot Plan (PEN20-0137) for a 220,390-square-foot light industrial building; and e) a Zone Change to change the District Project Site's zoning designation from "Regional Commercial" to "Mix of Uses." The Sierra Club filed a lawsuit challenging the City's approval of the Mitigated Negative Declaration for the District Project, along with the foregoing land use approvals.

On or about October 14, 2024, the Court issued a Peremptory Writ of Mandate ("Writ"), as stipulated by the parties, in which the Court ordered the City to set aside and vacate the following approvals for the District Project: a) Resolution 2021-07 adopting a Mitigated Negative Declaration and Mitigation Monitoring Plan; b) Resolution No. 2021-08 approving General Plan Amendment PEN20-0139; c) Resolution No. 2021-11

approving Plot Plan PEN20-0137; and d) Ordinance No. 978 adopting Specific Plan Amendment PEN20-0138. The Writ further ordered the City to proceed in a manner consistent with the Writ and CEQA in connection with any "reconsideration" or "re-approval" of the District Project. The City was granted up to one-hundred eighty (180) days to file and serve a return to the Writ ("Return") and, if necessary, to file and serve any subsequent Returns every 90 days thereafter. The purpose of the Return is to memorialize with the Court the actions taken by the City to comply with the terms and conditions of the Writ.

The Applicant, LGC 10MV, LLC, has submitted entitlement applications to develop the Project. The Project is subject to review under this Draft Environmental Impact Report ("DEIR") pursuant to CEQA and the *CEQA Guidelines*, and as applicable, consistent with the terms and conditions of the Writ.

1.2 PROJECT DESCRIPTION

Pursuant to the requirements of the California Environmental Quality Act (CEQA), this DEIR evaluates and discloses the potential environmental effects resulting from the construction and operation of the "Project", located generally at the southeast corner of Ironwood Avenue and Heacock Street ("Project Site"). The Project, consists of the following: a) a General Plan Amendment (Land Use Element) redesignating the Project Site's General Plan Land Use Designation from "Commercial" to "Business Park/Light Industrial"; b) a Specific Plan Amendment amending the Moreno Valley Festival Specific Plan (Specific Plan No. 205), as amended by Amendment No. 1, to accommodate the development of Business Park/Light Industrial uses on the Project Site; c) related amendments to the City's Zoning Atlas to be consistent with changes made to the Project Site's land use designations as set forth in the 2006 General Plan and Specific Plan No 205; d) a Lot Line Adjustment or Parcel Map to combine and reconfigure the existing parcels within the Project Site to accommodate the proposed use of the Project Site; e) a Site Plan/Plot Plan addressing design and layout of the proposed uses of the Project Site; and f) Infrastructure Improvement Plans including, but not limited to, roads, sewer, water, storm water management system, and dry utilities plans.

The Moreno Valley Festival Specific Plan (Specific Plan No. 205) was adopted by the City of Moreno Valley circa 1987 (the "Original Specific Plan"). The Original Specific Plan encompassed approximately 73.74 acres located at the southeast corner of Ironwood Avenue (E – W) and Heacock Street (N – S).

The Original Specific Plan was first amended in 2018, which is known as "Specific Plan No. 205, Amendment No. 1" or "1st Amendment." The 1st Amendment provided a wider range of land uses and development types than permitted in the Original Specific Plan, which was a response to the then current development trends. The 1st Amendment revised the land uses and development standards affecting approximately 64 acres within the Original Specific Plan area. The 1st Amendment specifically excluded properties located at the southeast corner of Ironwood Avenue at Heacock Street, which otherwise remain in Specific Plan No. 205.[1] The expanded range of allowable uses approved under the 1st Amendment included commercial/retail development, retail uses, and open space designations. The 1st Amendment also facilitated the extension of Davis Street north to connect with the segment of Davis Street that extends north of Ironwood Avenue.

The Project will amend the Specific Plan No. 205's "Land Use Plan" for those properties (consisting of approximately 9.98 acres) that were excluded under the 1st Amendment. (See Figure 1.2-1, *Project Location*.) The Project will redesignate the 9.98 acres from "Retail Commercial" to "Mix of Uses," to accommodate the development of Building 5, which will consist of up to 220,390 square feet of light industrial uses.

[1] "The Specific Plan Amendment [No. 1] will not apply to the parcels at the southeast of [*sic*] corner of Ironwood Avenue and Heacock Street as identified in the Land Use Plan exhibit on page 21 of the Specific Plan Amendment [No. 1] text…" (City of Moreno Valley Ordinance No. 935, May 1, 2018, p. 2).

NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 1.2-1
Project Location

To maintain consistency between the changes to the Specific Plan No. 205's Land Use Plan, the Land Use Designations of the applicable 2006 General Plan will be amended to redesignate the Project Site's General Plan Land Use Designation from "Commercial" to "Business Park/Light Industrial." [2] This is the Land Use Designation needed to accommodate manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities.

As discussed in the City General Plan, "The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average floor area ratio should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14). The Project will include approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) Project Site – yielding an FAR of approximately 0.51. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project's FAR (0.51) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation. The Project uses would be implemented consistent with zoning established under Specific Plan No. 205, as amended herein.

This Section identifies Project background issues, provides an overview of the Project and its Objectives, and summarizes the potential environmental impacts of the Project. Table 1.14-1, *Impacts and Mitigation Summary*, presented at the conclusion of this Section, lists these impacts and presents the mitigation measures recommended to eliminate or reduce the effects of those impacts which have been determined to be potentially significant. For a full description of the Project, its impacts, recommended mitigation measures, and considered Alternatives, please see EIR Sections 3.0, 4.0, and 5.0, respectively.

[2] In May 2024, the Riverside County Superior Court issued a Judgment and Writ ("Writ") directing that the City set aside certification of the 2040 General Plan EIR due to inadequacies identified in the Final Program EIR as to the issues of baseline greenhouse gas emissions (GHG), air quality, and energy use and to set aside approval of the 2040 General Plan and related Zoning Amendments. This had the effect of reviving the City's 2006 General Plan and associated zoning which applies to the Project.

1.3 PROJECT ELEMENTS

Primary elements comprising the Project are summarized below. Please refer also to the expanded characterization of Project facilities and operations presented at EIR Section 3.0, *Project Description*.

1.3.1 Site Preparation

The Project area would be cleared of all surface features, grubbed, rough-graded, and fine-graded in preparation of building construction. Any debris generated during site preparation activities would be disposed of and/or recycled consistent with the City's Source Reduction and Recycling Element (SRRE). Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage.

1.3.2 Development Concept

The Project proposes the construction of approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre site. The Project Site Plan Concept is presented at Figure 1.3-1. Final designs of all Project elements will be realized consistent with design requirements and standards identified within the Specific Plan No. 205, Amendment No. 2 document. Where the Specific Plan No. 205, Amendment No. 2 document is silent, Project designs and development shall comply with applicable provisions of the City of Moreno Valley Municipal Code.

1.3.3 Access and Circulation

Under the Project Site Plan Concept, primary access to the Project would be provided by two driveways onto Heacock Street, the site's west boundary; and one driveway onto Ironwood Avenue, the site's north boundary. The Project would also construct all site-adjacent roadway improvements as summarized below, and/or as otherwise required pursuant to the Project Conditions of Approval.

- Roadways adjacent to the Project, site access points and site-adjacent intersections would be designed and constructed consistent with City of Moreno Valley General Plan Circulation Element roadway classifications and respective cross-sections.

- On-site traffic signing and striping plans would be submitted concurrent with submittal of Project construction plans; and would be subject to City review and approval.
- Sight distance at each Project access point would conform to Caltrans and City of Moreno Valley sight distance standards; and would be subject to City review and approval.

It is anticipated that 90 percent of the Project traffic would access the Project site via the Project's Heacock Street driveway(s); and approximately 10 percent of the Project traffic would access the Project site via the Project's Ironwood Avenue driveway. Trucks accessing the Project site would travel along designated truck routes. Heacock Street and Ironwood Avenue adjacent to the Project site are both designated truck routes.

1.3.4 Landscape/Hardscape

The Project would incorporate perimeter and interior landscaping and streetscape elements, acting to generally enhance the Project's visual qualities. Proposed landscaping includes varied trees, shrubs, and ground cover. Design accents, including all landscape/hardscape designs and features are subject to City review and approval. Final design of the Project's landscaping and hardscape are subject to the City's Design Review processes.

1.3.5 Walls/Screening

Approximately 20-to-30-foot-wide landscape setbacks would be provided along the Project site's Heacock Street and Ironwood Avenue frontages, acting to screen Project parking areas and generally enhance public views of the Project site. Additionally, landscape treatments would be provided along the Project building public-facing facades acting to further screen and enhance views of the Project site. Internal site features and appurtenances including, but not limited to, loading dock areas, trash collection areas, and utility pedestals/surface utility boxes, would also be screened.

Project screening elements, including all screening walls, would be architecturally compatible with other Project facilities. Final design of all proposed screening elements are subject to City Design Review and Approval processes.

NOT TO SCALE

Source: Herdman Architecture + Design (12/16/20)

Figure 1.3-1
Site Plan Concept

1.3.4 Landscape/Hardscape

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Internal site features and appurtenances including, but not limited to, loading dock areas, trash collection areas, and utility pedestals/surface utility boxes, would also be screened.

Project screening elements, including all screening walls, would be architecturally compatible with other Project facilities. Final design of all proposed screening elements are subject to City Design Review and Approval processes.

1.3.6 Lighting

All Project lighting would be designed and implemented in a manner that precludes potential adverse effects of light overspill consistent with requirements identified at City Municipal Code Section 9.10.110, "Light and Glare." Municipal Code Section 9.16.280, "Applications for Lighting, General Requirements," subsection A. states:

> Lighting serves both safety and aesthetic purposes, illuminating dark areas and providing for highlights and accents. Effective lighting would highlight building features, add emphasis to important spaces and create an ambience of vitality and security. The intent of these guidelines is to encourage

effective and innovative lighting to be incorporated as an integral component of a project.

Potential light overspill is addressed through Municipal Code Section 9.10.110, "Performance Standards, Light and Glare," and would be minimized through limited use of freestanding lighting and use of fixed and shielded directional wall-mounted fixtures. The Project lies within 45 miles of the Mt. Palomar Observatory, and would comply with applicable provisions of County of Riverside Ordinance 655 which addresses protection of the night sky from light pollution that would interfere with astronomical observations.

Final design of the Project lighting plan including locations, heights, and performance standards for all Project lighting features and fixtures is subject to the City's Design Review processes. Detailed lighting plans would be prepared in conjunction with building plan submittals, and would be subject to City Design Review and Approval processes prior to issuance of building permits.

1.3.7 Signs

All signs implemented by the Project would be required to conform to a Sign Program as reviewed and approved by the City. The Sign Program would provide detailed guidelines and requirements for facility and informational signs and other graphic displays within the Project area. The Sign Program would afford prospective tenants with the maximum possible exposure in a manner that is consistent with the encompassing Project design concept, and responsive to community visual and aesthetic sensibilities.

1.3.8 Parking

Parking would be provided pursuant to City parking requirements. No off-site parking is proposed, nor would it be required. Final design of parking areas would be reviewed and approved by the City through the City's Design Review processes.

1.3.9 Infrastructure/Utilities

The Project site is served by existing mainline utilities services. Primary utilities services are described below.

1.3.9.1 Water/Sewer Services

Water and sewer services would be provided to the Project by the Eastern Municipal Water District (EMWD). It is anticipated that water service to the Project would be provided by connection to existing EMWD water lines located in Davis Street, and/or Heacock Street. Similarly, it is anticipated that sanitary sewer services to the Project would be provided by connection to the existing sewer main located in Davis Street, and/or Heacock Street. Alignment of service lines, and connection to existing services would be as required by EMWD. Wastewater would be conveyed from the Project for treatment at the Perris Valley Regional Water Reclamation Facility (PVRWRF).

1.3.9.2 Storm Water Management Systems

All Project stormwater management systems would be subject to review and approval by the City. The implemented stormwater management system(s) would comprehensively include proposed drainage improvements, and facilities and programs which act to control and treat stormwater pollutants.

The Project would implement a Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) consistent with City requirements. In this manner, the Project would also comply with requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit and other water quality requirements or storm water management programs specified by the Regional Water Quality Control Board (RWQCB). In combination, implementation of the Project SWPPP, WQMP, and compliance with NPDES Permit and RWQCB requirements acts to protect City and regional water quality by preventing or minimizing potential pollutant discharges to the watershed.

1.3.9.3 Solid Waste Management

It is anticipated that Project-generated solid waste would be conveyed by Waste Management of the Inland Empire to one of three nearby landfills. Solid waste generated by the Project, and related potential effects on landfill capacities, are minimized through compliance with the City's Source Reduction and Recycling Element (SRRE) and incumbent CalRecycle requirements.

1.3.9.4 Electricity

Electrical service within the City is provided by Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU). SCE would provide service to the Project site. New lines installed by the Project would be placed underground. Alignment of service lines and connection to existing services would be as required by SCE. Any necessary surface-mounted equipment, such as transformers, meters, service cabinets, and the like, would be screened and would conform to building setback requirements.

To allow for, and facilitate Project development, provision of temporary SCE electrical services improvements may be required. The scope of such temporary improvements is considered be consistent with and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SCE services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

1.3.9.5 Natural Gas

Natural gas service would be provided by the Gas Company. Existing service lines would be extended to the Project uses. Alignment of service lines and connection to existing services would be as required by the Gas Company.

To allow for, and facilitate Project development, provision of temporary Gas Company services improvements may be required. The scope of such temporary improvements is considered consistent with and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary Gas Company services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

1.3.9.6 Communications Services

Communications services, including wired and wireless telephone and internet services, are available through numerous private providers and would be provided on an as-needed basis. As with electrical service lines, all existing and proposed wires, conductors, conduits, raceways, and similar communications improvements within the Project area

would be installed underground. Any necessary surface-mounted equipment, e.g., terminal boxes, transformers, meters, service cabinets, etc., would be screened and would conform to building setback requirements.

To allow for, and facilitate Project development, provision of temporary communication services improvements may be required. The scope of such temporary improvements is considered consistent with and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary communication services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

1.3.10 Energy Efficiency/Sustainability

Consistent with the City of Moreno Valley Climate Action Plan, energy-saving and sustainable design features and operational programs would be incorporated into all facilities developed pursuant to the Project. As reviewed and approved by the City, the Project would be designed and constructed in a manner that achieves Leadership in Energy and Environmental Design (LEED) "Silver" equivalency. Preliminary Project concepts incorporate and express the following design features and attributes promoting energy efficiency and sustainability:

- The Project design concept allows for inclusion of a photo-voltaic electrical generation system (PV system) capable of generating sufficient power to serve all Project office areas. Alternatively, as a Condition of Approval, the Project would be required to obtain an equivalent amount of electricity from a utility provider that receives its energy from renewable (non-fossil fuel) sources and provide documentation to this effect to the City.

- All on-site cargo handling equipment (CHE) would be powered by non-diesel fueled engines.

- Regional vehicle miles traveled (VMT) and associated vehicular-source emissions are reduced by the following Project design features/attributes:

- Sidewalk improvements generally facilitate pedestrian access and encourage people to walk instead of drive. The Project would not impose barriers to pedestrian access and interconnectivity.

- Light industrial/warehouse uses proposed by the Project act to reduce truck travel distances and truck trips within the region by consolidating and reducing requirements for single-delivery vendor truck trips.

- To reduce water demands and associated energy use, development proposals within the Project site would be required to implement a Water Conservation Strategy and demonstrate a minimum 20% reduction in indoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy).[3] Development proposals within the Project site would also be required to implement the following:

  - Landscaping palette emphasizing drought-tolerant plants;
  - Use of water-efficient irrigation techniques;
  - Use of EPA-Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and other plumbing fixtures.

1.4 PROJECT OPERATIONS

For analytic purposes, the following Project operational characteristics are assumed:

- The Project will be complete and fully operational by 2026, the Project Opening Year;

- The Project will be open and operational year-round, 24 hours per day, 7 days per week;

[3] Reduction of 20% indoor water usage is consistent with the current CalGreen Code performance standards for residential and non-residential land uses. Per CalGreen, the reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code.

- A maximum of 15 percent of the Project gross floor area (33,060 square feet) will comprise refrigerated warehouse uses;

- A maximum of 15 percent of the Project gross floor area (33,060 square feet) will comprise manufacturing/fabrication uses;

- Unless otherwise noted herein, all Project operations would occur internal to the Project main building.

Project operations would also include on-site cargo handling. The most common type of cargo handling equipment is the yard truck designed for moving cargo containers. Yard trucks are also known as yard goats, utility tractors (UTRs), hustlers, yard hostlers, and yard tractors. Any yard trucks based at the Project site would be non-diesel (e.g., gasoline and/or electric-powered).

Project tenants are not yet known, and the number of jobs that the Project would generate cannot therefore be precisely determined. The City of Moreno Valley General Plan does not provide employment estimates by land use category. The City of Moreno Valley lies within Riverside County – and the Riverside County General Plan does provide employment estimates by land use type. For purposes of this analysis, employment estimates were calculated using data and average employment factors presented in the Riverside County General Plan. The Riverside County General Plan estimates that light industrial land uses, such as the Project, would employ one worker for every 1,030 SF of building area (Riverside County General Plan, Appendix E-2, Table E-5). See: https://planning.rctlma.org/. On this basis, it is preliminarily estimated that the Project's 220,390 square feet of light industrial uses would generate an estimated 214 jobs.

1.5 PROJECT OPENING YEAR

The Project would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. The anticipated Project Opening Year is 2026.

1.6 PROJECT OBJECTIVES

The primary goal of the Project is to develop high quality light industrial uses accommodating a variety of prospective tenants. Complementary Project Objectives include the following:

- Implement the City Plan (General Plan) through development that is consistent with the General Plan Land Use Element as amended herein and applicable General Plan Goals, Objectives, Policies and Programs;

- Implement Specific Plan No. 205, as amended herein, through development that is consistent with the amended Specific Plan land uses and development concepts, and in total supports the Specific Plan Vision;

- Provide adequate roadway and wet and dry utility infrastructure to serve the Project;

- Accommodate light industrial uses that are compatible with adjacent land uses;

- Provide an attractive, efficient and safe environment for light industrial uses that is cognizant of natural and man-made conditions;

- Accommodate light industrial uses responsive to current and anticipated market demands;

- Establish new development that would increase locally available employment opportunities and would further the City's near-term and long-range fiscal goals and objectives; and

- Establish new development that would increase locally available employment opportunities thereby improving jobs/housing balance within the City and surrounding areas.

1.7 PROJECT DISCRETIONARY ACTIONS, PERMITS, CONSULTATIONS

Discretionary actions, permits and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

1.7.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ." Requested Lead Agency decisions, or discretionary actions necessary to realize the Project would include the following:

- Certification of the Project EIR;
- Approval of a General Plan Amendment (Land Use Element), redesignating the Project site General Plan Land Use from Commercial to Business Park/Light Industrial;
- Adoption of Specific Plan No. 205, Amendment No. 2; and related amendment(s) to City Zoning Atlas;
- Approval of a Lot Line Adjustment or Parcel Map to combine and reconfigure existing parcels comprising the Project site;
- Site Plan/Plot Plan Approval(s);
- Approval of Infrastructure Improvement Plans including, but not limited to, roads, sewer, water, storm water management system, and dry utilities plans.

1.7.2 Other Consultation and Permits

CEQA Guidelines Section 15124 also states that the EIR should, to the extent known, include a list of all the agencies expected to use the EIR in their decision-making (Responsible Agencies, Trustee Agencies), and a list of other permits or approvals required to implement the Project. Based on the current Project design concept, anticipated permits necessary to realize the proposal would likely include, but are not limited to, the following:

- Tribal Resources consultation with requesting Tribes as provided for under *AB 52, Gatto. Native Americans: California Environmental Quality Act*; and *SB 18, Burton. Traditional tribal cultural places*;

- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area; and

- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

1.8 INITIAL STUDY

The City of Moreno Valley, through the Initial Study process, has determined that the Project has the potential to cause or result in significant environmental impacts, and warranted further analysis, public review, and disclosure through the preparation of an EIR. The Initial Study (IS) and associated EIR Notice of Preparation (NOP), dated August 17, 2023, were forwarded to the California Office of Planning and Research, State Clearinghouse (SCH), and circulated for public review and comment. The State Clearinghouse established the public comment period for the NOP/IS as August 17, 2023 through September 18, 2023. The assigned State Clearinghouse reference for the Project is SCH No. 2023080366. The Initial Study, NOP, and NOP Responses are presented at Appendix A of this Draft EIR.

1.9 IMPACTS NOT FOUND TO BE POTENTIALLY SIGNIFICANT

The following discussions identify and list those environmental issues that have been determined pursuant to the IS/NOP and associated public review processes to pose no potentially significant impacts, or where compliance with standard mitigation or conditions of approval would reduce certain potentially significant impacts to levels that are less-than-significant. The specific issues listed are not substantively discussed within the body of this EIR. Please refer also to related discussions and analyses presented within the Initial Study, EIR Appendix A.

1.9.1 Aesthetics

The Project site is located in an urbanized area. Implementation of the Project would not affect scenic vistas or scenic resources within the vicinity of a designated scenic highway. There are no designated scenic resources within or proximate to the Project site. The Project does not require or propose facilities or operations that would adversely affect any off-site scenic resources.

State Route 60 (SR-60) is identified as a scenic corridor within the Moreno Valley General Plan. The Project site is visually separated from SR-60 by intervening development and would not substantively affect views from SR-60.

Transition of the site from its current disturbed and vacant state to a site developed with uses proposed by the Project would tend to enhance the visual character and quality of the site and vicinity through the introduction of light industrial structures and associated landscape/streetscape elements.

All Project lighting would comply with Specific Plan and City requirements and would be designed and implemented in a manner that ensures adequate site illumination; minimizes or precludes light overspill and glare; and that would not otherwise result in potentially adverse impacts.

As supported by the preceding discussions, the Project would have less-than-significant impacts for the following aesthetic considerations:

- Substantial adverse effects on a scenic vista;

- Substantial damage to scenic resources, including, but not limited to, trees, rocks, outcroppings, and historic buildings within a state scenic highway;

- Substantial degradation of the existing visual character or quality of the site and its surroundings; and

- Creation of a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area.

1.9.2 Agriculture and Forest Resources

The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; nor are any portions of the Project site subject to, or otherwise affected by, Williamson Act contracts. Further, there are no lands within the City of Moreno Valley that qualify, or are designated, as forest land or timberland. As such, the Project will have no impact for the following considerations:

- Conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; and

- Conflict with existing zoning for agricultural use, or a Williamson Act contract;

- Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production;

- Result in the loss of forest land or conversion of forest land to non-forest use; or

- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use.

1.9.3 Air Quality

The Project does not propose facilities or on-going operations that would create objectionable odors affecting a substantial number of people. On this basis, the Project would have a less-than-significant impact regarding the following consideration:

- Result in other emissions adversely affecting a substantial number of people.

1.9.4 Biological Resources

The Project would adhere to all applicable General Plan Policies, specifically compliance with the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) area. There are no other known local ordinances protecting biological resources within the City. On this basis, the Project would have a less-than-significant impact in regard to the following considerations:

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

1.9.5 Cultural Resources

As required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by state law. As such, the Project will have a less-than-significant impact for the following cultural resources consideration:

- Disturbance of any human remains, including those interred outside of formal cemeteries.

1.9.6 Geology and Soils

The Project site is located in a region known to be seismically active, and seismic ground-shaking may be expected during an earthquake. However, the subject property is

not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known or suspected faults or fault traces within the site.

As implemented through the City's standard review and approval processes, a site and use-specific geotechnical study has been prepared for the Project, subject to review and approval by the City Engineer. In general, the geotechnical study addresses and reflects California Building Code design, engineering and construction requirements that act to minimize the effects of earthquakes and other geologic or soils conditions on structures. The Project would comply with the approved geotechnical study pursuant to City development permit review processes.

The Project site evidences no substantive internal elevation differences and, as such, is not internally susceptible to landsliding.

Construction activities associated with the Project would temporarily expose underlying soils, thereby increasing their interim susceptibility to erosion, until the Project is fully implemented. Potential erosion impacts incurred during construction activities are reduced below the level of significance through preparation of, and compliance with, a Storm Water Pollution Prevention Plan (SWPPP). In this regard, the Project proponent is required to file an approved SWPPP prior to initiation of construction activities. Compliance with the SWPPP is realized through ongoing inspection and monitoring of the subject site as provided for under the City's established building permit and site inspection processes.

The Project Geotechnical Study provides Preliminary Recommendations that would ensure the Project would not be adversely affected by any unstable soils that may be encountered during the course of Project development. Further, the Project would be required to comply with the requirements of a Final City-approved Geotechnical Investigation, and applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC) that would act to minimize any unstable soil concerns that may be encountered.

The Project site is currently provided sewer services. No septic tanks or other alternative wastewater disposal systems are proposed.

Based on the preceding, the Project would result in less-than-significant impacts, or have no impact, for the following geology and soils considerations:

- Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure; or landslides;

- Substantial soil erosion or the loss of topsoil;

- Location on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;

- Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; or

- Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

1.9.7 Hazards and Hazardous Materials

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated compliance with existing regulations also reduces the potential for risk of accidental explosion or release of hazardous substances.

P*hase I Environmental Site Assessment, Undeveloped Vacant Land, Southeast Corner Heacock Street and Ironwood Avenue, Moreno Valley, California 92557* (Project Phase I ESA, IS Appendix B) concludes that there is no evidence or indication of RECs, or conditions indicative of releases or threatened releases of hazardous substances at the Project site.

There are no known or proposed schools located within one-quarter mile of the Project site. Accordingly, the Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Neither would the Project potentially affect, or be affected by, off-site locations listed pursuant to Government Code Section 65962.5.

The Project site is not located within two miles of an airport. The March Air Reserve Base is located approximately three miles southwest of the site. According to the Land Use Compatibility Plan that was prepared for March Air Reserve Base, the Project site is not located within the Runway Protection Zone (RPZ) for March Air Reserve Base.

The Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Emergency procedures or design features required by County, State and Federal guidelines will be implemented during construction and during operation of the Project. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through City-mandated construction traffic management plans. Ongoing coordination with the local fire and police departments during construction will ensure that potential interference with emergency response and evacuation efforts are avoided.

The Project site is located in an urbanized area, with no proximate wildlands. Moreover, the Project site and surrounding areas are currently provided fire protection and emergency response services by the Moreno Valley Fire Department. Development fees

and taxes paid by the Project act to offset its incremental demands for fire protection services.

Based on the preceding, the Project would have no or less-than-significant impacts under the following considerations:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment;

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment;

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the project area;

- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and

- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

1.9.8 Hydrology and Water Quality

Consistent with City requirements, a water quality management plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP) would be prepared for the Project. City review and approval of these documents is required prior to issuance of Grading Permits. The Project would also be required to comply with City standard conditions of approval addressing water quality standards and waste discharge requirements; and with current water quality standards and stormwater discharge requirements established by the City and the Regional Water Quality Control Board (RWQCB).

Groundwater which may be consumed by the Project and the City as a whole is recharged pursuant to the Eastern Municipal Water District policies and programs. The Project would not impinge on, nor would otherwise affect, designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve substructures at depths or other subsurface features that would significantly impair or alter the direction or rate of flow of groundwater.

The Project would not substantially alter the existing drainage pattern of the site. The Project would be required to comply with construction drainage and surface runoff controls pursuant to the provisions of City grading permit(s) and connect to available storm drains. Consistent with NPDES requirements, post-development runoff quantities would not be permitted to substantially increase as a result of the Project. The Project site does not lie within an identified 100-year flood hazard zone. The Project site is not otherwise adversely affected by flood flows. The Project does not propose or require facilities or operations that would redirect flood flows and thereby result in potentially significant hydrology/water quality impacts.

The Project site is located outside the identified Lake Perris Dam Potential Inundation Area. The Project site is not otherwise subject to potential flood hazards or inundation hazards. The Project site is not located proximate to coastal waters, and as such, is not

subject to tsunami hazards. The Project site is not located near any bodies of water or water storage facilities that would be considered susceptible to seiche.

The Project does not propose or require uses or facilities that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Based on the preceding discussion, the Project would result in less-than-significant impacts, or have no impact for the following hydrology and water quality considerations:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;

- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: result in a substantial erosion or siltation on- or off-site, substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flood flows;

- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or

- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan;

1.9.9 Land Use and Planning

No established communities exist within the Project site, nor does the Project propose or require elements or operations that would divide an off-site community. As such, the Project would have less-than-significant impacts for the following land use consideration:

- Physically divide an established community;

1.9.10 Mineral Resources

There are no mineral resources known to exist within the Project site that would be of value to the region and the residents of the state. As such, the Project would result in no impacts for the following mineral resources considerations:

- Loss of availability of a known mineral resource that would be of value to the region and to the residents of the state; and

- Loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

1.9.11 Noise

The Project site is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport or public use airport. The nearest airport, March Air Reserve Base/Inland Port Airport (MARB/IPA), is located approximately three miles southwest of the Project site. As such, the Project would result in no impact for the following noise consideration:

- For a project within the vicinity of a private airstrip, expose people residing or working in the Project area to excessive noise levels.

1.9.12 Population and Housing

The Project does not propose new residential development and would not directly contribute to population growth within the City. Project-related employment demands would likely be filled by the existing personnel pool within the City and neighboring

communities, with little or no measurable increase in the City resident population. Significant population growth is therefore not anticipated to occur as a direct result of Project implementation.

The Project is located within an urbanized area that is already served by roadways, utilities, and other infrastructure. The Project does not propose or require infrastructure improvements that would encourage or facilitate unanticipated population growth.

No housing exists within the Project site, and the Project does not propose uses or activities that would otherwise displace housing assets or persons.

On the basis of the preceding discussion, the Project would have less-than-significant or no impacts for the following population and housing considerations:

- Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure); and

- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

1.9.13 Public Services, Recreation

Employment opportunities created by the Project may result in increased secondary impacts to school and park facilities. Both the Moreno Valley Unified School District (MVUSD) and the Val Verde Unified School District (VVUSD) provide educational facilities and services to the City of Moreno Valley. Increased student population could result from requests for Intra-District Transfers from employees of the Project wanting to enroll their children in schools closer to their place of employment. Yet any impacts from such school transfers would be minimal. The Project does not propose elements (e.g., residential development) that would result in substantial increased demands for neighborhood or regional parks or other recreational facilities. The Project would pay

required school impact fees, acting to offset any incremental effects to area school services and school facilities.

Development of the Project would require established public agency oversight including, but not limited to, plan check and permitting actions by the City Planning Division, City Public Works Department, Moreno Valley Police Department, and the Moreno Valley Fire Department. These actions typically fall within routine tasks of these agencies and are paid for via plan check and inspection fees.

Based on the preceding, the Project would have less-than-significant or no impacts for the following public services and recreation considerations:

- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities;

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated; and

- Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

1.9.14 Utilities and Service Systems

All necessary public services, infrastructure systems, and utilities are currently available to the Project site. No major new infrastructure or utilities improvements are proposed by the Project, nor are any required. The Project will implement necessary utilities improvements to include connections to existing services, and/or necessary realignment

or modification of existing service lines. All connections to, and modification of, utilities necessary to serve the Project will be accomplished consistent with City and purveyor requirements. As discussed in the Initial Study, the Project would have less-than-significant impacts in regard to the following considerations:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;

- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;

- Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

- Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; and

- Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

1.9.15 Wildfire

The Project site and surrounding areas are not located within a designated Fire Hazard Severity Zone. The Project does not propose or require facilities or operations that would obstruct evacuation routes documented in the Moreno Valley Local Hazard Mitigation Plan (LHMP). The Project would be required to adhere to the Municipal Code requirements and policies included in the General Plan Safety Element addressing disaster response and emergency evacuation. Compliance with Municipal Code regulations and local disaster prevention plans, as well as conformance with General Plan policies, would

ensure that the Project would not result in or exacerbate wildfire risks, or increase the risk of exposure to pollutant concentrations associated with wildfires.

The Project site is served by major roadways and is located within an existing built environment that is served by storm water, sewer, electricity, potable water distribution, and communications systems infrastructure. The Project does not propose or require facilities or operations requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

Based on the preceding, the Project would have less-than-significant impacts for the following wildfire considerations:

- Substantially impair an adopted emergency response plan or emergency evacuation plan;

- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;

- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or

- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

1.10 AREAS OF CONCERN OR CONTROVERSY

Section 15123 of the *CEQA Guidelines* requires that the EIR summary identify areas of potential concern or controversy known to the lead agency, including issues raised by other agencies and the public. Issues of concern were identified by the Lead Agency, through responses to the Project Initial Study/Notice of Preparation (NOP), and other communications addressing the Project and the Project EIR.

Responses received pursuant to distribution of the NOP and Public Scoping Meeting are presented at EIR Appendix A. Table 1.10-1 presents a list of NOP respondents, and a corresponding summary of NOP comments, indicated by *italicized text*. Responses to comments, together with correlating EIR references are indicated in subsequent statements. Unless otherwise noted, all NOP respondent comments are addressed within the body of the EIR.

Table 1.10-1
List of NOP/AB 52 Consultation Respondents and Summary of Comments

Respondent	Summary of Comments
State Agencies	
State of California Office of Planning and Research, State Clearinghouse (SCH)	*SCH provided receipt and record of distribution of the NOP and established the NOP review and comment period of August 17, 2023 through September 18, 2023.* EIR Appendix A includes a copy of the Project NOP and NOP Responses.
State of California, Department of Justice (DOJ)	*DOJ notes various potential environmental impacts that may be associated with warehouse projects, including potential air quality impacts, noise impacts, transportation/traffic impacts, and land use/planning impacts.* • Potential air quality impacts are evaluated at EIR Section 4.3, *Air Quality* and are substantiated to be less-than-significant. See also EIR Appendix D, Air Quality Impact Analysis. • Potential noise impacts are evaluated at EIR Section 4.6, *Noise* and are substantiated to be less-than-significant. See also EIR Appendix G, Noise Impact Analysis. • Potential transportation impacts are evaluated at EIR Section 4.2, *Transportation* and are substantiated to be less-than-significant. See also EIR Appendix C, Traffic Impact Analysis. • Potential land use and planning impacts are evaluated at EIR Section 4.1, *Land Use and Planning* and are substantiated to be less-than-significant.

Table 1.10-1
List of NOP/AB 52 Consultation Respondents and Summary of Comments

Respondent	Summary of Comments
State of California, Native American Heritage Commission (NAHC)	*NAHC provides procedural guidance in evaluating and determining potential impacts to cultural resources and Tribal Cultural Resources (TCRs).* The EIR evaluates potential impacts to cultural resources consistent with NAHC guidelines and requirements. Please refer to EIR Section 4.8, *Cultural Resources/Tribal Cultural Resources* and the Project Cultural Resources Assessment presented at EIR Appendix I.
Regional and County Agencies	
Eastern Municipal Water District (EMWD)	*EMWD notes that prior to final design and plan check for the Project, consultation with EMWD and development of an approved Plan of Services would be required.* The Project Applicant would comply with all EMWD consultation requirements and would implement an EMWD-approved Plan of Services.
Riverside County Airport Land Use Commission (ALUC)	*ALUC notes that the Project lies outside ALUC jurisdiction.* ALUC's determination that the Project is located outside their jurisdiction is noted.
Riverside County Flood Control and Water Conservation District (RCFCWCD)	*RCFCWCD (District) outlines drainage fee requirements and an encroachment permit requirement that would apply to the Project.* *The District presents general information addressing National Pollutant Discharge Elimination System (NPDES), Federal Emergency Management Agency (FEMA), California Department of Fish and Wildlife (CDFW), Clean Water Act (CWA), and Army Corps of Engineers (ACOE) requirements and responsibilities.* The Project Applicant would comply with all District drainage fee requirements pursuant to the Lead Agency Conditions of Approval. Applicable federal, state, and local regulatory requirements addressing hydrology, stormwater management, natural watercourses and related concerns are discussed within the EIR.
South Coast Air Quality Management District (SCAQMD)	*SCAQMD provides detailed guidance in regard to the preparation of the Project air quality impact analysis and greenhouse gas analysis, and requests that modeling data and electronic copies of air quality technical studies accompany submittal of the Draft EIR to SCAQMD.* The Project Air Quality Impact Analysis (AQIA) and Greenhouse Gas Analysis (GHGA) are presented at EIR Appendices D and E, respectively. Specific topics referenced by SCAQMD in their NOP response are addressed at EIR Sections 4.3, *Air Quality*; and 4.4, *Greenhouse Gas Emissions and Global Climate Change.*

Table 1.10-1
List of NOP/AB 52 Consultation Respondents and Summary of Comments

Respondent	Summary of Comments
	Modeling data files, technical studies and supporting air quality documentation have been provided to SCAQMD in electronic format(s) as requested.
Individuals and Local Agencies	
Californians Allied for a Responsible Economy (CARE CA)	*CARE CA notes various potential environmental impacts that may be associated with warehouse projects, including potential air quality and associated health risk impacts, greenhouse gas (GHG) impacts, and potential cumulative impacts. CARE CA cites mitigation and disclosure parameters.* • Potential air quality and health risk impacts are evaluated at EIR Section 4.3, *Air Quality* and are substantiated to be less-than-significant. See also EIR Appendix D, Air Quality Impact Analysis. • Potential GHG impacts are evaluated at EIR Section 4.4, *Greenhouse Gas Emissions/Global Climate Change* and are substantiated to be less-than-significant. See also EIR Appendix E, Greenhouse Gas Analysis. • Potential cumulative impacts are evaluated at EIR Section 5.0, *Other CEQA Considerations*, and are substantiated to be less-than-significant. • Mitigation has been incorporated consistent with CEQA requirements • Disclosure has been provided as required under CEQA.
Sierra Club, San Gorgonio Chapter	• *Sierra Club offers alternative title(s) for the EIR document.* • *Sierra Club notes a water tank has been removed from the site and speculates on impacts related to its removal.* • *Sierra Club notes cumulative impact analysis requirements, and speculates on various traffic impacts.* • *Sierra Club speculates on unspecified impacts "on people and the environment" and offers various measures to mitigate unspecified speculative impacts.* • *Sierra Club attaches California AG Guidelines for Warehouse Project Best Practices and Mitigation Measures.* Alternative EIR document titles offered by Sierra Club are noted. The current Project EIR title is considered to accurately represent the Project. No revision proposed. Water tank removal has been accomplished under separate action and permit approved by the City. This has no material effect on the EIR analysis, findings, or conclusions. Potential transportation impacts are evaluated at EIR Section 4.2, *Transportation* and are substantiated to be less-than-significant. See also EIR Appendix C, Traffic Impact Analysis.

Table 1.10-1
List of NOP/AB 52 Consultation Respondents and Summary of Comments

Respondent	Summary of Comments
	The EIR has examined the available evidence, relevant information, reasonable inferences, and the record as a whole, and in this manner has substantiated and addressed potential environmental impacts that could result from the Project. As substantiated in the EIR, all Project impacts would be less-than-significant or less-than-significant as mitigated Speculative impacts offered by Sierra Club and measures to reduce impacts are noted. As noted at *CEQA Guidelines* 15384 (e) (2), "argument, speculation, unsubstantiated opinion or narrative" such as is offered by Sierra Club does not constitute substantial evidence. See also *CEQA Guidelines* Section 15145. *Speculation*. California AG Guidelines for Warehouse Project Best Practices and Mitigation Measures are noted. The Project incorporates design features and operational measures acting to preclude or minimize environmental effects. See also EIR Section 3.4.2, *Project Development Concept*.

1.11 EIR TOPICAL ISSUES

Based on the Initial Study analysis, and comments received pursuant to circulation of the NOP, the EIR analyses have been focused on the following topics:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Energy;
- Geology & Soils;
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Land Use & Planning;
- Noise; and
- Transportation.

Additionally, EIR Section 5.0, *Other CEQA Considerations*, presents discussions of other mandatory CEQA topics, including:

- Cumulative Impact Analysis;
- Alternatives Analysis;

- Growth-Inducing Impacts of the Proposed Action;
- Significant Environmental Effects;
- Significant and Irreversible Environmental Changes; and
- Energy Conservation.

1.12 SUMMARY OF SIGNIFICANT PROJECT IMPACTS

All potential environmental effects of the Project are determined to be less-than-significant as substantiated within this EIR and accompanying Initial Study, or are reduced below levels of significance with application of mitigation measures identified herein. A summary of all Project impacts and proposed mitigation measures is presented at EIR Section 1.14, *Summary of Impacts and Mitigation Measures*.

1.13 ALTERNATIVES TO THE PROJECT

Consistent with provisions of the *CEQA Guidelines*, the EIR Alternatives Analysis (EIR Section 5.2) presents and evaluates alternatives to the Project that would lessen its significant environmental effects while allowing for attainment of the basic Project Objectives. The rationale underlying the selection of alternatives is presented together with a summary description of each alternative. Merits of the alternatives compared with the Project are described and evaluated. Alternatives considered in this EIR include:

- No Project Alternatives (No Build Scenario, and Commercial Development Scenario); and
- Reduced Intensity Alternative.

The above-listed Alternatives are summarized below, and are described in greater detail at Section 5.2.2, *Description of Alternatives*.

1.13.1 No Project Alternative

Overview

The *CEQA Guidelines* specifically require that an EIR include evaluation of a No Project Alternative. The No Project Alternative should make a reasoned assessment as to future

disposition of the subject site should the Project under consideration not be developed. In this latter regard, the *CEQA Guidelines* state in pertinent part:

> "If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects which would occur if the project is approved. If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this "no project" consequence should be discussed. In certain instances, the no project alternative means "no build" wherein the existing environmental setting is maintained. However, where failure to proceed with the project will not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment." (CEQA Guidelines, Section 15126.6 (e)(3)(B)).

Within this document, two No Project Scenarios are considered – "No Build" and "Commercial Development Scenario."

No Project Alternative: No Build Scenario

The No Project Alternative: No Build Scenario assumes the site remains in its current undeveloped condition. If a No Build Scenario were maintained, its comparative environmental impacts would replicate the existing conditions discussions for each of the environmental topics evaluated in this EIR; and comparative impacts of the Project would be as presented under each of the EIR environmental topics.

No Project Alternative: Commercial Development Scenario

The No Project Alternative: Commercial Development Scenario assumes development of the subject site with a building area equal to that of the Project (220,390 total square feet).

The No Project Alternative: Commercial Uses Development Scenario would comprise commercial uses only, rather than the light industrial uses assumed under the Project.

1.13.2 Reduced Intensity Alternative

Overview

The Project would not result in any significant environmental impacts. The Reduced Intensity Alternative considered in this EIR would diminish the Project's already less-than-significant impacts.

For illustrative purposes, the Reduced Intensity Alternative considers a development scenario representing a 25 percent reduction in development that would otherwise result from the Project. When compared to the Project scope (220,390 square feet), the Reduced Intensity Alternative would realize approximately 165,293 square feet of light industrial uses. All other aspects of the Reduced Intensity Alternative (building configuration, allocation of internal space, opening year, hours/days of operation, all operations internal to the building) would be consistent with the Project.

1.13.3 Environmentally Superior Alternative

The *CEQA Guidelines* require that the environmentally superior alternative (other than the No Project Alternatives) be identified among the Project and other Alternatives considered in an EIR.

With exclusion of the No Project Alternatives as provided under CEQA, the Reduced Intensity Alternative would likely result in a general reduction in environmental effects when compared to the Project. For the purposes of CEQA, the Reduced Intensity Alternative is identified as the "environmentally superior alternative." It is however noted that the Project would not result in any significant environmental impacts. The Reduced Intensity Alternative is presented for illustrative purposes only and is not required or proposed as a means of reducing the Project's environmental effects.

1.14 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1.14-1 summarizes potential impacts resulting from implementation and operations of the Project. The impacts identified at Table 1.14-1 correspond with environmental topics and impacts discussed at EIR Section 4.0, *Environmental Impact Analysis*. Table 1.14-1 also lists measures proposed to mitigate potentially significant environmental impacts of the Project, and indicates the level of significance after application of proposed mitigation.

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Table 1.14-1
Summary of Impacts and Mitigation

General Note: *To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit.*

Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
4.1 Land Use and Planning			
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	Less-Than-Significant	No mitigation is required.	Not Applicable
4.2 Transportation			
Result in or contribute substantial adverse induced VMT impacts.	Less-Than-Significant	No mitigation is required.	Not Applicable
Potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.	Less-Than-Significant	No mitigation is required.	Not Applicable
Potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.	Less-Than-Significant	No mitigation is required.	Not Applicable
4.3 Air Quality			
Conflict with or obstruct implementation of the applicable air quality plan.	Less-Than-Significant	No mitigation is required.	Not Applicable
Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-	Less-Than-Significant	No mitigation is required.	Not Applicable

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
attainment under an applicable federal [national] or state ambient air quality standard.			
Expose sensitive receptors to substantial pollutant concentrations.	Less-Than-Significant	No mitigation is required.	Not Applicable
4.4 Greenhouse Gas Emissions and Global Climate Change			
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Less-Than-Significant	No mitigation is required.	Not Applicable
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Less-Than-Significant	No mitigation is required.	Not Applicable
4.5 Energy			
Cause or result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.	Less-Than-Significant	No mitigation is required.	Not Applicable
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	Less-Than-Significant	No mitigation is required.	Not Applicable

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
4.6 Noise			
Project construction activities and associated noise could result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less-Than-Significant	No mitigation is required.	Not Applicable
Project operational noise could result in exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Less-Than-Significant	No mitigation is required.	Not Applicable
The Project could result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise.	Less-Than-Significant	No mitigation is required.	Not Applicable
4.7 Biological Resources			
Substantially affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW, formerly California	Potentially Significant (potential impacts to nesting birds and the burrowing owl).	*4.7.1 To avoid impacts to nesting birds and to comply with the federal Migratory Bird Treaty Act of 1918 (MBTA):* *If possible, all vegetation removal activities shall be scheduled from August 1 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly.*	Less-Than-Significant

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Table 1.14-1
Summary of Impacts and Mitigation

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
Department of Fish and Game) or United States Fish and Wildlife Service (USFWS).		*If vegetation is to be cleared during the nesting season (February 15 – July 31), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.*	
		4.7.2 *Within 30 days prior to disturbance at the project site, a pre-construction survey will be conducted for burrowing owl (Athene cunicularia). If owls are present, they shall be relocated following accepted protocols to comply with the MSHCP.*	
		4.7.3 *All temporary work areas, including stockpiles, will be located outside any sensitive biological resources.*	
		4.7.4 *The limits of the work will be flagged prior to start of work.*	
Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or California plans, policies or regulations or by the California Department of Fish and Wildlife	Less-Than-Significant	No mitigation is required.	Not Applicable

Table 1.14-1
Summary of Impacts and Mitigation

General Note: *To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit.*

Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
(CDFW) or the United States Fish and Wildlife Service (USFWS); Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.			
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.	Less-Than-Significant	No mitigation is required.	Not Applicable
4.8 Cultural Resources			
Cause a substantial adverse change in the significance of a historic or archaeological resources as defined in §15064.5	Potentially Significant	*4.8.1 Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a qualified professional archaeologist stating that they have been retained to provide on-call services in the event archaeological or historical resources are encountered.* *In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and the qualified archaeologist shall be contacted to assess the significance of the find. The qualified archaeologist would have the*	Less-Than-Significant

Table 1.14-1
Summary of Impacts and Mitigation

General Note: *To facilitate coordination and effective implementation of mitigation measures, the mitigation measures provided herein shall appear on all grading plans, construction specifications, and bid documents. Incorporation of required notations shall be verified by the City prior to issuance of first development permit.*

Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the evaluation and treatment, evaluation of the find shall be developed.	
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially Significant	4.8.2 *Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a qualified professional paleontologist (Project Paleontological Monitor) stating that the Project Paleontological Monitor has been retained to provide on-call services in the event paleontological resources are encountered.* *Should resources be discovered, the Project Paleontological Monitor shall develop an acceptable monitoring and fossil remains treatment plan (Paleontological Management Treatment Plan - PMTP) for construction-related activities that could disturb potential unique paleontological resources within the Project area. Minimum provisions of the PMTP are outlined below:* • *Paleontological monitoring shall be conducted during all grading and trenching operations. Monitoring shall be conducted intermittently during initial cuts until early Holocene or Late Pleistocene period deposits (if any) are encountered. Once (if) early Holocene or Late Pleistocene period deposits*	Less-Than-Significant

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		are identified, paleontological monitoring shall be conducted on a full-time basis. • *The Project Paleontological Monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.* • *Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing sediments to recover small invertebrates and vertebrates if indicated by the results of test sampling.* • *All recovered fossils shall be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, shall be the responsibility of the developer(s).*	

Table 1.14-1
Summary of Impacts and Mitigation

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		• *Within 60 days of completion of grading, excavation and ground-disturbing activities at the site, the Project Paleontological Monitor shall prepare a Final Mitigation and Monitoring Report (Final Report). The Final Report shall identify findings and significance of findings, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). A letter documenting receipt and acceptance of all fossil collections by the receiving institution shall be included in the Final Report. The Final Report, when submitted to and accepted by the Lead Agency (City of Moreno Valley), shall signify satisfactory completion of mitigation of potential impacts to paleontological resources.*	
Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.	Potentially Significant	*4.8.3 Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Applicant shall retain a professional archaeologist to conduct monitoring of all ground-disturbing activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s)[1] including the Pechanga Band of Indians and the Morongo Band of Indians, the contractor, and the City, shall develop a CRMP as defined in*	Less-Than-Significant

[1] A Consulting Tribe is defined as a Tribe that has initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for at Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52.

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Summary of Impacts and Mitigation

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		Mitigation Measure 4.8.5. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth-moving activities in the affected area in the event that suspected archaeological resources are unearthed.	
		4.8.4 Native American Monitoring. Prior to the issuance of a grading permit, the Project Applicant shall secure agreements with the Pechanga Band of Indians and the Morongo Band of Mission Indians for tribal monitoring. The Project Applicant is also required to provide a minimum of 30 days advance notice to the Tribes of all ground-disturbing activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth-moving activities in the affected area in the event that suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager, and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.	
		4.8.5 Cultural Resource Monitoring Plan (CRMP). The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City,	

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing, and responsibility of all archaeological and cultural monitoring activities that will occur on the Project site. The CRMP shall include: *a. Project description and location;* *b. Project grading and development scheduling;* *c. Roles and responsibilities of individuals on the Project;* *d. Pre-grading meeting and Cultural Resources Worker Sensitivity Training details;* *e. Protocols and stipulations that the contractor, City, Consulting Tribe (s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits subject to a cultural resources evaluation;* *f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items; and* *g. Contact information of relevant individuals for the Project.*	
		4.8.6 Cultural Resource Disposition. In the event that Native American cultural resources are encountered during the course of ground-disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:	

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department: *i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.* *ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-3 The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.* *Additionally, the City shall verify that the following note is included on all Grading Plans:*	

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		"If any suspected archaeological resources are encountered during ground–disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."	
		4.8.7 Inadvertent Finds. If previously unevaluated potential cultural resources are encountered during Project excavation or construction activities, all ground-disturbing activities within 100 feet of the encountered resource (the find) shall cease immediately. A qualified person meeting the Secretary of the Interior's standards (Code of Federal Regulations, Title 36, Section 61), Tribal Representatives, and all site monitors per these mitigation measures shall consult with the City to evaluate the find, and appropriate measures to avoid, minimize, or mitigate potential negative effects to the find shall be implemented. Further ground disturbance shall not resume within the area of the find (the buffer area) until an agreement has been reached by all parties as to the appropriate measures to be implemented. Determinations and recommendations regarding the agreed upon measures shall be immediately submitted to the Planning Division for consideration, and the agreed upon measures shall be implemented as deemed	

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and Consulting Tribes as defined in Mitigation Measure 4.8.4 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the find is not feasible, a Phase III Data Recovery Plan (Plan) shall be prepared by the Project Archeologist, in consultation with Consulting Tribe(s). The Plan shall be submitted to the City for review and approval prior to implementation of the Plan. *Work outside of the buffer area shall be allowed to continue and such work shall be monitored per the CRMP.*	
		4.8.8 Human Remains. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). No photographs are to be taken except by the Coroner, with written approval by the consulting Tribe[s].	

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		4.8.9 Non-Disclosure of Reburial Locations. It is understood by all parties that, unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).	
		4.8.10 Archeology Report - Phase III and IV. Prior to final inspection, the Project Applicant/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University	

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Impact	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
		of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).	

2.0 INTRODUCTION

2.0 INTRODUCTION

2.1 OVERVIEW

This Draft Environmental Impact Report (Draft EIR, DEIR, EIR) evaluates and discloses potential environmental impacts of the Project, known as the "Moreno Valley Business Park Building 5," located generally at the southeast corner of Ironwood Avenue and Heacock Street ("Project Site"). In summary, the Project proposes approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre site.

The Project, consists of the following: a) a General Plan Amendment (Land Use Element) redesignating the Project Site's General Plan Land Use Designation from "Commercial" to "Business Park/Light Industrial"; b) a Specific Plan Amendment amending the Moreno Valley Festival Specific Plan (Specific Plan No. 205), as amended by Amendment No. 1, to accommodate the development of Business Park/Light Industrial uses on the Project Site; c) related amendments to the City's Zoning Atlas to be consistent with changes made to the Project Site's land use designations as set forth in the 2006 General Plan and Specific Plan No 205; d) a Lot Line Adjustment or Parcel Map to combine and reconfigure the existing parcels within the Project Site to accommodate the proposed use of the Project Site; e) a Site Plan/Plot Plan addressing design and layout of the proposed uses of the Project Site; and f) Infrastructure Improvement Plans including, but not limited to, roads, sewer, water, storm water management system, and dry utilities plans.

The Project is more particularly described at Draft EIR Section 3.0, *Project Description*.

2.2 BACKGROUND

On or about February 2, 2021, the City Council approved the Moreno Valley Business Park ("District Project") located on 9.98 acres of mostly vacant land at the southeast corner of Heacock Street and Ironwood Avenue in the City of Moreno Valley ("Original Project Site"). The District Project included a single industrial building of approximately 220,390 square feet.

The land use entitlements approved for the District Project included the following: a) Resolution No. 2021-07 certifying a Mitigated Negative Declaration ("MND") and Mitigation Monitoring Plan for the District Project pursuant to CEQA; b) Resolution No. 2021-08 approving a General Plan Amendment (PEN20-0139) changing the land use designation of the Project Site from "Commercial" to "Business Park"; c) Ordinance No. 978 approving Specific Plan Amendment 205 (PEN20-0138) to change the land use designation of the Project Site from "Retail Commercial" to "SP205 Mixed Use"; d) Resolution No. 2021-11 approving Plot Plan (PEN20-0137) for a 220,390-square-foot light industrial building; and e) a Zone Change to change the District Project Site's zoning designation from "Regional Commercial" to "Mix of Uses." The Sierra Club filed a lawsuit challenging the City's approval of the Mitigated Negative Declaration for the District Project, along with the foregoing land use approvals.

On or about October 14, 2024, the Court issued a Peremptory Writ of Mandate ("Writ"), as stipulated by the parties, in which the Court ordered the City to set aside and vacate the following approvals for the District Project: a) Resolution 2021-07 adopting a Mitigated Negative Declaration and Mitigation Monitoring Plan; b) Resolution No. 2021-08 approving General Plan Amendment PEN20-0139; c) Resolution No. 2021-11 approving Plot Plan PEN20-0137; and d) Ordinance No. 978 adopting Specific Plan Amendment PEN20-0138. The Writ further ordered the City to proceed in a manner consistent with the Writ and CEQA in connection with any "reconsideration" or "re-approval" of the District Project. The City was granted up to one-hundred eighty (180) days to file and serve a return to the Writ ("Return") and, if necessary, to file and serve any subsequent Returns every 90 days thereafter. The purpose of the Return is to

memorialize with the Court the actions taken by the City to comply with the terms and conditions of the Writ.

The Applicant, LGC 10MV, LLC, has submitted entitlement applications to develop the "Project." The Project is subject to review under this Draft Environmental Impact Report ("DEIR") pursuant to CEQA and the *CEQA Guidelines*, and as applicable, consistent with the terms and conditions of the Writ.

2.3 AUTHORIZATION

An EIR is an informational document intended to apprise decision-makers and the general public of potentially significant environmental impacts of a project. An EIR also proposes mitigation to preclude or minimize significant impacts, and describes reasonable alternatives to the Project that may also reduce or avoid significant impacts. Having the authority to take action on the Project, the City of Moreno Valley will consider the information in this EIR in their evaluation of the proposal. Findings and conclusions of the EIR do not control the City's discretion to approve, deny, or modify the Project, but instead are presented as information to aid the decision-making process.

This EIR has been prepared by the City of Moreno Valley pursuant to *Guidelines for the Implementation of the California Environmental Quality Act (Guidelines)*, (§§ 15000–15387, California Code of Regulations). The proposed Moreno Valley Business Park Building 5 is a "project," as defined at § 15378 of the *Guidelines*. The *Guidelines* stipulate that an EIR must be prepared for any project that may have a significant impact on the environment. The City has determined that the Project may have one or more significant impacts on the environment and, therefore, the preparation of an EIR is required.

2.4 LEAD AND RESPONSIBLE AGENCIES

CEQA defines a "lead agency" as the public agency which has the principal responsibility for carrying out or approving a Project which may have a significant effect upon the environment. Other agencies, e.g., the California Department of Transportation (Caltrans), the South Coast Air Quality Management District (SCAQMD) or the Regional Water Quality Control Board (RWQCB), which also have some authority or responsibility

to issue permits for Project implementation, are designated as "responsible agencies." Both the lead agency and responsible agencies must consider the information contained in the EIR prior to acting upon or approving the Project. The City of Moreno Valley is the Lead Agency for the Project. Contact information for the Lead Agency is presented below.

Lead Agency: City of Moreno Valley, Community Development Department
14177 Frederick Street
Moreno Valley, CA 92552

Contact: Danielle Harper-Scott, Senior Planner
Phone: (951) 413-3206
Email: planningnotices@moval.org

2.5 PROJECT APPLICANT

Contact information for the Project Applicant is presented below.

Applicant: LCG 10MV LLC.
11759 San Vicente Boulevard, Suite 100
Los Angeles, CA 90049

Contact: Ryan Martin

2.6 THE EIR PROCESS

When a public agency determines that there is substantial evidence that a Project may have a significant effect on the environment, the agency must prepare an EIR before a decision is made to approve or deny the Project. The purpose of the EIR is to disclose a project's potential environmental impacts and recommend measures to reduce or avoid significant impacts. The basic content of an EIR includes: a description of the project under consideration and its objectives; a description of the existing environmental conditions; a discussion of the potentially significant environmental effects of the project; recommended measures for reducing these effects; and identification and evaluation of feasible alternatives to the project which may also reduce potentially significant impacts of the proposal.

Typically, EIRs consist of two documents: a Draft EIR, distributed by the lead agency for review and comment by the general public and any interested governmental agencies; and a Final EIR, which consists of responses to comments received on, together with any necessary modifications to, the Draft EIR. After the Draft EIR has been circulated for review and the Final EIR has been prepared, the EIR must be certified by the lead agency as having complied with CEQA and considered by the agency's decision-making body before any action can be taken on a project.

When a public agency receives a complete project application or decides to undertake a project of its own, it first determines if the project is subject to environmental review under CEQA and, if it is, the agency then typically prepares an Initial Study (IS) to determine if the project under consideration has the potential to cause significant adverse environmental effects. The IS serves as a tool to help the agency determine if an EIR is required, and if so, the focal issues to be examined in the EIR. The lead agency may skip the Initial Study process if it is evident that a project could result in significant environmental effects and that an EIR will be required.

The EIR process is initiated by the distribution of a Notice of Preparation (NOP). Together with the Initial Study (if prepared), the NOP is sent to agencies and interested individuals as notice of commencement of the EIR process, and to solicit their suggestions for

appropriate EIR issues and topical analyses. The completed Draft EIR is then circulated to responsible agencies, other affected or interested agencies, and interested members of the public for review and comment. The review period for a Draft EIR is typically 45 days. To provide for appropriate consideration and inclusion in the Final EIR, all comments and concerns regarding the Draft EIR should be received by the lead agency during this 45-day period.

Responses to comments received on the Draft EIR are prepared by the lead agency and included in the Final EIR. The Final EIR may also contain additional information about the project's potential impacts and minor corrections or modifications to the Draft EIR. The Final EIR must be certified by the lead agency's decision-making body before, or in conjunction with, any action to approve a project. Customarily, EIR certification coincides with City Planning Commission and/or City Council public hearing(s).

CEQA requires that the EIR address only significant adverse impacts. The *CEQA Guidelines* suggest thresholds or standards which define the significance of various types of impacts. The *CEQA Guidelines* also state that the significance of impacts should be considered in relation to their severity and probability of occurrence. However, ultimately, the determination of the significance of impacts is at the discretion of the lead agency. The identification of significant impacts in the EIR does not prevent an agency from approving a project. A project may be approved if the lead agency determines that impacts cannot be feasibly mitigated below a level of significance and if the agency determines that there are important overriding considerations, such as social and economic benefits, which are sufficient to justify approval of the considered project.

2.7 EIR CONTENT AND FORMAT

This Draft EIR is organized into seven Chapters or Sections, each addressing a separate aspect of the required content of an EIR as described in the *Guidelines*. A summary of the Project's impacts and recommended mitigation measures is provided at Chapter 1.0. An introduction and general overview of the environmental process and the format of this EIR are presented in this Chapter 2.0. Chapter 3.0 contains a complete description of the Project, including its location, objectives, and physical and operational characteristics.

The complete and detailed environmental impact analysis is presented at Chapter 4.0. The topical issues mandated by CEQA dealing with cumulative impacts, alternatives, long-term implications of the Project, and energy conservation are found at Chapter 5.0. Chapter 6.0 lists and defines the acronyms and abbreviations contained in this document. Chapter 7.0 lists the information sources and persons consulted during the environmental analysis process, and presents a list of the persons who prepared the Draft EIR. The Initial Study and responses to the NOP, with supporting technical studies, are appended to the body of the EIR document.

Chapter 4.0, *Environmental Impact Analysis*, is the focal component of the Draft EIR. The environmental impact analysis has been organized into a series of sections, each addressing an environmental topic or area of concern identified through the Initial Study process (e.g., Land Use and Planning, Traffic and Circulation, Air Quality, Noise, etc.). To assist the reader in understanding the organization and basis of the analysis, the sections covering each individual environmental topic are typically divided into the following subsections:

- **Reader's Abstract:** An introductory reader's abstract, summarizing content and findings, is provided at the beginning of each topical section.

- **Introduction:** The introduction summarizes the content of the section and references other important studies and reports, such as technical studies appended to the EIR.

- **Setting:** This subsection describes baseline environmental conditions which may be subject to change as a result of implementation of the Project. Separate descriptions of existing environmental conditions are provided for each environmental topic.

- **Existing Policies and Regulations:** Various relevant policies, regulations, and programs related to the environmental topic are briefly described. Often, these

existing policies and regulations serve to reduce or avoid potential environmental impacts.

- **Standards (Thresholds) of Significance:** Before potential impacts are evaluated, the standards which will serve as the basis for judging significance are presented.

- **Potential Impacts and Mitigation Measures:** This subsection states and explains potential impacts caused by the Project. Based on the standards of significance, impacts are categorized as either potentially significant or less-than-significant. If the impacts are considered to be potentially significant, mitigation measures are proposed to reduce the impacts. At the conclusion of each discussion for a potentially significant impact, a determination is made as to whether the impact can be reduced to a less-than-significant level with the application of proposed mitigation measures. Impacts that cannot be reduced to levels that are less-than-significant are identified as "significant and unavoidable."

The summary presented at Chapter 1.0 provides a comprehensive overview of the Project's impacts. For a more detailed description of Project impacts, it is recommended that the reader review the Project description (Chapter 3.0), and then read the sections on the topics of interest in the environmental impact analysis (Chapter 4.0).

2.8 INTENDED USE OF THIS EIR

This EIR addresses the potential environmental effects of the implementation and operation of the proposed Moreno Valley Business Park Building 5. The City of Moreno Valley (City) is the Lead Agency for the purposes of CEQA because it has the principal responsibility and authority for deciding whether or not to approve the Project, and how it will be implemented. As the Lead Agency, the City is also responsible for preparing environmental documentation for the Project in compliance with CEQA.

The Lead Agency will employ this EIR in its evaluation of potential environmental impacts resulting from, or associated with, approval and implementation of the Project, to include potential effects of the Project's component elements. This EIR will also be used

by various Responsible Agencies, e.g., Air Quality Management District(s), California Department of Transportation, Regional Water Quality Control Board(s), *et al*.; as well as utilities and service providers when such entities issue permits necessary to carry out the project. For example, if this EIR and/or its Mitigation Measures require encroachment permits from Caltrans, this EIR will serve as the environmental assessment for such improvements. (Please refer to California Code of Regulations, sections 15050 and 15162.)

In employing this EIR, the City and other agencies need recognize that Project plans and development concepts identified herein are just that, plans and concepts which are subject to refinement as the Project is further defined. Recognizing the potential for these future minor alterations to the Project, this EIR in all instances evaluates likely maximum impact scenarios that would account for these minor alterations. These refinements and/or minor revisions to development proposals do not typically warrant modified or revised environmental documentation. Notwithstanding, at the discretion and direction of the City, substantive modifications to the Project described herein may warrant additional environmental evaluation.

2.9 DOCUMENTS INCORPORATED BY REFERENCE

Section 15150 of the *Guidelines* permits and encourages an environmental document to incorporate, by reference, other documents that provide relevant information. The documents summarized below are incorporated by reference, and the pertinent material is summarized throughout this EIR, where that information is relevant to the analysis of potential impacts of the Project. All documents incorporated by reference are available for review at, or can be obtained through, the City of Moreno Valley Community Development Department. Technical studies cited below were specifically developed in conjunction with the Project, and are appended to the body of the Draft EIR.

2.9.1 City of Moreno Valley General Plan

The City of Moreno Valley General Plan (General Plan) establishes Goals and Policies and provides guidance for future development of the City. The General Plan, which was

adopted in 2006, incorporates and relies upon its Implementation Plan to provide the guidance necessary for successful implementation of General Plan Goals and Policies. [1]

The General Plan includes seven elements: "Community Development"; "Economic Development"; "Parks, Recreation and Open Spaces"; "Circulation"; "Safety"; "Conservation"; and "Housing." All proposed development projects (inclusive of the Project) are evaluated for consistency with the intent and purpose of the applicable General Plan land use designation(s) and related General Plan Goals, Policies and Implementation Plan actions. Physical development within the General Plan Area will be shaped by the General Plan's Goals, Policies and Programs integral to each of the General Plan Elements.

2.9.2 City of Moreno Valley Municipal Code

The City of Moreno Valley Municipal Code (Municipal Code) codifies and complements the City General Plan. The Municipal Code, in effect, provides the mechanism to implement and enforce the goals, objectives, policies and programs articulated in the General Plan. Many of the potential environmental concerns considered in this EIR are adequately addressed through application of existing guidelines and regulations contained in the Municipal Code.

2.9.3 Project Technical Studies/EIR Appendices

Following are summary descriptions of documents and supporting technical studies which are appended to the main body of the Draft EIR. Working titles of these documents generically refer to the Project and its physical attributes, and may not necessarily reflect the currently assigned "Moreno Valley Business Park Building 5" development title.

[1] In May 2024, the Riverside County Superior Court issued a Judgment and Writ ("Writ") directing that the City set aside certification of the 2040 General Plan EIR due to inadequacies identified in the Final Program EIR as to the issues of baseline greenhouse gas emissions (GHG), air quality, and energy use and to set aside approval of the 2040 General Plan and related Zoning Amendments. This had the effect of reviving the City's 2006 General Plan and associated zoning which applies to the Project.

2.9.3.1 Initial Study, NOP, and NOP Responses - EIR Appendix A

The EIR Initial Study (IS), Notice of Preparation (NOP) and responses received pursuant to distribution of the IS/NOP are presented at EIR Appendix A. Based on the Initial Study and responses to the NOP, this EIR addresses the following environmental topics:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Energy;
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Land Use and Planning;
- Noise; and
- Transportation.

2.9.3.2 Specific Plan - EIR Appendix B

Detailed information regarding land uses and development that would be allowed under the Project is presented within *Moreno Valley Festival Amendment to Specific Plan 205* (Blodgett Baylosis Environmental Planning) January 19, 2021.

2.9.3.3 Vehicle Miles Traveled (VMT) Analysis - EIR Appendix C

A detailed analysis of the Project's potential VMT impacts is presented in *Moreno Valley Business Park - Phase II, Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.) January 3, 2022. EIR Appendix C also presents the Project Transportation Analysis Scoping Agreement.

2.9.3.4 Air Quality Impact Analyses - EIR Appendix D

Air quality impact analyses prepared for the Project include: *Moreno Valley Business Park - Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022; and *Moreno Valley Business Park - Phase II, Mobile Source Health Risk Assessment, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

2.9.3.5 Greenhouse Gas Analysis - EIR Appendix E

Detailed analysis of the Project's potential Greenhouse Gas impacts are presented in *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

2.9.3.6 Energy Assessment - EIR Appendix F

Project energy consumption is quantified in: *Moreno Valley Business Park - Phase II, Energy Tables* (Urban Crossroads, Inc.) January 17, 2022.

2.9.3.7 Noise Impact Analysis - EIR Appendix G

Potential noise impacts of the Project, including construction-source and operational-source noise impacts are assessed within *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.

2.9.3.8 Biological Resources Assessment - EIR Appendix H

Biological resources potentially affected by the Project are assessed in: *Western Riverside County Multiple Species Habitat Conservation Plan [MSHCP], Consistency Analysis Report for the Specific Plan No. 205, Amendment No. 2 Project* (Harmsworth Associates) November 2021.

2.9.3.9 Cultural Resources Investigation - EIR Appendix I

A cultural resources investigation was also prepared for the Project: *Phase I Cultural Resources Assessment, 9.98 Acre Property, Moreno Valley, City of Moreno Valley, Riverside County, California* (BCR Consulting LLC) April 26, 2024.

An assessment of the soils and geological conditions affecting the Project site and vicinity properties is presented in: *Report of Geotechnical Investigations & Soil Infiltration Testing, Proposed Heacock Industrial Development* (Soils Southwest, Inc.) August 5, 2020.

3.0 PROJECT DESCRIPTION

3.0 PROJECT DESCRIPTION

3.1 BACKGROUND AND PROJECT OVERVIEW

On or about February 2, 2021, the City Council approved the Moreno Valley Business Park ("District Project") located on 9.98 acres of mostly vacant land at the southeast corner of Heacock Street and Ironwood Avenue in the City of Moreno Valley ("Original Project Site"). The District Project included a single industrial building of approximately 220,390 square feet.

The land use entitlements approved for the District Project included the following: a) Resolution No. 2021-07 certifying a Mitigated Negative Declaration ("MND") and Mitigation Monitoring Plan for the District Project pursuant to CEQA; b) Resolution No. 2021-08 approving a General Plan Amendment (PEN20-0139) changing the land use designation of the Project Site from "Commercial" to "Business Park"; c) Ordinance No. 978 approving Specific Plan Amendment 205 (PEN20-0138) to change the land use designation of the District Project Site from "Retail Commercial" to "SP205 Mixed Use"; d) Resolution No. 2021-11 approving Plot Plan (PEN20-0137) for a 220,390-square-foot light industrial building; and e) a Zone Change to change the District Project Site's zoning designation from "Regional Commercial" to "Mix of Uses." The Sierra Club filed a lawsuit challenging the City's approval of the Mitigated Negative Declaration for the District Project, along with the foregoing land use approvals.

On or about October 14, 2024, the Court issued a Peremptory Writ of Mandate ("Writ"), as stipulated by the parties, in which the Court ordered the City to set aside and vacate the following approvals for the District Project: a) Resolution 2021-07 adopting a Mitigated Negative Declaration and Mitigation Monitoring Plan; b) Resolution No. 2021-08 approving General Plan Amendment PEN20-0139; c) Resolution No. 2021-11 approving Plot Plan PEN20-0137; and d) Ordinance No. 978 adopting Specific Plan

Amendment PEN20-0138. The Writ further ordered the City to proceed in a manner consistent with the Writ and CEQA in connection with any "reconsideration" or "re-approval" of the District Project. The City was granted up to one-hundred eighty (180) days to file and serve a return to the Writ ("Return") and, if necessary, to file and serve any subsequent Returns every 90 days thereafter. The purpose of the Return is to memorialize with the Court the actions taken by the City to comply with the terms and conditions of the Writ.

The Applicant, LGC 10MV, LLC, has submitted entitlement applications to develop the proposed Moreno Valley Building No. 5 Project (Project). The Project is subject to review under this Draft Environmental Impact Report ("DEIR") pursuant to CEQA and the CEQA Guidelines, and as applicable, consistent with the terms and conditions of the Writ.

Pursuant to the requirements of the California Environmental Quality Act (CEQA), this DEIR evaluates and discloses the potential environmental effects resulting from the construction and operation of the proposed Moreno Valley Business Park Building 5 Project (Project), located generally at the southeast corner of Ironwood Avenue and Heacock Street ("Project Site"). The Project, consists of the following: a) a General Plan Amendment (Land Use Element) redesignating the Project Site's General Plan Land Use Designation from "Commercial" to "Business Park/Light Industrial"; b) a Specific Plan Amendment amending the Moreno Valley Festival Specific Plan (Specific Plan No. 205), as amended by Amendment No. 1, to accommodate the development of Business Park/Light Industrial uses on the Project Site; c) related amendments to the City's Zoning Atlas to be consistent with changes made to the Project Site's land use designations as set forth in the 2006 General Plan and Specific Plan No 205; d) a Lot Line Adjustment or Parcel Map to combine and reconfigure the existing parcels within the Project Site to accommodate the proposed use of the Project Site; e) a Site Plan/Plot Plan addressing design and layout of the proposed uses of the Project Site; and f) Infrastructure Improvement Plans including, but not limited to, roads, sewer, water, storm water management system, and dry utilities plans.

The Moreno Valley Festival Specific Plan (Specific Plan No. 205) was adopted by the City of Moreno Valley circa 1987 (the "Original Specific Plan"). The Original Specific Plan encompassed approximately 73.74 acres located at the southeast corner of Ironwood Avenue (E – W) and Heacock Street (N – S).

The Original Specific Plan was first amended in 2018, which is known as "Specific Plan No. 205, Amendment No. 1" or "1st Amendment." The 1st Amendment provided a wider range of land uses and development types than permitted in the Original Specific Plan, which was a response to the then current development trends. The 1st Amendment revised the land uses and development standards affecting approximately 64 acres within the Original Specific Plan area. The 1st Amendment specifically excluded properties located at the southeast corner of Ironwood Avenue at Heacock Street, which otherwise remain in Specific Plan No. 205.[1] The expanded range of allowable uses approved under the 1st Amendment included commercial/retail development, retail uses, and open space designations. The 1st Amendment also facilitated the extension of Davis Street north to connect with the segment of Davis Street that extends north of Ironwood Avenue.

3.2 PROJECT LOCATION AND BOUNDARIES

Specific Plan No. 205 is located north of SR-60 (E – W) at Heacock Street (N – S) in the northwest portion of the City of Moreno Valley, in western Riverside County. The Project considered herein comprises approximately 9.98 acres within Specific Plan No. 205, located immediately southeast of Ironwood Avenue (E – W) at Heacock Street (N – S). Please refer to Figure 3.2-1, *Project Location*.

[1] "The Specific Plan Amendment [No. 1] will not apply to the parcels at the southeast of [*sic*] corner of Ironwood Avenue and Heacock Street as identified in the Land Use Plan exhibit on page 21 of the Specific Plan Amendment [No. 1] text…" (City of Moreno Valley Ordinance No. 935, May 1, 2018, p. 2).

NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 3.2-1
Project Location

3.3 EXISTING LAND USES AND LAND USE DESIGNATIONS

3.3.1 Existing Land Uses

Project site and vicinity land uses are denoted at Figure 3.3-1 and are described below. Representative photos of the Project site are presented at Figure 3.3-2.

3.3.1.1 Project Site Land Use

The Project site is a roughly rectangular-shaped parcel, totaling 9.98 acres. The Project site comprises current Assessor's Parcel Numbers (APNs) 481-020-013, -029, -030, -034, -035, and -038. The Project site is essentially level, evidencing elevations generally ranging from 1,640 feet above mean sea level (MSL) to approximately 1,650 feet MSL. The site is heavily disturbed, characterized by graded areas and sparse areas of non-native vegetation. The site evidences two empty above-ground storage tanks (ASTs) and fenced area (former gravel parking lot). One of these ASTs was previously used for water storage. These ASTs and all surface features will be demolished/removed as part of the Project site preparation activities.

3.3.1.2 Vicinity Land Uses

North of the Project site, across Ironwood Avenue, is an SCE substation and residential uses. West of the Project site, across Heacock Street, properties are developed with commercial/service uses. South and east adjacent to the Project site are light industrial uses similar to those proposed by the Project.

NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 3.3-1
Existing Land Uses

Source: LCG 10MV LLC.

Figure 3.3-2
Site Photos

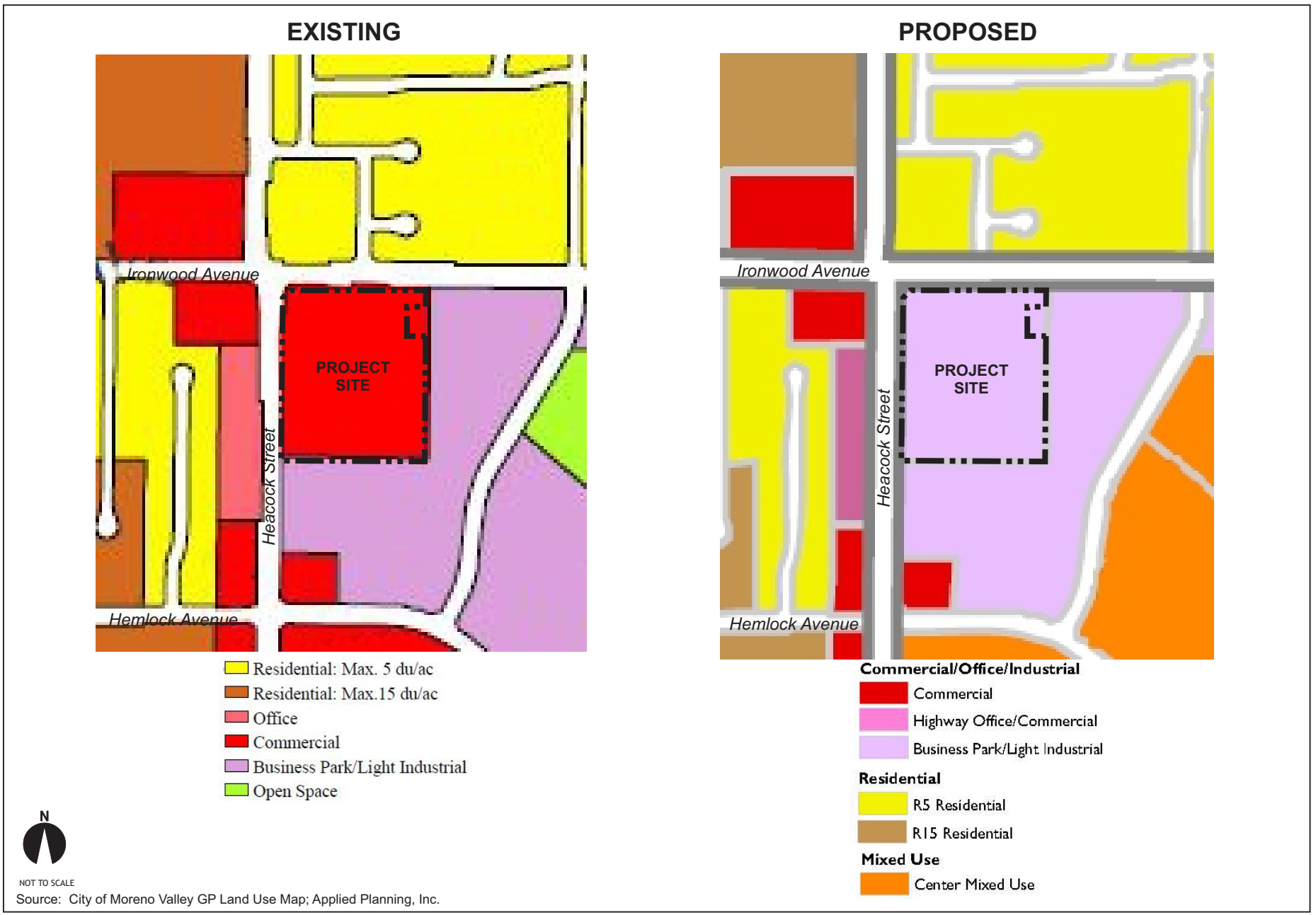
3.3.2 Land Use Designations

3.3.2.1 General Plan Land Use

The existing 2006 General Plan Land Use Designation of the Project site is "Commercial." To allow for the Project light industrial uses and maintain consistency between the site's Specific Plan Land Use and General Plan Land Use designations, the Project proposes a General Plan Land Use Amendment. The proposed General Plan Land Use Amendment would redesignate the Project site General Plan Land Use from "Commercial" to "Business Park/Light Industrial."[2] Existing and proposed General Plan Land Use Designations are presented at Figure 3.3-3. The Project would be allowed under the proposed Business Park/Light Industrial General Plan Land Use designation. More specifically, as described in the General Plan, "[t]he primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average floor area ratio should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14).

The Project will include approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) Project Site – yielding an FAR of approximately 0.51. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project's FAR (0.51) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation. The Project uses would be implemented consistent with zoning established under Specific Plan No. 205, as amended herein.

[2] In May 2024, the Riverside County Superior Court issued a Judgment and Writ ("Writ") directing that the City set aside certification of the 2040 General Plan EIR due to inadequacies identified in the Final Program EIR as to the issues of baseline greenhouse gas emissions (GHG), air quality, and energy use and to set aside approval of the 2040 General Plan and related Zoning Amendments. This had the effect of reviving the City's 2006 General Plan and associated zoning which applies to the Project.



Source: City of Moreno Valley GP Land Use Map; Applied Planning, Inc.

Figure 3.3-3
Existing & Proposed General Plan Land Use Designations

The General Plan land use designations of properties abutting the Project site to the south and east are Business Park/Light Industrial. West of the Project site, across Heacock Street, General Plan Land Use designations of properties are "Commercial" and "Office." North of the Project site, across Ironwood Avenue, the General Plan Land Use designation of properties is "R5, Residential." The Project does not propose or require amendment of off-site General Plan Land Use designations.

3.3.2.2 Zoning

Current zoning of the Project site and abutting properties to the south and east is established under Specific Plan No. 205 (SP No. 205), Moreno Valley Festival Specific Plan. As proposed under the Project, the Specific Plan Land Use designation for the Project site would be changed from "Commercial/Retail" to "Mix of Uses." The Project would not otherwise affect Specific Plan No. 205 land use designations. Existing and proposed zoning designations are presented at Figure 3.3-4.

West of the Project site, across Heacock Street, properties are zoned "Commercial" and "Office." North of the Project site, across Ironwood Avenue, properties are zoned "Residential R5." The Project does not propose or require amendment of off-site zoning designations.

Source: City of Moreno Valley Zoning Map; Specific Plan No. 205 Land Use Plan;Applied Planning, Inc.

Figure 3.3-4
Existing & Proposed Zoning Designations

3.4 PROJECT ELEMENTS

3.4.1 Site Preparation

The Project area would be cleared of all surface features, grubbed, rough-graded, and fine-graded in preparation of building construction. Any debris generated during site preparation activities would be disposed of and/or recycled consistent with the City's Source Reduction and Recycling Element (SRRE). Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage.

3.4.2 Development Concept

The Project proposes the construction of approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre site. The Project Site Plan Concept is presented at Figure 3.4-1. Final designs of all Project elements will be realized consistent with design requirements and standards identified within the Specific Plan No. 205, Amendment No. 2 document. Where the Specific Plan No. 205, Amendment No. 2 document is silent, Project designs and development shall comply with applicable provisions of the City of Moreno Valley Municipal Code.

3.4.3 Access and Circulation

Under the Project Site Plan Concept, primary access to the Project would be provided by two driveways onto Heacock Street, the site's west boundary; and one driveway onto Ironwood Avenue, the site's north boundary. The Project would also construct all site-adjacent roadway improvements as summarized below, and/or as otherwise required pursuant to the Project Conditions of Approval.

- Roadways adjacent to the Project, site access points and site-adjacent intersections would be designed and constructed consistent with City of Moreno Valley General Plan Circulation Element roadway classifications and respective cross-sections.
- On-site traffic signing and striping plans would be submitted concurrent with submittal of Project construction plans; and would be subject to City review and approval.

NOT TO SCALE

Source: Herdman Architecture + Design (12/16/20)

Figure 3.4-1
Site Plan Concept

- Sight distance at each Project access point would conform to Caltrans and City of Moreno Valley sight distance standards; and would be subject to City review and approval.

Trucks accessing the Project site would travel along designated truck routes. Heacock Street and Ironwood Avenue adjacent to the Project site are both designated truck routes.

3.4.3.1 Construction Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities including implementation of access and circulation improvements noted above. Accordingly, the Project Applicant would be responsible for the preparation and submittal of a construction area traffic management plan (Plan) to be reviewed and approved by the City Public Works Department. Typical elements and information incorporated in the Plan would include, but would not be limited to:

- **Name of on-site construction superintendent and contact phone number.**

- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation and quantity of soil import/export (if any).

- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).

- **Identification and Description of Material Storage Locations (if any).**

- **Location and Description of Construction Trailer (if any).**

- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control

plan must be submitted to the City for review and approval. All right-of-way encroachments would require permitting through the City.

- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.

- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

The Plan must be reviewed and approved by the City prior to the issuance of the building permit. The Plan and its requirements would also be required to be provided to all contractors as one component of building plan/contract document packages.

3.4.4 Landscape/Hardscape

The Project would incorporate perimeter and interior landscaping and streetscape elements, acting to generally enhance the Project's visual qualities. Proposed landscaping includes varied trees, shrubs, and ground cover. Design accents, including all landscape/hardscape designs and features, are subject to City review and approval. Final design of the Project's landscaping and hardscape are subject to the City's Design Review processes.

3.4.5 Walls/Screening

Approximately 20-to-30-foot-wide landscape setbacks would be provided along the Project site's Heacock Street and Ironwood Avenue frontages, acting to screen Project parking areas and generally enhance public views of the Project site. Additionally, landscape treatments would be provided along the Project building public-facing facades acting to further screen and enhance views of the Project site.

Internal site features and appurtenances including, but not limited to, loading dock areas, trash collection areas, and utility pedestals/surface utility boxes, would also be screened.

Project screening elements, including all screening walls, would be architecturally compatible with other Project facilities. Final design of all proposed screening elements is subject to City Design Review and Approval processes.

3.4.6 Lighting

All Project lighting would be designed and implemented in a manner that precludes potential adverse effects of light overspill consistent with requirements identified at City Municipal Code Section 9.10.110, "Light and Glare." Municipal Code Section 9.16.280, "Applications for Lighting, General Requirements," subsection A. states:

> Lighting serves both safety and aesthetic purposes, illuminating dark areas and providing for highlights and accents. Effective lighting would highlight building features, add emphasis to important spaces and create an ambience of vitality and security. The intent of these guidelines is to encourage effective and innovative lighting to be incorporated as an integral component of a project.

Potential light overspill is addressed through Municipal Code Section 9.10.110, "Performance Standards, Light and Glare," and would be minimized through limited use of freestanding lighting and use of fixed and shielded directional wall-mounted fixtures. The Project lies within 45 miles of the Mt. Palomar Observatory and would comply with applicable provisions of County of Riverside Ordinance 655 which addresses protection of the night sky from light pollution that would interfere with astronomical observations.

Final design of the Project lighting plan including locations, heights, and performance standards for all Project lighting features and fixtures is subject to the City's Design Review processes. Detailed lighting plans would be prepared in conjunction with building plan submittals and would be subject to City Design Review and Approval processes prior to issuance of building permits.

3.4.7 Signs

All signs implemented by the Project would be required to conform to a Sign Program as reviewed and approved by the City. The Sign Program would provide detailed guidelines and requirements for facility and informational signs and other graphic displays within the Project area. The Sign Program would afford prospective tenants with the maximum possible exposure in a manner that is consistent with the encompassing Project design concept, and responsive to community visual and aesthetic sensibilities.

3.4.8 Parking

Parking would be provided pursuant to City parking requirements. No off-site parking is proposed, nor would it be required. Final design of parking areas would be as reviewed and approved by the City through the City's Design Review processes.

3.4.9 Infrastructure/Utilities

The Project site is served by existing mainline utilities services. Primary utilities services are described below.

3.4.9.1 Water/Sewer Services

Water and sewer services would be provided to the Project by the Eastern Municipal Water District (EMWD). It is anticipated that water service to the Project would be provided by connection to existing EMWD water lines located in Davis Street, and/or Heacock Street. Similarly, it is anticipated that sanitary sewer services to the Project would be provided by connection to the existing sewer main located in Davis Street, and/or Heacock Street. Alignment of service lines, and connection to existing services would be as required by EMWD. Wastewater would be conveyed from the Project for treatment at the Perris Valley Regional Water Reclamation Facility (PVRWRF).

3.4.9.2 Storm Water Management Systems

All Project stormwater management systems would be subject to review and approval by the City. The implemented stormwater management system(s) would comprehensively include proposed drainage improvements, and facilities and programs which act to control and treat stormwater pollutants.

The Project would implement a Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) consistent with City requirements. In this manner, the Project would also comply with requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit and other water quality requirements or storm water management programs specified by the Regional Water Quality Control Board (RWQCB). In combination, implementation of the Project SWPPP, WQMP, and compliance with NPDES Permit and RWQCB requirements acts to protect City and regional water quality by preventing or minimizing potential pollutant discharges to the watershed.

3.4.9.3 Solid Waste Management

It is anticipated that Project-generated solid waste would be conveyed by Waste Management of the Inland Empire to one of three nearby landfills. Solid waste generated by the Project, and related potential effects on landfill capacities, are minimized through compliance with the City's Source Reduction and Recycling Element (SRRE) and incumbent CalRecycle requirements.

3.4.9.4 Electricity

Electrical service within the City is provided by Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU). SCE would provide service to the Project site. New lines installed by the Project would be placed underground. Alignment of service lines and connection to existing services would be as required by SCE. Any necessary surface-mounted equipment, such as transformers, meters, service cabinets, and the like, would be screened and would conform to building setback requirements.

To allow for and facilitate Project development, provision of temporary SCE electrical services improvements may be required. The scope of such temporary improvements is considered consistent with, and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SCE services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

3.4.9.5 Natural Gas

Natural gas service would be provided by the Southern California Gas Company (SoCalGas). Existing service lines would be extended to the Project uses. Alignment of service lines and connection to existing services would be as required by SoCalGas.

To allow for and facilitate Project development, provision of temporary SoCalGas services improvements may be required. The scope of such temporary improvements is considered consistent with, and reflected within, the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SoCalGas services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

3.4.9.6 Communications Services

Communications services, including wired and wireless telephone and internet services, are available through numerous private providers and would be provided on an as-needed basis. As with electrical service lines, all existing and proposed wires, conductors, conduits, raceways, and similar communications improvements within the Project area would be installed underground. Any necessary surface-mounted equipment, e.g., terminal boxes, transformers, meters, service cabinets, etc., would be screened and would conform to building setback requirements.

To allow for and facilitate Project development, provision of temporary communication services improvements may be required. The scope of such temporary improvements is considered consistent with, and reflected within, the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary communication services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

3.4.10 Energy Efficiency/Sustainability

Consistent with the City of Moreno Valley Climate Action Plan,[3] energy-saving and sustainable design features and operational programs would be incorporated into all facilities developed pursuant to the Project. As reviewed and approved by the City, the Project would be designed and constructed in a manner that, at a minimum, achieves Leadership in Energy and Environmental Design (LEED) "Silver" equivalency. Preliminary Project concepts incorporate and express the following design features and attributes promoting energy efficiency and sustainability:

- The Project design concept allows for inclusion of a photo-voltaic electrical generation system (PV system) capable of generating sufficient power to serve all Project office areas. Alternatively, as a Condition of Approval, the Project would be required to obtain an equivalent amount of electricity from a utility provider that receives its energy from renewable (non-fossil fuel) sources and provide documentation to this effect to the City.
- All on-site cargo handling equipment (CHE) would be powered by non-diesel fueled engines.
- Regional vehicle miles traveled (VMT) and associated vehicular-source emissions are reduced by the following Project design features/attributes:

    - Sidewalk improvements generally facilitate pedestrian access and encourage people to walk instead of drive. The Project would not impose barriers to pedestrian access and interconnectivity.

    - Light industrial/warehouse uses proposed by the Project act to reduce truck travel distances and truck trips within the region by consolidating and reducing requirements for single-delivery vendor truck trips.

- To reduce water demands and associated energy use, development proposals within the Project site would be required to implement a Water Conservation

[3] *City of Moreno Valley Climate Action Plan*, Adopted June 15, 2021. See also: https://moval.gov/city_hall/general-plan2040/MV-CAP.pdf

Strategy and demonstrate a minimum 20% reduction in indoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy).[4] Development proposals within the Project site would also be required to implement the following:

- Landscaping palette emphasizing drought-tolerant plants;
- Use of water-efficient irrigation techniques;
- Use of EPA-Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and other plumbing fixtures.

3.5 PROJECT OPERATIONS

For analytic purposes, the following Project operational characteristics are assumed:

- The Project will be complete and fully operational by 2026, the Project Opening Year;
- The Project will be open and operational year-round, 24 hours per day, 7 days per week;
- A maximum of 15 percent of the Project gross floor area (31,847 square feet) will comprise refrigerated warehouse uses;
- A maximum of 15 percent of the Project gross floor area (31,847 square feet) will comprise manufacturing/fabrication uses;
- Unless otherwise noted herein, all Project operations would occur internal to the Project main building.

Project operations would also include on-site cargo handling. The most common type of cargo handling equipment is the yard truck designed for moving cargo containers. Yard

[4] Reduction of 20% indoor water usage is consistent with the current CalGreen Code performance standards for residential and non-residential land uses. Per CalGreen, the reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code.

trucks are also known as yard goats, utility tractors (UTRs), hustlers, yard hostlers, and yard tractors. Any yard trucks based at the Project site would be non-diesel (e.g., gasoline and/or electric-powered).

Project tenants are not yet known, and the number of jobs that the Project would generate cannot therefore be precisely determined. The City of Moreno Valley General Plan does not provide employment estimates by land use category. The City of Moreno Valley lies within Riverside County – and the Riverside County General Plan does provide employment estimates by land use type. For purposes of this analysis, employment estimates were calculated using data and average employment factors presented in the Riverside County General Plan. The Riverside County General Plan estimates that light industrial land uses, such as the Project, would employ one worker for every 1,030 square feet of building area (Riverside County General Plan, Appendix E-2, Table E-5). See: https://planning.rctlma.org/. On this basis, it is preliminarily estimated that the Project's 220,390 square feet of light industrial uses would generate an estimated 214 jobs.

3.6 PROJECT OPENING YEAR

The Project would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. The anticipated Project Opening Year is 2026.

3.7 PROJECT OBJECTIVES

The primary goal of the Project is to transition available underutilized vacant property to productive high quality light industrial uses. Complementary Project Objectives include the following:

- Implement the City Plan (General Plan), as amended herein, through development that is consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs;

- Implement Specific Plan No. 205, as amended herein, through development of new light industrial uses that are consistent with the amended Specific Plan land uses and development concepts, and in total supports the Specific Plan Vision;

- Provide roadway and wet and dry utility infrastructure adequate to serve the Project;

- Implement light industrial uses that are compatible with adjacent land uses;

- Implement light industrial uses in a manner that is cognizant of natural and man-made conditions and that minimizes potential adverse environmental effects;

- Implement light industrial uses that are responsive to current and anticipated market demands;

- Implement light industrial development that would increase locally available construction employment opportunities;

- Implement light industrial development that would increase locally available long-term employment opportunities;

- Attract new light industrial uses businesses and jobs and thereby foster economic growth.

3.8 PROJECT DISCRETIONARY ACTIONS, PERMITS, CONSULTATIONS

Discretionary actions, permits and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

3.8.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ."

Requested Lead Agency decisions, or discretionary actions necessary to realize the Project would include the following:

- Certification of the Project EIR;
- Approval of a General Plan Amendment (Land Use Element), redesignating the Project site General Plan Land Use from Commercial to Business Park/Light Industrial;
- Adoption of Specific Plan No. 205, Amendment No. 2; and related amendment(s) to City Zoning Map(s);
- Approval of a Lot Line Adjustment or Parcel Map to combine and reconfigure existing parcels comprising the Project site;
- Site Plan/Plot Plan Approval(s);
- Approval of Infrastructure Improvement Plans including, but not limited to, roads, sewer, water, storm water management system, and dry utilities plans.

3.8.2 Other Consultation and Permits

CEQA Guidelines Section 15124 also states that the EIR should, to the extent known, include a list of all the agencies expected to use the EIR in their decision-making (Responsible Agencies, Trustee Agencies), and a list of other permits or approvals required to implement the Project. Based on the current Project design concept, anticipated permits necessary to realize the proposal would likely include, but are not limited to, the following:

- Tribal Resources consultation with requesting Tribes as provided for under *AB 52, Gatto. Native Americans: California Environmental Quality Act*; and *SB 18, Burton. Traditional tribal cultural places*;

- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area; and

- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This chapter of the EIR analyzes and describes the potential environmental impacts associated with the adoption and implementation of the Moreno Valley Business Park Building 5 (Project). The environmental impact analysis has been organized into a series of sections, each addressing a separate environmental topic. Environmental topics addressed in this EIR are presented in the following sections:

Section	Topic
4.1	Land Use and Planning
4.2	Transportation
4.3	Air Quality
4.4	Greenhouse Gas Emissions/Global Climate Change
4.5	Energy
4.6	Noise
4.7	Biological Resources
4.8	Cultural Resources/Tribal Cultural Resources

Within each of the above topical Sections, the discussion is typically divided into subsections which: summarize the findings of the section; present the framework for the discussion by listing the sources of information used in the section; describe the "setting" or existing environmental conditions; identify regulations and policies, which through their observance typically resolve many potential environmental concerns; identify thresholds of significance applicable to potential environmental effects of the Project; describe the significance of Project-related environmental effects in the context of applicable significance thresholds; and for impacts which are potentially significant or significant, recommend mitigation measures to eliminate or reduce these impacts. In this latter regard, it is recognized that the intent of the California Environmental Quality

Act (CEQA) is to focus on significant, or potentially significant adverse effects of the Project, and therefore, mitigation is proposed only for potential impacts of this magnitude.

As noted above, before potential impacts are evaluated, the standards or thresholds which will serve as the basis for judging the relative significance of impacts are presented. Often thresholds serve as a general guide or gauge for determining an impact's potential relative significance, rather than defining its absolute effects. Subsequent to identification of relevant significance thresholds, potential Project-related effects and impacts are identified and explained. If an impact is considered to be potentially significant, mitigation measures are proposed to avoid the impact, or reduce its effects to the extent feasible. In determining the potential significance of impacts, the adequacy of existing policies and regulations in addressing each impact is taken into consideration. At the conclusion of each discussion for a potentially significant impact, a determination is made as to whether the impact can be reduced to a less-than-significant level with the application of mitigation measures.

In the environmental analysis, the following terms are used to describe the potential effects of the Project:

- **Less-Than-Significant Impacts**: Minor changes or effects on the environment caused by the Project which do not meet or exceed the criteria, standards, or thresholds established to gauge significance are considered to be less-than-significant impacts. Less-than-significant impacts do not require mitigation. In some cases, these impacts may appear to be potentially significant. However, existing public policies, regulations, and procedures adequately address these potential effects, thereby reducing them to a less-than-significant level, without the need for additional mitigation.

- **Potentially Significant Impacts**: Potentially significant impacts are defined as a substantial, or potentially substantial, adverse change in the environment. The CEQA Guidelines and various responsible agencies provide guidance for determining the significance of impacts. However, the determination of impact significance is ultimately based on the judgment of the lead agency. Similarly, the establishment of any criteria to be used in evaluating the significance of impacts is the responsibility of the lead agency. Wherever possible, mitigation is proposed in the EIR to avoid or reduce the magnitude of potentially significant impacts.

- **Significant Impacts**: Impacts identified in the EIR which cannot be mitigated below thresholds of significance through the application of feasible mitigation measures are categorized as "significant."

- **Cumulative Impacts**: A discussion of cumulative impacts is provided in Section 5.0 of this environmental analysis. Cumulative impacts refer to the impacts of the Project as they are combined or interact with anticipated impacts of other vicinity projects and physical effects of projected ambient regional growth.

4.1 LAND USE AND PLANNING

4.1 LAND USE AND PLANNING

Abstract

This Section assesses potential land use and planning impacts that may result from land use and planning decisions necessary to implement Moreno Valley Business Park Building 5. Specifically, the discussions in this Section evaluate the potential for the Project to:

- *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.*

As supported by the analysis presented in this Section, potential land use and planning impacts of the Project would be less-than-significant.

4.1.1 INTRODUCTION

The Land Use and Planning Section of the EIR focuses on the Project's consistency with applicable land use plans, policies, and regulations; and evaluates the Project's compatibility with existing and proposed vicinity development. Discussions and analysis within this Section are based on and supported by the following documents and source information:

- City of Moreno Valley 2006 General Plan and its associated General Plan Environmental Impact Report (SCH No. 200091075). These documents are available through the City of Moreno Valley or are accessible at: http://www.moval.org/city_hall/general-plan.html;

- The City of Moreno Valley Municipal Code, Title 9, *Planning and Zoning*, available through the City of Moreno Valley, or accessible at: https://ecode360.com/MO4973

- *Regional Transportation Plan/Sustainable Communities Strategy* available through the Southern California Association of Governments (SCAG) or can be accessed at: https://scag.ca.gov/connect-socal; and

- The *Moreno Valley Festival Amendment to Specific Plan 205 (*Blodgett Baylosis Environmental Planning) January 19, 2021, Adopted February 16, 2021; City of Moreno Valley Ordinance 978 (Specific Plan No. 205, Amendment No. 2) included at EIR Appendix B.

4.1.2 SETTING

4.1.2.1 Project Overview and Location

The Project considered herein amends the Specific Plan No. 205 Land Use Plan for those properties (approximately 9.98 acres) that were excluded under Specific Plan No. 205, Amendment No. 1. The Project would redesignate the Specific Plan Land Use for these 9.98 acres from "Commercial/Retail" to "Mix of Uses," and would allow for implementation of up to 220,390 square feet of light industrial uses. The Project responds to evolving community and market demands within the City and region.

Final designs of all Project elements will be realized consistent with design requirements and standards identified within the Specific Plan No. 205, Amendment No. 2 document. Where the Specific Plan No. 205, Amendment No. 2 document is silent, Project designs and development shall comply with applicable provisions of the City of Moreno Valley Municipal Code.

For analytic purposes, the following Project operational characteristics are assumed:

- The Project will be complete and fully operational by 2026, the Project Opening Year;
- The Project will be open and operational year-round, 24 hours per day, 7 days per week;
- A maximum of 15 percent of the Project gross floor area (31,847 square feet) will comprise refrigerated warehouse uses;
- A maximum of 15 percent of the Project gross floor area (31,847 square feet) will comprise manufacturing/fabrication uses;
- Unless otherwise noted herein, all Project operations would occur internal to the Project main building.

Detailed information regarding land uses and development that would be allowed under the Project is presented within *Moreno Valley Festival Amendment to Specific Plan 205* (Blodgett Baylosis Environmental Planning) January 19, 2021 (Specific Plan document). The Specific Plan document in total is included at Appendix B.

Analyses within this EIR reflect the Project design and development concepts summarized at EIR Section 3.0, *Project Description*. Should future development proposals differ substantially from the development concepts analyzed herein, the Lead Agency would comply with CEQA in consideration of those proposals.

4.1.2.1 Existing Land Uses

The Project site is a roughly rectangular-shaped parcel, totaling 9.98 acres. The Project site comprises current Assessor's Parcel Numbers (APNs) 481-020-013, -029, -030, -034, -035, and -038. The Project site is essentially level, with elevations generally ranging from 1,640 feet above mean sea level (MSL) to approximately 1,650 feet MSL. The site is heavily disturbed, characterized by graded land and sparse areas of non-native vegetation. The site evidences two empty above-ground storage tanks (ASTs). Additionally, a fenced area (former gravel parking lot) exists along the Project site east boundary. ASTs and all surface features will be demolished/removed as part of the Project site preparation activities. Existing land uses are illustrated at Figure 4.1-1.

North of the Project site, across Ironwood Avenue, are an SCE substation and residential uses. West of the Project site, across Heacock Street, properties are developed with commercial/service uses. South and east of the Project site are light industrial uses similar to those proposed by the Project.

4.1.2.2 General Plan Land Use and Zoning Designations

The existing General Plan Land Use Designation of the Project site is "Commercial." Current zoning of the Project site is SP No. 205 "Retail Commercial." The Project proposes amendments to these land use designations, as subsequently discussed.

NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 4.1-1
Existing Land Uses

4.1.3 LAND USE PLANS, GOALS, POLICIES, AND REGULATIONS

4.1.3.1 Regional Planning

The Southern California Association of Governments (SCAG) is the federally recognized metropolitan planning organization (MPO) for this region, which encompasses over 38,000 square miles, and comprises representatives of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. SCAG is a regional planning agency and a forum for addressing regional issues concerning transportation, the economy, community development, and the environment. SCAG is also the regional clearinghouse for projects requiring environmental documentation under federal and state law. In this role, SCAG reviews proposed development and infrastructure projects to analyze their potential impacts on regional planning programs. As Southern California's MPO, SCAG cooperates with the Mojave Desert Air Quality Management District (MDAQMD), the California Department of Transportation (Caltrans), and other agencies in preparing regional planning documents.

The SCAG *Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* is a long-range plan that is supported by transportation and land use strategies intended to achieve California's greenhouse gas emission reduction goals and federal Clean Air Act requirements. The RTP/SCS also supports regional planning objectives addressing public health, roadway safety, regional goods movement, and efficient use of resources.

4.1.3.2 Local Planning

The Project would be subject to, and would be required to comply with, applicable land use plans, goals, policies, and regulations, including the City of Moreno Valley General Plan and City of Moreno Valley Municipal Code, Title 9, *Planning and Zoning*. In many instances, compliance with existing policies and regulations eliminates, or substantially reduces, potential environmental effects. Existing policies and regulations, to some extent, also indicate community and regional values and prerogatives relative to environmental concerns.

4.1.4 STANDARDS OF SIGNIFICANCE

Appendix G of the California Environmental Quality Act Guidelines (*CEQA Guidelines*), as applied by the City of Moreno Valley, indicates that a Project will normally have a significant effect related to land use if it would:

- Physically divide an established community;

- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

4.1.5 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.1.5.1 Introduction

The following discussions focus on those areas where it has been determined that the Project may result in potentially significant land use and planning impacts, based on the previous discussions included within this Section and analysis presented within the EIR Initial Study (EIR Appendix A). The Initial Study discussions substantiate that the Project would not physically divide an established community. This potential impact is therefore not discussed further within this Section. Please refer also to Initial Study Checklist Item XI. *Land Use and Planning*.

4.1.5.2 Impact Statements

Potential Impact: *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.*

Impact Analysis: Land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects are established under the RTP/SCS, City of Moreno Valley General Plan, and SPA No. 205.

RTP/SCS Consistency

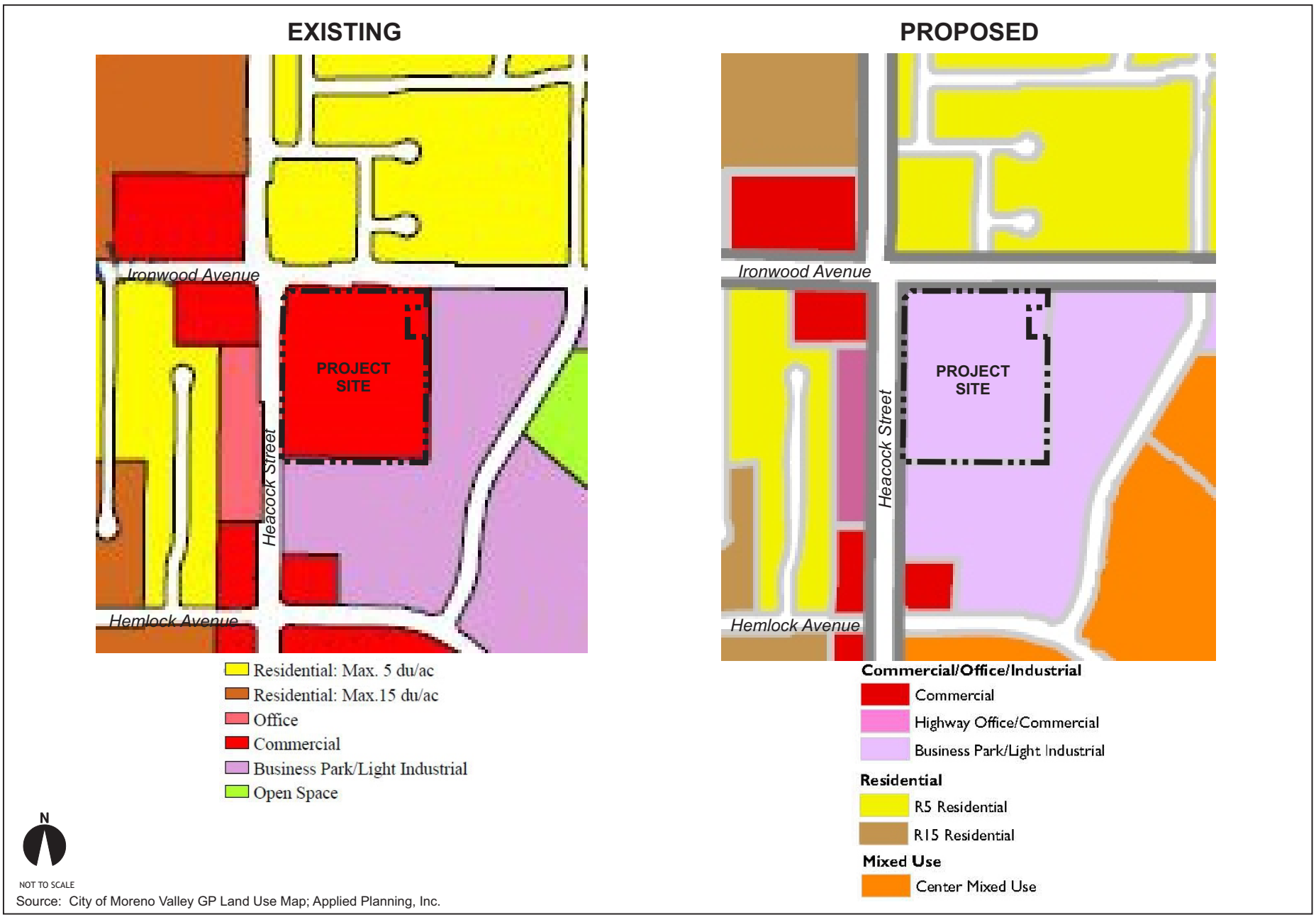
The existing General Plan Land Use Designation of the Project site is "Commercial." The RTP/SCS reflects the site's current General Plan "Commercial" Land Use Designation. To allow for the Project industrial uses, a General Plan Land Use Amendment is proposed that would redesignate the Project site General Plan Land Use from Commercial to "Business Park/Light Industrial." The Project would be allowed under the proposed Business Park/Light Industrial General Plan Land Use designation. Existing and proposed General Plan Land Use designations are presented at Figure 4.1-2.

The change in General Plan Land Use proposed by the Project (from Commercial to Light Industrial/Business Park) would likely result in a net reduction in total criteria air pollutant emissions. This is due primarily to the net reduction in traffic and mobile-source air pollutant emissions that would be generated by the Project light industrial uses when compared to traffic and mobile-source emissions that would result from commercial development of the subject site.

Trip generation (traffic) is a general proxy that broadly represents relative air quality impacts of development proposals. Trip generation resulting from the Project Business Park/Light Industrial uses would likely be reduced when compared to trip generation resulting from development of the site allowed under the site's current General Plan Commercial Land Use. In this regard, trip generation for general commercial uses is approximately 35.86 average daily trips (ADT) per thousand square feet (TSF).[1] In comparison, the Project would generate approximately 2.25 ADT per TSF.[2]

[1] Land Use 820 (General Commercial Shopping Center) Trip Generation rate from ITE Trip Generation Manual, 11th Edition. Trip generation rate reflects pass-by trip reduction of 25 percent.

[2] Project Trip Generation from *Moreno Valley Business Park – Phase II Vehicle Miles (VMT) Analysis* (Urban Crossroads) January 3, 2022.



Source: City of Moreno Valley GP Land Use Map; Applied Planning, Inc.

Figure 4.1-2
Existing & Proposed General Plan Land Use Designations

On this basis, impacts resulting from the Project would not exceed assumptions reflected in the RTP/SCS. Moreover, the Project is not of a type, or of sufficient scope or scale to be considered regionally significant under CEQA,[3] and would not discernibly affect regional goals and policies established under the RTP/SCS. Based on the preceding discussion, the Project is determined to be consistent with the RTP/SCS.

General Plan Consistency

The existing General Plan Land Use Designation of the Project site is "Commercial." To allow for the Project light industrial uses and maintain consistency between the site's Specific Plan Land Use and General Plan Land Use designations, the Project proposes a General Plan Land Use Amendment. The proposed General Plan Land Use Amendment would redesignate the Project site General Plan Land Use from "Commercial" to "Business Park/Light Industrial."[4] The Project would be allowed under the proposed Business Park/Light Industrial General Plan Land Use designation. More specifically, as described in the General Plan, "[t]he primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average floor area ratio should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14).

[3] Specifically, *CEQA Guidelines* Section 15206 identifies the types of projects considered to be of statewide, regional, or areawide significance, which include:

- Proposed residential developments over a certain number of dwelling units
- Projects with the potential for causing significant environmental effects that extend beyond the city or county where the project is located
- Projects for the expansion or construction of water resources facilities beyond a single city or county
- Projects with the potential to adversely impact prime agricultural lands or facilities included in the State Clearinghouse Handbook

[4] In May 2024, the Riverside County Superior Court issued a Judgment and Writ ("Writ") directing that the City set aside certification of the 2040 General Plan EIR due to inadequacies identified in the Final Program EIR as to the issues of baseline greenhouse gas emissions (GHG), air quality, and energy use and to set aside approval of the 2040 General Plan and related Zoning Amendments. This had the effect of reviving the City's 2006 General Plan and associated zoning which applies to the Project.

The Project will include approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) Project Site – yielding an FAR of approximately 0.51. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project's FAR (0.51) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation.

As summarized above, the Project uses and development concepts would be consistent with the proposed Business Park/Light Industrial General Plan Land Use designation.

Project consistency with applicable land use and planning provisions of the City of Moreno Valley General Plan is further substantiated at Table 4.1-1.

Table 4.1-1
Consistency with City of Moreno Valley General Plan Land Use Policies

Land Use Policy	Remarks
2.5.1 The primary purpose of areas designated "Business Park/Industrial" is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio of 1.0 and the average floor area ratio should be significantly less.	**Consistent.** The Project proposes light industrial/warehouse uses allowed under the site's proposed Business Park/Industrial General Plan Land Use Designation. The Project would be required to comply with the "Mix of Uses" zoning regulations that would be implemented under proposed SP No. 205 Amendment No. 2. The Project proposes 220,390 square feet of light industrial uses within an approximately 9.98-acre site, yielding a Floor Area Ratio (FAR) of approximately 0.51, substantially less than the permitted FAR of 1.0.
2.5.2 Locate manufacturing and industrial uses to avoid adverse impacts on surrounding land uses.	**Consistent.** As substantiated herein, the Project would not result in any adverse impacts to surrounding land uses.
2.5.3 Screen manufacturing and industrial uses where necessary to reduce glare, noise, dust, vibrations and unsightly views.	**Consistent.** The Project uses are located and oriented so as to screen/block potentially unsightly views of the Project as seen from off-site vantages. The proposed building's public facing facades reflect contemporary light industrial designs. As substantiated herein, the

Table 4.1-1
Consistency with City of Moreno Valley General Plan Land Use Policies

Land Use Policy	Remarks
	Project would not result in potentially adverse glare, noise, dust, or vibration impacts.
2.5.4 Design industrial developments to discourage access through residential areas.	**Consistent.** The Project would be directly accessible from abutting Ironwood Avenue and Heacock Street. The Project does not propose or require access that would direct or encourage traffic through residential areas.

Sources: Policy Statements from: City of Moreno Valley General Plan (2006); Remarks by Applied Planning, Inc.

SPA No. 205 Consistency

Current zoning of the Project site and abutting properties to the south and east is established under Specific Plan No. 205. The Project considered herein amends the Specific Plan No. 205 Land Use Plan for those properties (approximately 9.98 acres) that were excluded under Specific Plan No. 205, Amendment No. 1. The Project would redesignate the Specific Plan Land Use for these 9.98 acres from "Commercial/Retail" to "Mix of Uses." Additionally, the Amendment would allow, and the Project proposes, development of up to 220,390 square feet of light industrial uses (Building 5). The Project uses would conform to SPA No. 205 as amended under the Project. Existing and proposed zoning designations are presented at Figure 4.1-3.

Source: City of Moreno Valley Zoning Map; Specific Plan No. 205 Land Use Plan;Applied Planning, Inc.

Figure 4.1-3
Existing & Proposed Zoning Designations

Summary and Conclusion

The Project 's proposed land use amendments would achieve land use designations that best represent the development and land use activities contemplated by the Project. When a project includes an amendment to the applicable land use designation, inconsistency with the existing designation is an element of the project itself, which then requires a legislative policy decision of the agency. The request and subsequent approval of a change in designation in this regard does not signify a potential environmental effect. Environmental impacts of the Project's proposed land use amendments would therefore be less-than-significant. The Project light industrial/warehouse development is consistent with the "Business Park/Industrial" General Plan Land Use Designation proposed by the Project. The Project would be required to comply with zoning regulations and requirements of SP No. 205 as amended under the Project. Additionally, the Project would be consistent with goals presented within the General Plan and established under the RTP/SCS.

The Project land uses, development concepts, and operations would conform to all governing land use plans (as amended). The Project concepts conform to regulations and standards established by the City. The City would ensure compliance of the Project final designs with applicable regulations and standards through established design and development review processes.[5]

On this basis, the potential for the Project to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect is considered less-than-significant.

Level of Significance: Less-Than-Significant.

[5] See: https://www.moreno-valley.ca.us/cdd/documents/approval-process.html

4.2 TRANSPORTATION

4.2 TRANSPORTATION

Abstract

This discussion of potential transportation impacts is organized under the following headings:

- *Vehicle Miles Traveled Analysis; and*
- *Other Transportation Topics.*

A summary of the analysis and findings under these topical headings is presented below.

Vehicle Miles Traveled (VMT) Analysis

The City specifically recognizes that vehicle delay (Level of Service, LOS) deficiencies are no longer environmental impacts under CEQA.[1] *Additionally, the City has determined that the Project screens out from further LOS analysis under the City's LOS Assessment criteria.*[2] *The Project's potential LOS deficiencies are therefore not further evaluated here.*

CEQA Guidelines *Section 15064.3 (statute effective July 1, 2020) requires analysis of the Project's potential vehicle miles traveled (VMT) impacts. Detailed analysis of the Project's potential VMT impacts is presented in* Moreno Valley Business Park – Phase II, Vehicle Miles Traveled (VMT) Analysis *(Urban Crossroads, Inc.) January 3, 2022 (Project VMT Analysis). Findings and conclusions of the Project VMT Analysis are summarized in this Section and the Project VMT Analysis in total is presented at EIR Appendix C.*

[1] *CEQA Guidelines* Section 15064.3, effective January 1, 2019, "describes specific considerations for evaluating a project's transportation impacts" and provides that, except for roadway capacity projects, "a project's effect on automobile delay (or LOS) shall not constitute a significant environmental impact." (*CEQA Guidelines*, § 15064.3, subd. (a).)

[2] The Project would generate fewer than 100 peak hour trips (actual vehicles and Passenger Car Equivalent [PCE]). Per the City of Moreno Valley *Transportation Impact Analysis Preparation Guide* "projects that generate 100 or less trips typically do not affect LOS significantly once distributed to the local roadway network." The City has, on this basis, determined that LOS analysis is not required for the Project. See also: *Moreno Valley Business Park - Phase II (SPA No. 2) (Project) Traffic Impact Preparation Guide Scoping Form* presented in EIR Appendix C and on file with the City of Moreno Valley.

The Project VMT Analysis estimates the Project VMT per employee and compares Project VMT per employee to applicable City VMT per employee thresholds. Project VMT per employee that would exceed the City VMT per employee threshold would be considered a potentially significant VMT impact. As substantiated herein, Project VMT per employee would not exceed the City's Base Year (2012) Condition or Cumulative Year (2040) Condition VMT per employee thresholds. On this basis, Project VMT impacts would be individually and cumulatively less-than-significant. As also substantiated herein, the Project would not result in potentially significant VMT inducement impacts.

Other Transportation Topics

Consistent with CEQA Guidelines *Appendix G Transportation subjects as implemented by the City, other transportation topics evaluated in this Section include the following:*

- *Potential to conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;*

- *Potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and*

- *Potential to result in inadequate emergency access.*

The analysis presented here substantiates that Project impacts under the preceding "Other Transportation Topics" would be less-than-significant.

4.2.1 VMT Analysis

4.2.1.1 Background

Transportation impact analyses prepared by the City have historically been based on level of service (LOS) and similar vehicle delay/congestion metrics. The LOS analytic model provides a reasonable assessment of vehicle congestion and driving conditions that may result from a given development project. LOS analyses do not, however, evaluate the range and magnitude of other environmental effects attributable to development traffic, including fuel consumption, criteria air pollutant emissions, and

greenhouse gas emissions. In response to these latter concerns and to comprehensively evaluate environmental impacts of development traffic, *CEQA Guidelines* Section 15064.3 establishes Vehicle Miles Traveled (VMT) as the appropriate metric for evaluation of project transportation impacts.

Consistent with *CEQA Guidelines* Section 15064.3 requirements, an analysis of the Project's potential VMT impacts is presented below. Please refer also to: *Moreno Valley Business Park – Phase II, Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.) January 3, 2022 (Project VMT Analysis) presented at EIR Appendix C.

The Project VMT Analysis substantiates the potential for the Project to conflict with or be inconsistent with *CEQA Guidelines* Section 15064.3, subdivision (b). For ease of reference, *CEQA Guidelines* Section 15064.3, subdivision (b) is presented below.

> **§ 15064.3. Determining the Significance of Transportation Impacts.**
> (b) Criteria for Analyzing Transportation Impacts.
>
> (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.
>
> (2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional

transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

4.2.1.2 Methodology

As provided at *CEQA Guidelines* Section 15064.3 (b) (4) "[a] lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure." Appropriate means to develop and implement VMT analysis methodologies are expressed in the Governor's Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (December of 2018) (Technical Advisory). Consistent with guidance presented in the Technical Advisory, the City of Moreno Valley has implemented VMT analysis methodologies in *Transportation Impact Analysis Preparation Guide for Vehicle Miles Traveled and Level of Service Assessment*

(City of Moreno Valley Transportation Engineering Division) June 2020 (City Transportation Impact Analysis Preparation Guide).

The Project VMT analysis presented here conforms to the VMT methodology established under the City Transportation Impact Analysis Preparation Guide. Further detail regarding the Project VMT Analysis methodology is provided below.

Project Screening

Consistent with criteria established under the City Transportation Impact Analysis Preparation Guide, projects that meet certain screening thresholds based on their location and project type may be presumed to result in a less-than-significant VMT impact. Consistent with the screening criteria recommended in OPR's Technical Advisory, the City of Moreno Valley employs the following project-level VMT screening criteria:

- Transit Priority Area (TPA) Screening;
- Low VMT Area Screening; and
- Project Type Screening.

A land use project need qualify under only one of the above screening criteria to result in a less than significant impact. Development proposals that do not qualify under one of the above-listed screening criteria are required to prepare a project-level VMT analysis. The Project considered herein does not qualify under the any of the City's VMT screening criteria (Project VMT Analysis, pp. 2, 3). Accordingly, a Project-level VMT analysis has been prepared.

Project VMT

The City Transportation Impact Analysis Preparation Guide identifies the Riverside County Transportation Analysis Model (RIVTAM), and the Riverside County Model (RIVCOM) as appropriate tools for conducting VMT analysis for land development projects in the City of Moreno Valley. Based on discussion with City staff, it was determined that the Project VMT Analysis would be prepared based on an unmodified version of RIVTAM for the Base Year (2012) Condition and a modified version of

RIVTAM inclusive of the 2040 City of Moreno Valley General Plan Update for the Cumulative Year Condition.

Project VMT estimates were developed by translating the Project land use and development scope to correlating socio-economic data (SED) (e.g., population, households, employment, etc.). The resulting SED was then input to the RIVTAM model, yielding an estimated total Project VMT. RIVTAM modeling of Project VMT is summarized at Table 4.2-1.

Table 4.2-1
Project VMT Estimates

	Base Year (2012) Condition	Cumulative Year (2040) Condition
Total VMT (Home-Based Work [HBW])[3]	1,751	2,475

Source: *Moreno Valley Business Park – Phase II, Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.) January 3, 2022.

Alternative transportation modes and facilities (e.g., bus service, bicycle routes, pedestrian paths) are generally available within the Study Area and could potentially reduce the Project VMT. However, the VMT-reducing potential of alternative travel modes were not considered in the Project VMT Analysis. Project VMT estimates considered in this analysis therefore represent the likely maximum Project VMT impact conditions.

Project Employees

Project tenants are not yet known, and the number of jobs that the Project would generate cannot therefore be precisely determined. The City of Moreno Valley is located within Riverside County. The City of Moreno Valley has not established employment factors by land use type. For purposes of this analysis, employment estimates were calculated using data and average employment factors presented in the Riverside County General Plan (County General Plan). The County General Plan estimates that industrial land uses, such as the Project, would employ one worker for every 1,030 SF of building area (Riverside

[3] HBW VMT is a measure of all employee auto trips between home and work, and appropriately does not include heavy duty truck trips or freight transport. This is consistent with OPR direction and City Transportation Impact Analysis Preparation Guide protocols for estimating project-level VMT.

County General Plan, Appendix E-2, Table E-5). See: https://planning.rctlma.org/. On this basis, the Project's approximately 220,390 square feet of light industrial uses would generate an estimated 214 jobs.

Project VMT per Employee

Reflecting the preceding VMT and Employee estimates, Project VMT per employee estimates are summarized at Table 4.2-2.

Table 4.2-2
Project VMT per Employee

	Base Year (2012) Condition	Cumulative Year (2040) Condition
Total VMT	1,751	2,475
Project Employees	214	214
Project VMT per Employee	8.18	11.57

Source: *Moreno Valley Business Park – Phase II, Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.) January 3, 2022.

VMT Significance Thresholds

Per the City Transportation Impact Analysis Preparation Guide, for projects that are office and industrial land use types, VMT per employee is the appropriate VMT metric. The Project is an industrial/warehouse land use and has therefore been evaluated based on the VMT per employee metric. The City Transportation Impact Analysis Preparation Guide establishes the following significance thresholds for VMT analyses:[4]

- A project would have a significant VMT impact if, in the Existing Plus Project scenario (the Base Year Condition described herein), its net VMT per capita (for residential projects) or per employee (for office and industrial projects) exceeds the per capita [or per employee] VMT for Moreno Valley. For all other uses, a net increase in VMT would be considered a significant impact.

[4] City Transportation Impact Analysis Preparation Guide, p. 26.

- If a project is consistent with the regional RTP/SCS, then cumulative VMT impacts would be considered less-than-significant, subject to consideration of other substantial evidence. If a project is not consistent with the RTP/SCS, then it would have a significant VMT impact if, for office and industrial projects, its net VMT per employee exceeds the VMT per employee for Moreno Valley in the RTP/SCS horizon year. In this case, the RTP/SCS horizon year is consistent with the City of Moreno Valley 2040 General Plan Buildout condition as evaluated in the City of Moreno Valley 2040 General Plan Update EIR.

Base Year (2012) Condition Threshold

The City of Moreno Valley is a member agency of the Western Region Council of Governments (WRCOG). WRCOG publishes jurisdictional VMT per employee averages for use by its member agencies. For the Base Year Condition, the WRCOG VMT per employee average for the City of Moreno Valley is 11.01, and for the purposes of this analysis establishes the Base Year Condition VMT impact significance threshold.

Cumulative Year (2040) Condition Threshold

As discussed in the Project VMT Analysis, to evaluate cumulative VMT impacts, a Cumulative Year Condition, "no project" RIVTAM model run was performed. The "no project" RIVTAM model run reflects buildout of the City per the 2040 General Plan Update, and analysis presented in the City of Moreno Valley 2040 General Plan Update EIR. The 2040 General Plan Update EIR indicates that City of Moreno Valley citywide average VMT per employee under the Cumulative Year Condition is 14.40,[5] and for the purposes of this analysis establishes the Cumulative Year Condition VMT impact significance threshold.

Project VMT Impact

Table 4.2-3 compares Project VMT per employee to the Base Year Condition VMT impact significance threshold and Cumulative Year Condition VMT impact significance threshold. As indicated at Table 4.2-3, Project VMT per employee would not exceed either

[5] It is noted here that the 2006 General Plan VMT estimate for the Cumulative Year (2040) Condition is 14.51 VMT per employee. The 14.40 VMT per employee Cumulative Year (2040) Condition threshold employed in this analysis is more restrictive than that reflected in the 2006 General Plan and establishes the likely maximum impact scenario.

threshold. On this basis, Project-level and cumulative VMT impacts are considered less-than-significant.

Table 4.2-3
Project VMT Impact

	Base Year (2012) Condition	Cumulative Year (2040) Condition
VMT Threshold (VMT per Employee)	11.01	14.40
Project VMT per Employee	8.18	11.57
Threshold Exceeded?	NO	NO

Source: *Moreno Valley Business Park – Phase II, Vehicle Miles Traveled (VMT) Analysis* (Urban Crossroads, Inc.) January 3, 2022.

Level of Significance: Less-Than-Significant.

Induced VMT Analysis

Use of VMT as an environmental impact metric for Transportation Projects is discretionary, per Section 15064.3 (b) (2) of the *CEQA Guidelines*, below:

> *(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.*

The Technical Advisory states that building new roadways, adding roadway capacity in congested areas, or adding roadway capacity to areas where congestion is expected in the future, typically induces additional vehicle travel. The addition of through lanes on existing or new highways, including general purpose lanes, HOV lanes, peak period lanes, auxiliary lanes, or lanes through grade-separated interchanges as project types that would likely lead to a measurable and substantial increase in induced vehicle travel. The Technical Advisory also recognizes that addition of capacity on local or collector streets (provided the project also substantially improves conditions for pedestrians, cyclists,

and, if applicable, transit) would not likely lead to a substantial or measurable increase in vehicle travel, and therefore generally should not require an induced travel analysis.

The Project would construct site adjacent roadway improvements consistent with City requirements. Construction of these site adjacent roadway facilities consistent with City requirements would not significantly alter regional or interregional travel. The potential for the Project to result in or contribute substantial adverse induced VMT impacts is therefore considered less-than-significant.

Level of Significance: Less-Than-Significant.

4.2.2 OTHER TRANSPORTATION TOPICS

Other transportation topics evaluated below include:

- *Potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;*

- *Potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and*

- *Potential to result in inadequate emergency access.*

Potential Impact: *Potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities.*

Impact Analysis: The analysis presented here considers the degree to which the Project may hinder the safe and comfortable access to the Project site from other locations, with a special focus on people relying on transit services or active transportation modes such as biking or walking.

The Project does not propose elements or aspects that would conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway,

bicycle and pedestrian facilities. In this respect, the Project is designed to accommodate pedestrians via sidewalks provided along adjacent public roadways. Landscaping would be installed along the Project's perimeter, separating and defining the adjacent public roadway rights-of-way (and their associated streetscapes and sidewalks) from the Project interior spaces, minimizing or avoiding conflict between Project operations and pedestrian traffic. Additionally, all Project site design features including, but not limited to, sidewalk designs and driveway access to adjacent streets would be subject to review and approval by the City of Moreno Valley at the time improvement plans are submitted. Established City review processes ensure that Project driveway access control and sight distance standards conform to City safety standards, acting to minimize potential pedestrian/vehicle conflicts at the Project driveway intersections with adjacent sidewalks.

The City of Moreno Valley Bicycle Master Plan (Bicycle Master Plan), *Existing Bicycle Facilities* is reproduced at Figure 4.2-1. In the Project vicinity, a Class 3 Bike Route exists along Ironwood Avenue (E – W), the northern Project boundary; and a Class 2 Bike Lane exists along Heacock Street (N – S), the western Project boundary.

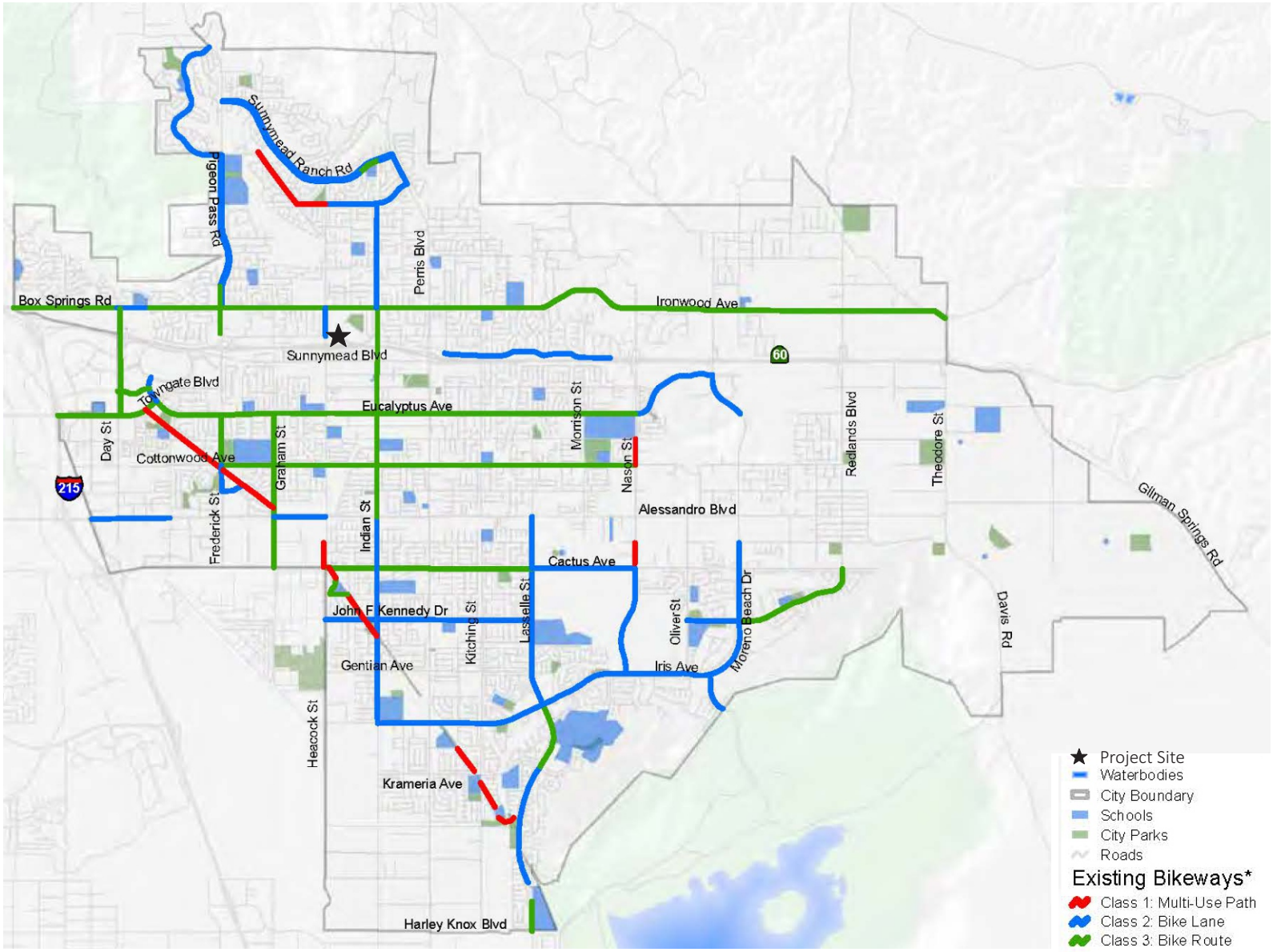
Bicycle Master Plan recommended improvements in the Project vicinity include a Class 2 Bike Lane along Ironwood Avenue; and a Class 3 Bike Route along Davis Street. Davis Street traverses SP No. 205 along a N – S orientation approximately 100 feet east of the Project site. Consistent with City requirements, the Project would design and construct adjacent roadway sections, including any bicycle master plan improvements and/or incorporation of bicycle master plan easements.

The Project would also provide on-site bicycle amenities (e.g., designated/secured bicycle parking) consistent with City requirements.

Based on the preceding, the potential for the Project to conflict with or obstruct provision of bicycle facilities is considered less-than-significant.

Bus service to the Project area is provided by the Riverside Transit Authority (RTA). RTA Route 11 exists along Ironwood Avenue (E – W), the northern Project boundary.

Complete RTA route and schedule information can be accessed at: https://www.riversidetransit.com/index.php/maps-schedules. The Project does not propose or require facilities or uses that would conflict with or obstruct the provision of RTA bus services. The City and the Applicant would consult with RTA regarding potential bus service amenities and improvements that could further provision of bus services to the Project.



Source: City of Moreno Valley; Applied Planning, Inc.

Figure 4.2-1
City of Moreno Valley Existing Bicycle Facilities

On a long-term basis, the Project may result in increased demand for public transportation as increased employment opportunities become available on-site. Transit agencies routinely review and adjust their ridership schedules to accommodate public demand. Based on the preceding, the potential for the Project to conflict with or obstruct provision of bus services is considered less-than-significant.

Trucks accessing the Project site would be required to travel along designated truck routes. Heacock Street and Ironwood Avenue adjacent to the Project site are both designated truck routes. Mandatory use of designated truck routes would minimize potential conflicts between truck traffic and other motorized and non-motorized transportation modes.

Based on the preceding, the potential for the Project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities is considered less-than-significant.

Level of Significance: Less-Than-Significant.

Potential Impact: *Potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.*

Impact Analysis: The final design of the Project site plan and all Project traffic improvements would be subject to review and approval by the City, thereby ensuring conformance of the Project improvements with City design and safety standards. In addition, representatives of the Moreno Valley Police Department[6] and Moreno Valley Fire Department would review the Project's plans to ensure that emergency access is provided consistent with Department(s) requirements. Efficient and safe access within, and access to, the Project is provided by the site plan design concept, site access improvements, and site adjacent roadway improvements included as components of the

[6] The City of Moreno Valley contracts police services from the Riverside County Sheriff's Department.

Project. On-site traffic signing and striping would be implemented in conjunction with detailed construction plans for the Project site. Sight distance at each Project access point would be reviewed to ensure conformance with City sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

Based on the preceding, the implemented Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

It is also recognized that temporary and short-term traffic detours and traffic disruption could result during Project construction activities. Management and control of construction traffic would be addressed through the preparation of a construction area traffic management plan to be submitted to the City prior to or concurrent with Project building plan review(s). The Project Construction Traffic Management Plan (Plan), summarized within the EIR Project Description, would identify traffic controls for any street closures, detours, or other potential disruptions to traffic circulation during Project construction. The Plan would also be required to identify construction vehicle access routes, and hours of construction traffic.

As supported by the preceding discussions and information presented in the EIR Project Description, the potential for the Project to substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access is considered less-than-significant.

Level of Significance: Less-Than-Significant.

4.3 AIR QUALITY

4.3 AIR QUALITY

Abstract

This Section identifies and addresses potential air quality impacts that may result from construction and implementation of the Project. More specifically, the air quality analysis presented here evaluates the potential for the Project to result in the following impacts:

- *Conflict with or obstruct implementation of the applicable air quality plan.*
- *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.*
- *Expose sensitive receptors to substantial pollutant concentrations.*

As substantiated by the analysis presented here, Project-source air quality impacts would be less-than-significant.

4.3.1 INTRODUCTION

This Section presents existing air quality conditions and identifies potential air quality impacts resulting from construction and operations of the Project. Local and regional climate, meteorology and air quality are discussed, as well as existing federal, state and regional air quality regulations. The information presented in this Section is summarized from: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022 (Project AQIA); and *Moreno Valley Business Park – Phase II, Mobile Source Health Risk Assessment, City of Moreno Valley* (Urban

Crossroads, Inc.) January 17, 2022 (Project HRA). The Project AQIA, Project HRA and all supporting modeling data are presented at EIR Appendix D.

4.3.2 AIR QUALITY FUNDAMENTALS

Air pollution comprises many substances generated from a variety of sources, both man-made and natural. Industrialization occurring in the twentieth century, and especially activities relying on the burning of fossil fuels, creates air pollution. Most air pollutant contaminants are wasted energy in the form of unburned fuels or by-products of the combustion process. Motor vehicles are by far the most significant source of air pollutants in urban areas, emitting photochemically reactive hydrocarbons (unburned fuel), carbon monoxide, and oxides of nitrogen. These primary pollutants chemically react in the atmosphere with sunlight and the passage of time to form secondary pollutants such as ozone.

Air pollutants are generally classified as either primary or secondary pollutants. Primary pollutants are generated daily and emitted directly from the source, whereas secondary pollutants are created over time and occur within the atmosphere as chemical and photochemical reactions take place. Examples of primary pollutants include carbon monoxide (CO), oxides of nitrogen (NO_2 and NOx), sulfur dioxide (SO_2), particulate matter (PM_{10} and $PM_{2.5}$), and various hydrocarbons or reactive organic gases (ROG). Examples of secondary pollutants include ozone (O_3), which is a product of the reaction between NO_X and ROG in the presence of sunlight. Other secondary pollutants include photochemical aerosols.

To aid in the review of discussions presented subsequently in this Section, recurring terms, abbreviations, and acronyms are defined as follows: PPM - Parts per Million; $\mu g/m^3$ - Micrograms Per Cubic Meter; PM_{10} - Particulate Matter Less Than 10 Microns in Diameter; $PM_{2.5}$ - Particulate Matter Less Than 2.5 Microns In Diameter.

4.3.2.1 Criteria Air Pollutants

Criteria air pollutants are those air contaminants for which air quality standards currently exist. Currently, state and federal air quality standards exist for ozone, nitrogen dioxide (NO_2), sulfur dioxide (SO_2), carbon monoxide (CO), suspended particulate matter (PM_{10} and $PM_{2.5}$), and lead. California has also set standards for visibility, sulfates, hydrogen sulfide, and vinyl chloride. Evaluated criteria air contaminants, or their precursors, typically also include reactive organic gases (ROG), oxides of nitrogen (NO_X), sulfur oxides (SO_x), and respirable particulate matter (PM_{10}, $PM_{2.5}$). Pollutant characteristics, mechanisms of pollutant origination and potential health effects of air pollutants are described below.

Carbon Monoxide

Properties and Sources

Carbon monoxide (CO) is a colorless, odorless, toxic gas formed by incomplete combustion of fossil fuels. CO levels tend to be highest during the winter mornings, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest CO concentrations are generally found near congested transportation corridors and intersections. Other sources include aircraft, off-road vehicles, stationary equipment (e.g., fuel-fired furnaces, gas water heaters, fireplaces, gas stoves, gas dryers, charcoal grills), and landscape maintenance equipment such as lawnmowers and leaf blowers.

Human Health Effects

A consistent association between increased ambient CO levels and higher-than-average rates of hospital admissions for heart diseases (such as congestive heart failure) has been observed. Carbon monoxide can cause decreased exercise capacity, and adversely affects conditions with an increased demand for oxygen supply (fetal development, chronic hypoxemia, anemia, and diseases involving the heart and blood vessels). Exposure to CO can cause impairment of time interval estimation and visual function.

Ozone

Properties and Sources

Ozone (O_3) is a highly reactive and unstable gas that is formed when volatile organic compounds (VOC) and oxides of nitrogen (NO_X), which are both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of the pollutant.

Human Health Effects

Short-term exposure to ozone can cause a decline in pulmonary function in healthy individuals including breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue and immunological changes. Additionally, an increase in the frequency of asthma attacks, cough, chest discomfort and headache can result.

A correlation has been reported between elevated ambient ozone levels and increases in daily hospital admission rates and mortality because of long-term ozone exposure. A risk to public health implied by altered connective tissue metabolism and host defense in animals has also been reported.

Oxides of Nitrogen

Properties and Sources

Oxides of nitrogen (NO_X) are integral to the process of photochemical smog production. During combustion, oxygen reacts with nitrogen to produce NO_X. Two major forms of NO_X are nitric oxide (no) and nitrogen dioxide (NO_2). Natural causal sources or originators of NO_X include lightning, soils, wildfires, stratospheric intrusion, and the oceans. Natural sources accounted for approximately seven percent of 1990 emissions of NO_X for the United States (EPA 1997). Atmospheric deposition of NO_X occurs when

atmospheric or airborne nitrogen is transferred to water, vegetation, soil, or other materials. Acid deposition involves the deposition of nitrogen and/or sulfur acidic compounds that can harm natural resources and materials. The major source of NO_X in the Basin is on-road vehicles. Stationary commercial and service source fuel combustion are other contributors.

Human Health Effects

Exposure to NO_X may alter sensory responses or impair pulmonary function and may increase incidence of acute respiratory disease including infections and respiratory symptoms in children. Difficulty in breathing in healthy individuals as well as bronchitic groups may also occur. NO_X is also a precursor to ozone and PM_{10}/$PM_{2.5}$. As noted above, health effects of ground-level ozone include: aggravated asthma; reduced lung capacity; increased respiratory illness susceptibility; increased respiratory and cardiovascular hospitalizations; and premature deaths.

Sulfur Dioxide

Properties and Sources

Sulfur dioxide (SO_2) is a colorless, pungent gas. At levels greater than 0.5 ppm, SO_2 has a strong odor. Sulfuric acid is formed from sulfur dioxide, which is an aerosol particle component that affects acid deposition. Anthropogenic, or human-caused, sources include fossil-fuel combustion, mineral ore processing, and chemical manufacturing. Volcanic emissions are a natural source of sulfur dioxide. SO_2 is a precursor to sulfates and PM_{10}.

Human Health Effects

Health effects of SO_2 include higher frequencies of acute respiratory symptoms (including airway constriction in some asthmatics and reduction in breathing capacity leading to severe difficulties) and diminished ventilatory function in children. Extreme exposure can cause lung edema (fluid accumulation), lung tissue damage, and damage to the lining of the respiratory tract.

Particulate Matter

Properties and Sources

Particulate matter is a generic term that defines a broad group of chemically and physically different particles (either liquid droplets or solids) that can exist over a wide range of sizes. Examples of atmospheric particles include those produced from combustion (diesel soot or fly ash), light (urban haze), sea spray (salt particles), and soil-like particles from re-suspended dust. Fugitive dust is defined as any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly because of human activities (Rule 403, Fugitive Dust, SCAQMD).

Within air quality analyses, particulate matter is categorized by diameter: PM_{10} and $PM_{2.5}$. PM_{10} refers to particulate matter that is 10 microns or less in diameter (1 micron is one millionth of a meter, or one micrometer [μm]). $PM_{2.5}$ refers to particulate matter that is 2.5 microns or less in diameter. The size of particles can determine the residence time of the material in the atmosphere. $PM_{2.5}$ has a longer atmospheric lifetime than PM_{10} and, therefore, can be transported over longer distances.

Particulate matter originates from a variety of stationary and mobile sources. Stationary sources that generate particulate matter include: fuel combustion for electric utilities, residential space heating, and industrial processes; construction and demolition; metals, minerals, and petrochemicals; wood products processing; mills and elevators used in agriculture; erosion from tilled lands; waste disposal and recycling. Mobile or transportation-related sources that generate particulate matter include highway vehicles, non-road vehicles and fugitive dust from paved and unpaved roads.

Human Health Effects

A consistent correlation between elevated ambient PM_{10} levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed.[1]

Diesel Particulate Matter (DPM), a subcategory of particulate matter, is a mixture of many exhaust particles and gases that is produced when an engine burns diesel fuel. Many compounds found in diesel exhaust are carcinogenic, including sixteen compounds that are classified as possibly carcinogenic by the International Agency for Research on Cancer. DPM includes the particle-phase constituents in diesel exhaust. Some short-term (acute) effects of diesel exhaust include eye, nose, throat and lung irritation, as well as coughs, headaches, light-headedness and nausea. Diesel exhaust is a major source of ambient particulate matter pollution, and numerous studies have linked elevated particle levels in the air to increased hospital admission, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems. DPM in the Basin poses the greatest cancer risk of all identified toxic air pollutants.

Valley Fever may also be transmitted through PM_{10} and $PM_{2.5}$ emissions. "Valley Fever is a fungal infection caused by coccidioides organisms. It can cause fever, chest pain and coughing, among other signs and symptoms. Two species of coccidioides fungi cause valley fever. These fungi are commonly found in the soil in specific areas and can be stirred into the air by anything that disrupts the soil, such as farming, construction and wind. The fungi can then be breathed into the lungs and cause valley fever, also known as acute coccidioidomycosis. Mild cases of valley fever usually resolve on their own. In more severe cases, doctors prescribe antifungal medications that can treat the underlying infection."[2]

[1] www.aqmd.gov/docs/default-source/planning/air-quality-guidance/appendix-c.pdf

[2] Mayo Clinic Staff. "Diseases and Conditions-Valley Fever." *Mayo Clinic*. n.p., 27 May 2015. Web. 13 Oct. 2015.

Reactive Organic Gases

Properties and Sources

Reactive Organic Gases (ROGs) (also termed Volatile Organic Compounds [VOCs]) are defined as any compound of carbon, excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. There is no state or national ambient air quality standard for ROGs because they are not classified as criteria pollutants. They are regulated, however, because a reduction in ROG emissions reduces certain chemical reactions that contribute to the formulation of ozone. ROGs are also transformed into organic aerosols in the atmosphere, which contribute to higher PM_{10} and lower visibility. The major sources of ROGs in the Basin are on-road motor vehicles and solvent evaporation. ROGs are also an ozone and PM_{10}/$PM_{2.5}$ precursor.

Human Health Effects

As described previously, health effects of ground-level ozone include: aggravated asthma; reduced lung capacity; increased respiratory illness susceptibility; increased respiratory and cardiovascular hospitalizations; and premature deaths.

Benzene is a reactive organic compound and a known carcinogen. Typical sources of benzene emissions include: gasoline service stations (fuel evaporation), motor vehicle exhaust, tobacco smoke, and oil and coal incineration. Benzene is also sometimes employed as a solvent for paints, inks, oils, waxes, plastic, and rubber. It is used in the extraction of oils from seeds and nuts. It is also used in the manufacture of detergents, explosives, dyestuffs, and pharmaceuticals. Short-term (acute) exposure to high doses from inhalation of benzene may cause dizziness, drowsiness, headaches, eye irritation, skin irritation, and respiratory tract irritation, and at higher levels, unconsciousness can occur. Long-term (chronic) occupational exposure to high doses by inhalation has caused blood disorders, including aplastic anemia and lower levels of red blood cells.

4.3.3 SETTING

4.3.3.1 Local and Regional Climate

The Project site is located in the South Coast Air Basin (SCAB, Basin) within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. The SCAQMD has jurisdiction over an area of approximately 10,743 square miles, consisting of the four-county Basin (Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties), and the Riverside County portions of the Salton Sea Air Basin and Mojave Desert Air Basin.

The 6,745-square-mile SCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bounded by the San Gabriel Mountains to the south and west, the Los Angeles/Kern County border to the north, and the Los Angeles/San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bounded by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

Persistent climatic conditions and variations in temperature, wind, humidity, precipitation, and ambient sunshine significantly influence air quality in the SCAB. Annual average temperatures throughout the SCAB vary from the low to mid 60s (degrees Fahrenheit). Due to a decreased marine influence, easterly portions of the SCAB exhibit greater variability in average annual temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures ranging from 47°F in central Los Angeles to 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures exceeding 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. It should be noted that these effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB, with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14-½ hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas," each year. During the dry season, which coincides with the months of maximum

photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind.

Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal areas.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NO_x and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

The distinctive climate of the Project area and the SCAB is determined by its terrain and geographical location. The Basin is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. Wind patterns across the south coastal region are characterized by westerly and southwesterly on-shore winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season.

4.3.3.2 Existing Air Quality

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards (National Ambient Air Quality Standards [NAAQS] and California Ambient Air Quality Standards [CAAQS]. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. For further information regarding NAAQS and CAAQS currently in effect, please refer to the Project Air Quality Impact Analysis (Project AQIA), Table 2-2, *Ambient Air Quality Standards*; and http://www.arb.ca.gov/research/aaqs/aaqs.htm. The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O_3, CO, SO_2, NO_2, PM_{10}, and $PM_{2.5}$ are not equaled or exceeded at any time in any consecutive three-year period, and the federal standards (other than O_3, PM_{10}, $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O_3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

Regional Air Quality

The SCAQMD monitors regional air quality through measurement and quantification of various criteria pollutants at 30 monitoring stations located throughout the air district. Criteria pollutant attainment status designations for the SCAB are provided at Table 4.3-1.

Table 4.3-1
Criteria Pollutant Attainment Status Designations

Criteria Pollutant	State Designation	Federal Designation
O_3 – 1-hour standard	Nonattainment	--
O_3 – 8-hour standard	Nonattainment	Nonattainment
PM_{10}	Nonattainment	Attainment
$PM_{2.5}$	Nonattainment	Nonattainment
CO	Attainment	Unclassifiable/Attainment
NO_2	Attainment	Unclassifiable/Attainment
SO_2	Unclassifiable/Attainment	Unclassifiable/Attainment
Lead	Attainment	Unclassifiable/Attainment

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Local Air Quality

Relative to the Project site, the nearest long-term air quality monitoring site for Ozone (O_3) and Particulate Matter ≤ 10 Microns (PM_{10}) is the SCAQMD Perris monitoring station (SRA 24), located approximately 10.9 miles north of the Project site. Data for Carbon Monoxide (CO), Nitrogen Dioxide (NO_2), and Particulate Matter ≤ 2.5 Microns ($PM_{2.5}$) was obtained from the Metropolitan Riverside County 2 monitoring station (SRA 23), located approximately 10.5 miles northwest of the Project site. Data from the Metropolitan Riverside County 2 monitoring station was utilized in lieu of the Perris monitoring station only where data was not available from the nearest monitoring site.

The most recent three years of monitoring data available is presented at Table 4.3-2, and identifies the number of days ambient air quality standards were exceeded for the study area, which was considered to be representative of the local air quality at the Project

site (data for SO_2 has been omitted as attainment is regularly met in the South Coast Air Basin and few monitoring stations measure SO_2 concentrations).

Table 4.3-2
Project Area Air Quality Monitoring Summary

Pollutant	Standard	Year		
		2018	2019	2020
O_3				
Maximum Federal 1-Hour Concentration (ppm)		0.117	0.118	0.125
Maximum Federal 8-Hour Concentration (ppm)		0.103	0.095	0.106
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	31	26	34
Number of Days Exceeding State/Federal 8-Hour Standard	> 0.070 ppm	67	64	74
CO				
Maximum Federal 1-Hour Concentration	> 35 ppm	2.2	1.5	1.9
Maximum Federal 8-Hour Concentration	> 20 ppm	2.0	1.2	1.4
NO_2				
Maximum Federal 1-Hour Concentration	> 0.100 ppm	0.055	0.056	0.066
Annual Federal Standard Design Value		0.014	0.014	0.014
PM_{10}				
Maximum Federal 24-Hour Concentration (μg/m³)	> 150 μg/m³	64	97	77
Annual Federal Arithmetic Mean (μg/m³)		29.7	25.3	35.9
Number of Days Exceeding Federal 24-Hour Standard	> 150 μg/m³	0	0	0
Number of Days Exceeding State 24-Hour Standard	> 50 μg/m³	3	4	6
$PM_{2.5}$				
Maximum Federal 24-Hour Concentration (μg/m³)	> 35 μg/m³	50.70	46.70	41.00
Annual Federal Arithmetic Mean (μg/m³)	> 12 μg/m³	12.41	11.13	12.63
Number of Days Exceeding Federal 24-Hour Standard	> 35 μg/m³	2	4	4

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

4.3.3.3 Air Quality Improvement Trends

Discussions below have been excerpted and summarized from the Project AQIA. Please refer also to the Project AQIA at Section 2.9, *Regional Air Quality Improvement*.

The Project lies within the jurisdiction of the SCAQMD. In 1976, California adopted the Lewis Air Quality Management Act which created SCAQMD from a voluntary association of air pollution control districts in Los Angeles, Orange, Riverside, and San Bernardino counties. SCAQMD develops comprehensive plans and regulatory programs for the South Coast Air Basin (SCAB) that will attain federal air quality standards by dates specified by law. SCAQMD is also responsible for meeting State air quality standards by the earliest date achievable.

SCAQMD rule development through the 1970s and 1980s resulted in dramatic improvement in SCAB air quality. Nearly all control programs developed through the early 1990s relied on (i) the development and application of cleaner technology; (ii) add-on emission controls, and (iii) uniform CEQA review throughout the SCAB. Industrial emission sources have been significantly reduced by this approach and vehicular emissions have been reduced by technologies implemented at the state level by the California Air Resources Board (CARB).

SCAQMD has implemented Air Quality Management Plans (AQMPs) providing a regional blueprint for achieving healthful air within the SCAB. The 2012 AQMP attributes the historical improvement in air quality since the 1970s as the direct result of Southern California's comprehensive, multi-year strategy of reducing air pollution from all sources as outlined in its AQMPs.

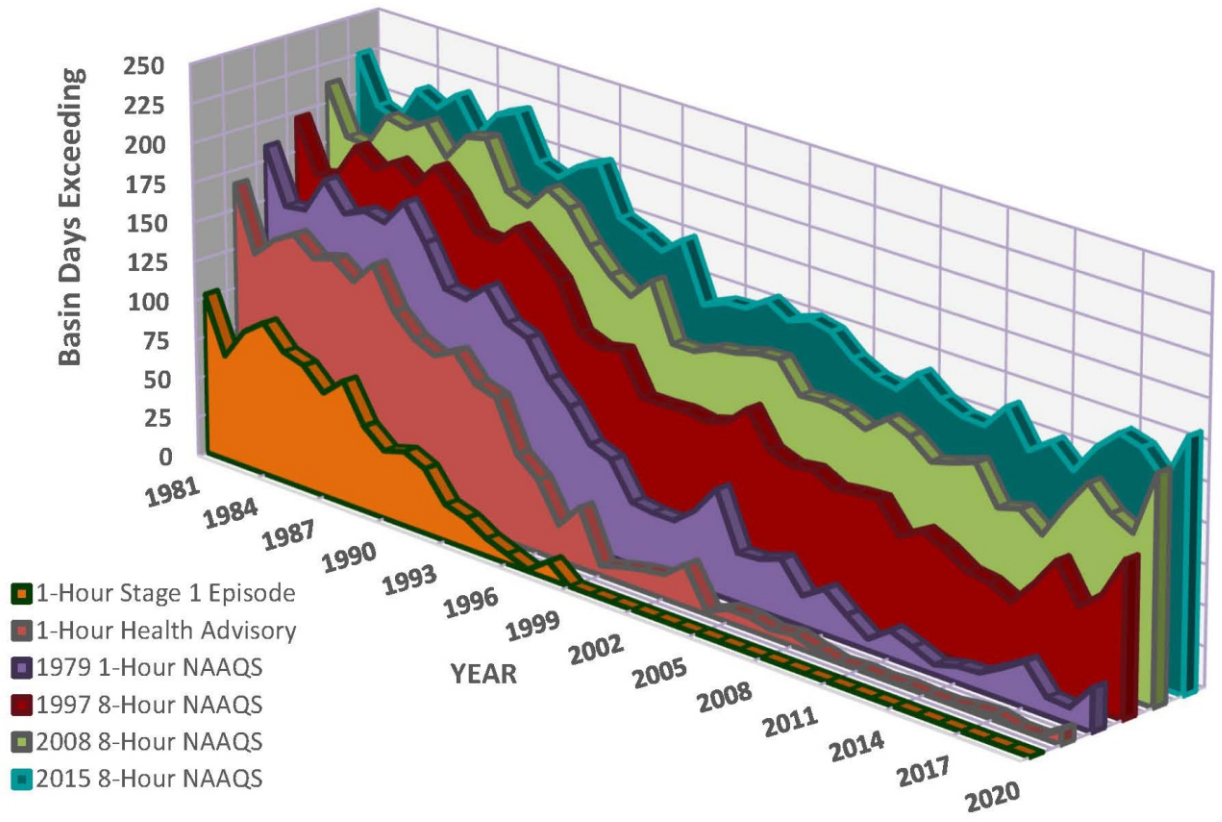
Emissions of O_3, NO_X, VOC, and CO have been decreasing in the SCAB since 1975 and are projected to continue to decrease through 2020. These decreases result primarily from motor vehicle controls and reductions in evaporative emissions. Although vehicle miles traveled (VMT) in the SCAB continue to increase, NO_X and VOC levels are decreasing because of the mandated controls on motor vehicles and the replacement of older polluting vehicles with lower-emitting vehicles. NO_X emissions from electric utilities have also decreased due to use of cleaner fuels and renewable energy. O_3 contour maps show that the number of days exceeding the 8-hour NAAQS has decreased between 1997 and 2007. In the 2007 period, there was an overall decrease in exceedance days compared

with the 1997 period. However, as shown on Figure 4.3-1, O_3 levels have recently increased in the due to higher temperatures and stagnant weather conditions. Notwithstanding, O_3 levels in the SCAB have decreased substantially over the last 30 years with the current maximum measured concentrations being approximately one-third of concentrations within the late 70s.

Ambient PM_{10} and $PM_{2.5}$ levels in the SCAB have also trended downward and show an overall improvement since 1975. Direct emissions of PM_{10} have remained somewhat constant in the SCAB and direct emissions of $PM_{2.5}$ have decreased slightly since 1975. Area wide sources (fugitive dust from roads, dust from construction and demolition, and other sources) contribute the greatest amount of particulate matter emissions.

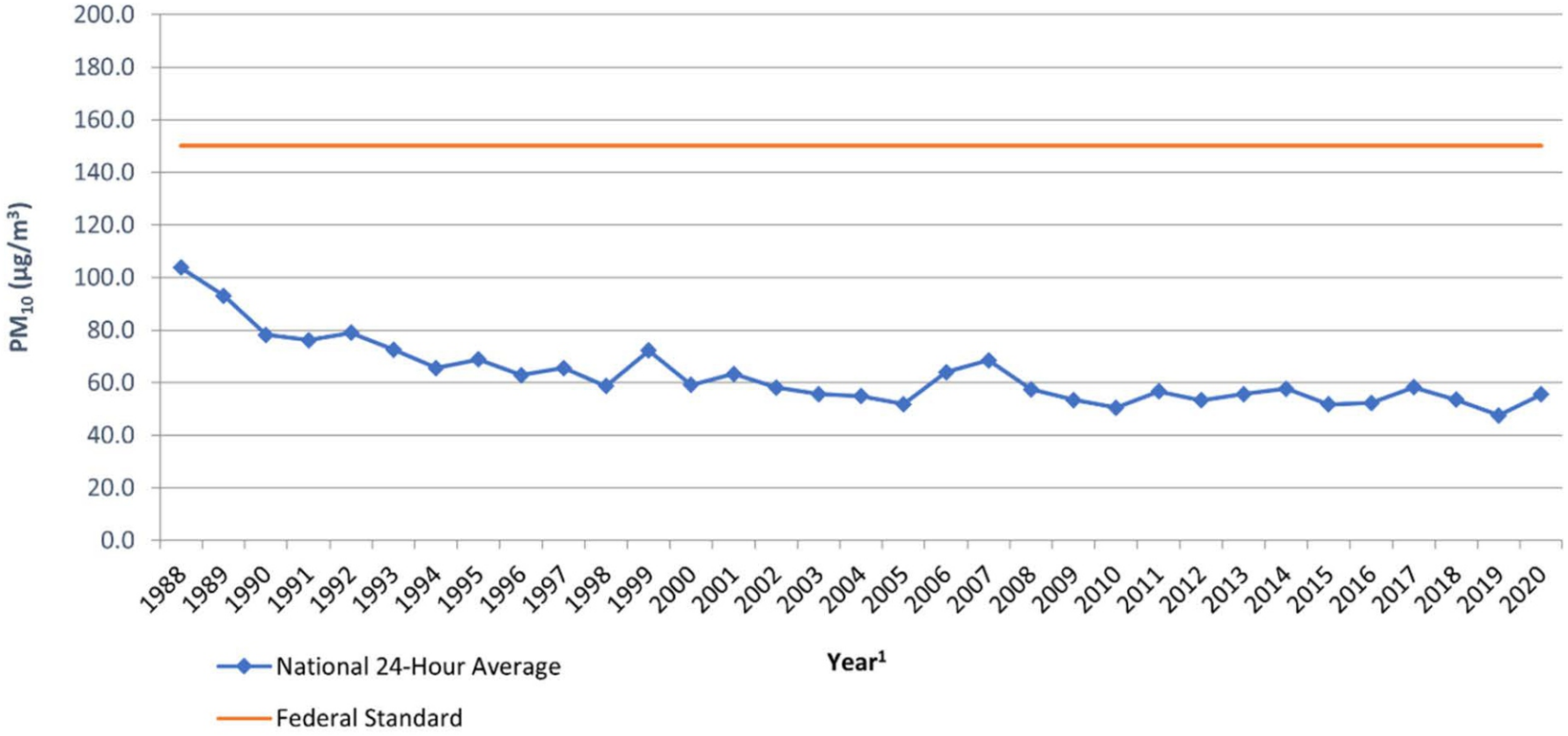
PM_{10} improvements in the context of federal and state standards are illustrated at Figures 4.3-2, 4.3-3. During the period for which data are available, the 24-hour annual average concentration for PM_{10} decreased by approximately 46 percent, from 103.7 $\mu g/m^3$ in 1988 to 55.5 $\mu g/m^3$ in 2020. Although the values are below the federal standard, it should be noted that there are days within the year where the concentrations continue to exceed the threshold. The annual average for emissions for PM_{10}, have decreased by approximately 64 percent since 1989. Although data in the late 1990s show some variability, this is probably due to the advances in meteorological science rather than a change in emissions. The number of days above the 24-hour PM_{10} standards has also shown an overall decrease.

Figures 4.3-4 and 4.3-5 present 24-hour and annual average $PM_{2.5}$ concentrations in the SCAB for the period 1999 – 2020. In the context of federal and state standards, $PM_{2.5}$ concentrations have decreased by almost 50 percent and 31 percent respectively. The SCAB is currently designated as nonattainment for the state and federal $PM_{2.5}$ standards.



Source: Urban Crossroads, Inc.

Figure 4.3-1
SCAB O3 Trend

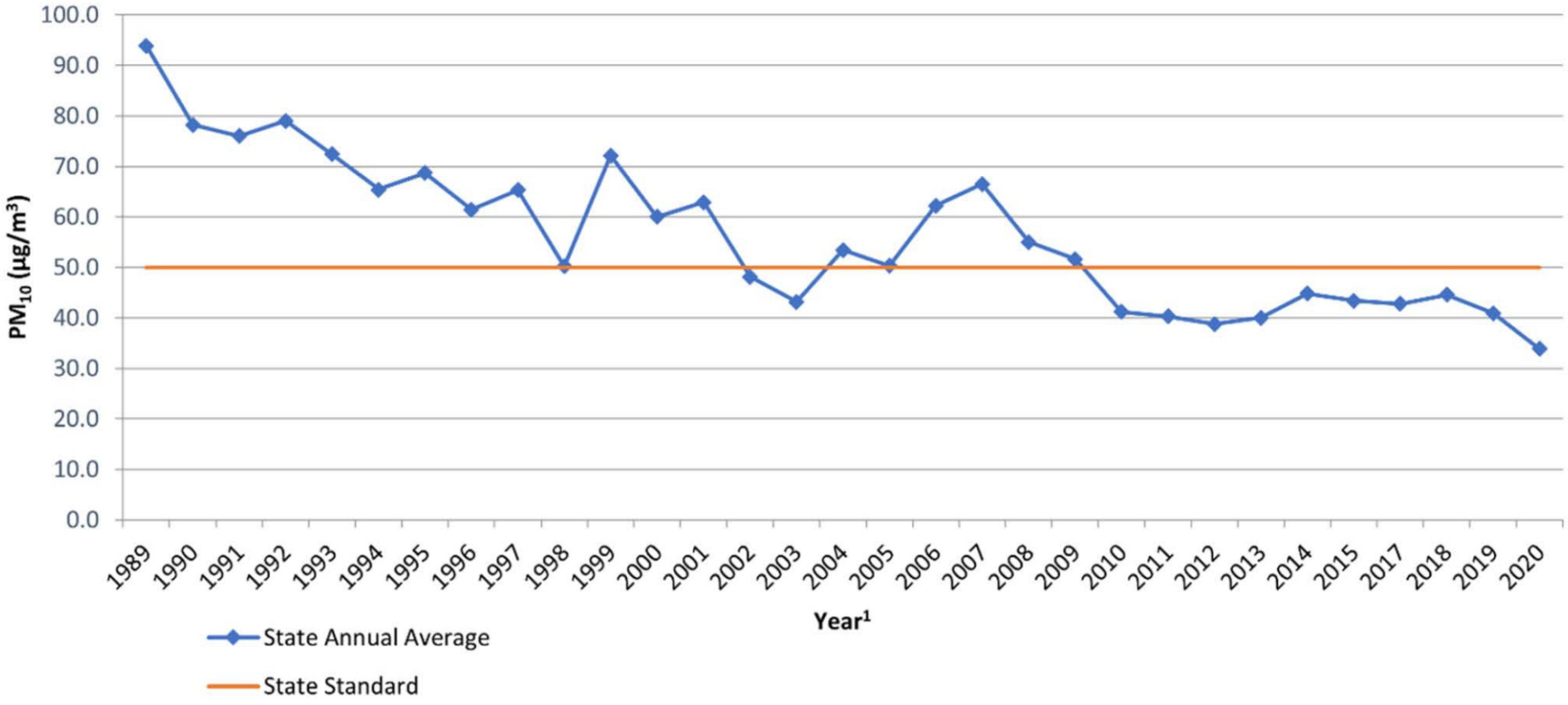


Source: Urban Crossroads, Inc.

1 Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

Figure 4.3-2

SCAB 24-Hour Average Concentration PM_{10} Trend vs. Federal Standard

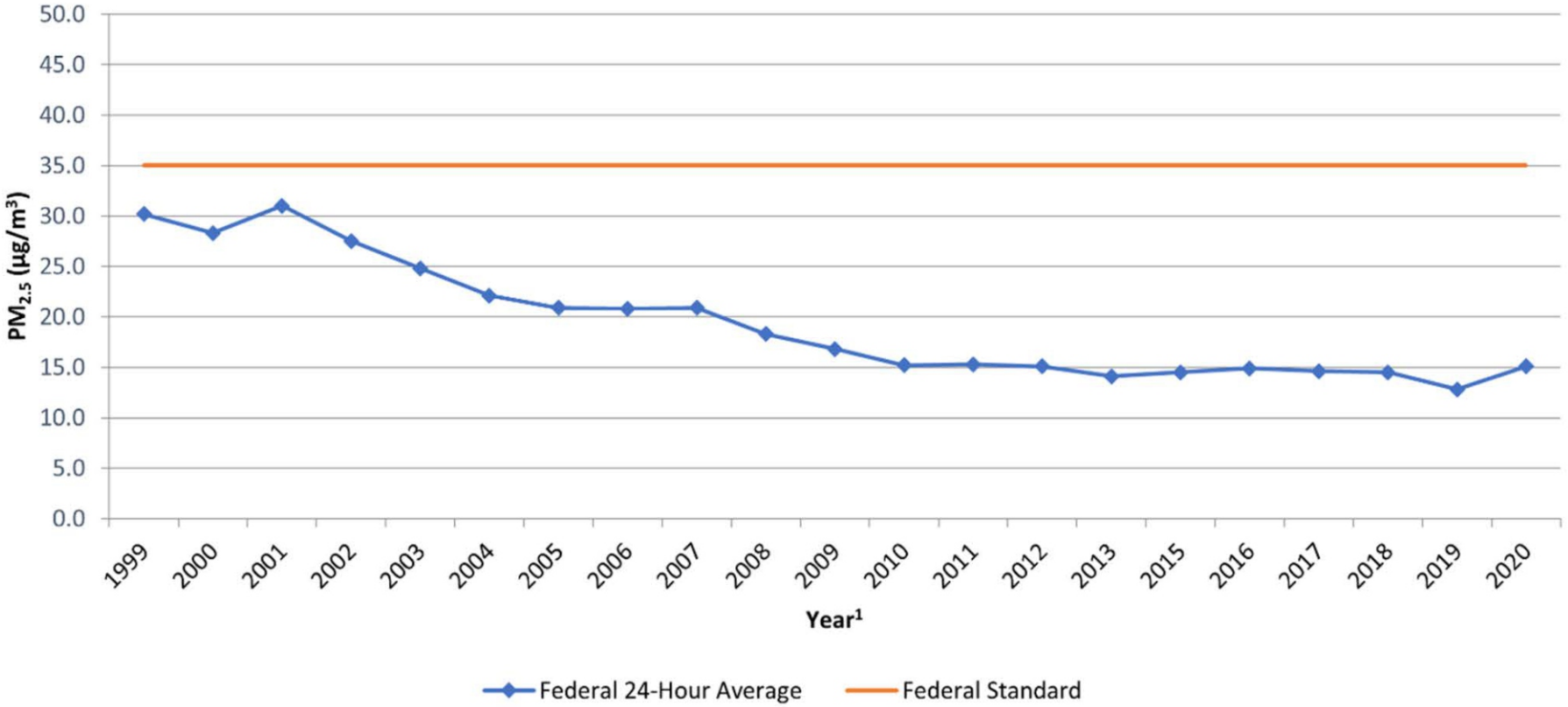


Source: Urban Crossroads, Inc.

1 Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

Figure 4.3-3

SCAB Annual Average Concentration PM_{10} Trend vs. State Standard

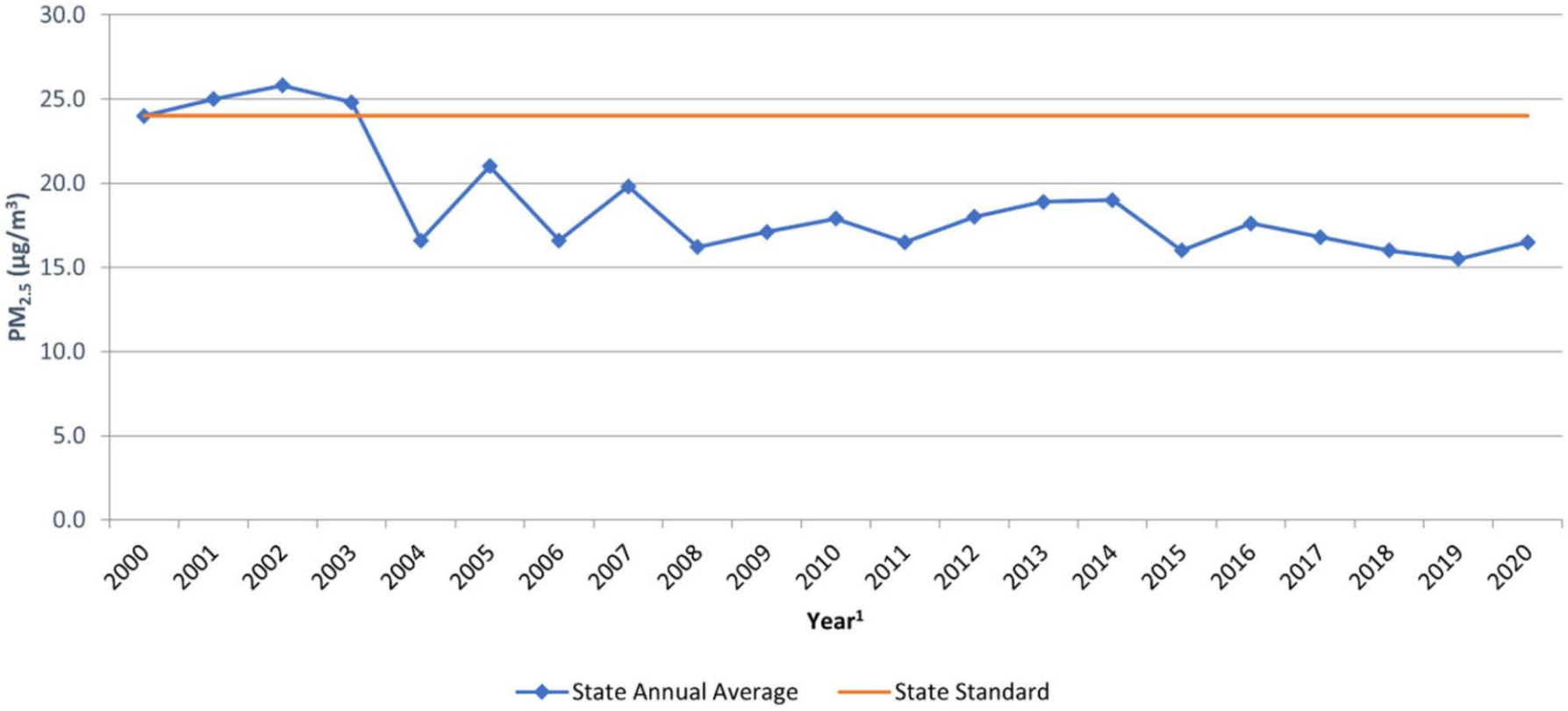


Source: Urban Crossroads, Inc.

1 Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

Figure 4.3-4

SCAB 24-Hour Average Concentration $PM_{2.5}$ Trend vs. Federal Standard



Source: Urban Crossroads, Inc.

1 Some years have been omitted from the table as insufficient data (or no) data has been reported. Years with reported value of "0" have also been omitted.

Figure 4.3-5

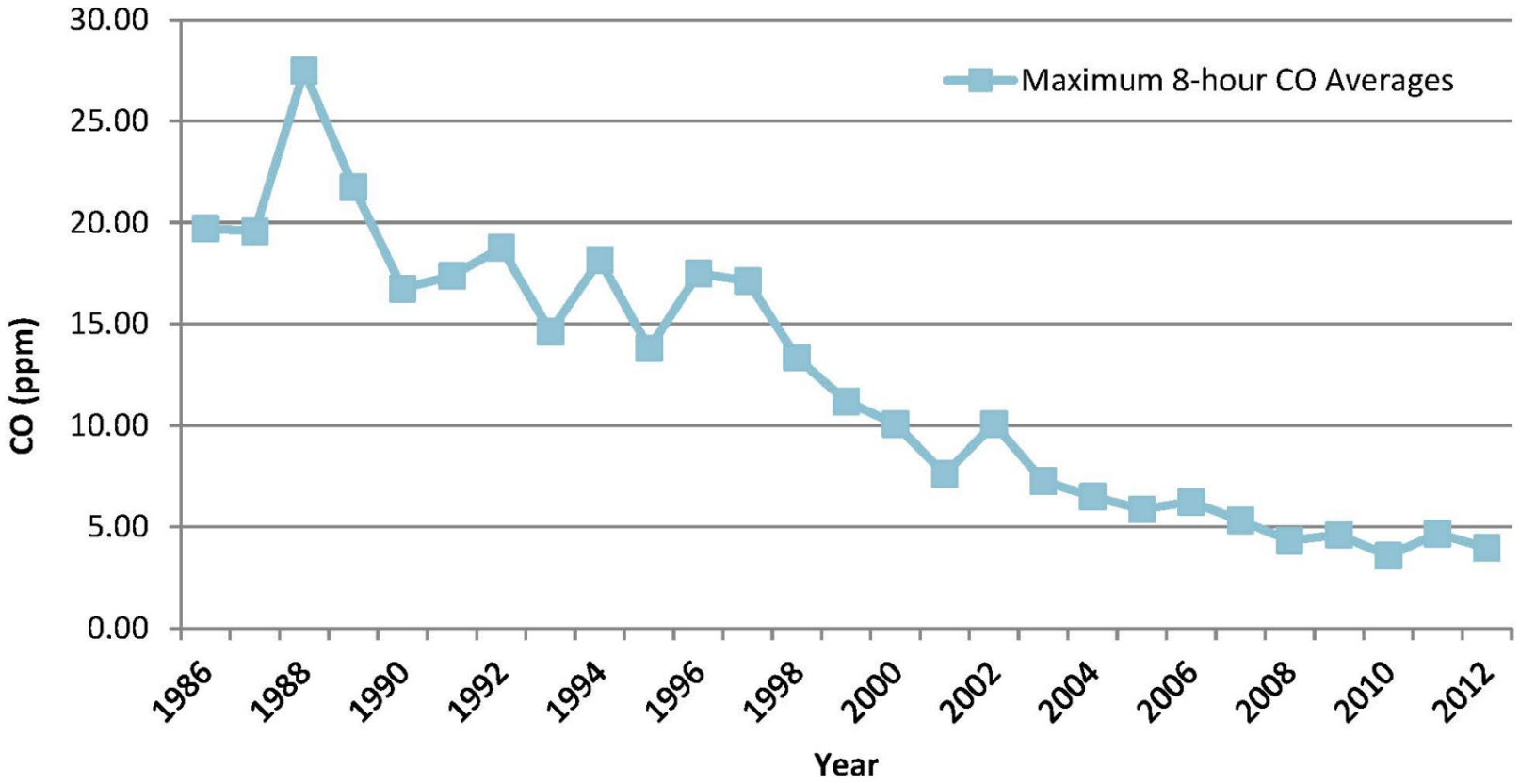
SCAB Annual Average Concentration $PM_{2.5}$ Trend vs. State Standard

While the 2012 AQMP PM_{10} attainment demonstration and the 2015 associated supplemental SIP submission indicated that attainment of the 24-hour standard was predicted to occur by the end of 2015, it could not anticipate the effect of the ongoing drought on the measured $PM_{2.5}$.

The 2006 – 2010 base period employed in the 2012 attainment demonstration had near-normal rainfall. While the trend of $PM_{2.5}$-equivalent emission reductions continued through 2015, severe drought conditions with the state contributed to $PM_{2.5}$ increases observed after 2012. As a result of the disrupted progress toward attainment of the federal 24-hour $PM_{2.5}$ standard, SCAQMD submitted a request and the EPA approved, in January 2016, a "bump up" to the nonattainment classification from "moderate" to "serious," with a new attainment deadline as soon as practicable, but not beyond December 31, 2019.

The current AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels.

CO concentrations in the SCAB are presented at Figure 4.3-6. CO concentrations in the SCAB have decreased markedly — a total decrease of about 80 percent in the peak 8-hour concentration since 1986. The number of CO exceedance days has also declined. The entire SCAB is now designated as attainment for both the state and national CO standards. Ongoing reductions from motor vehicle control programs should continue the downward trend in ambient CO concentrations.



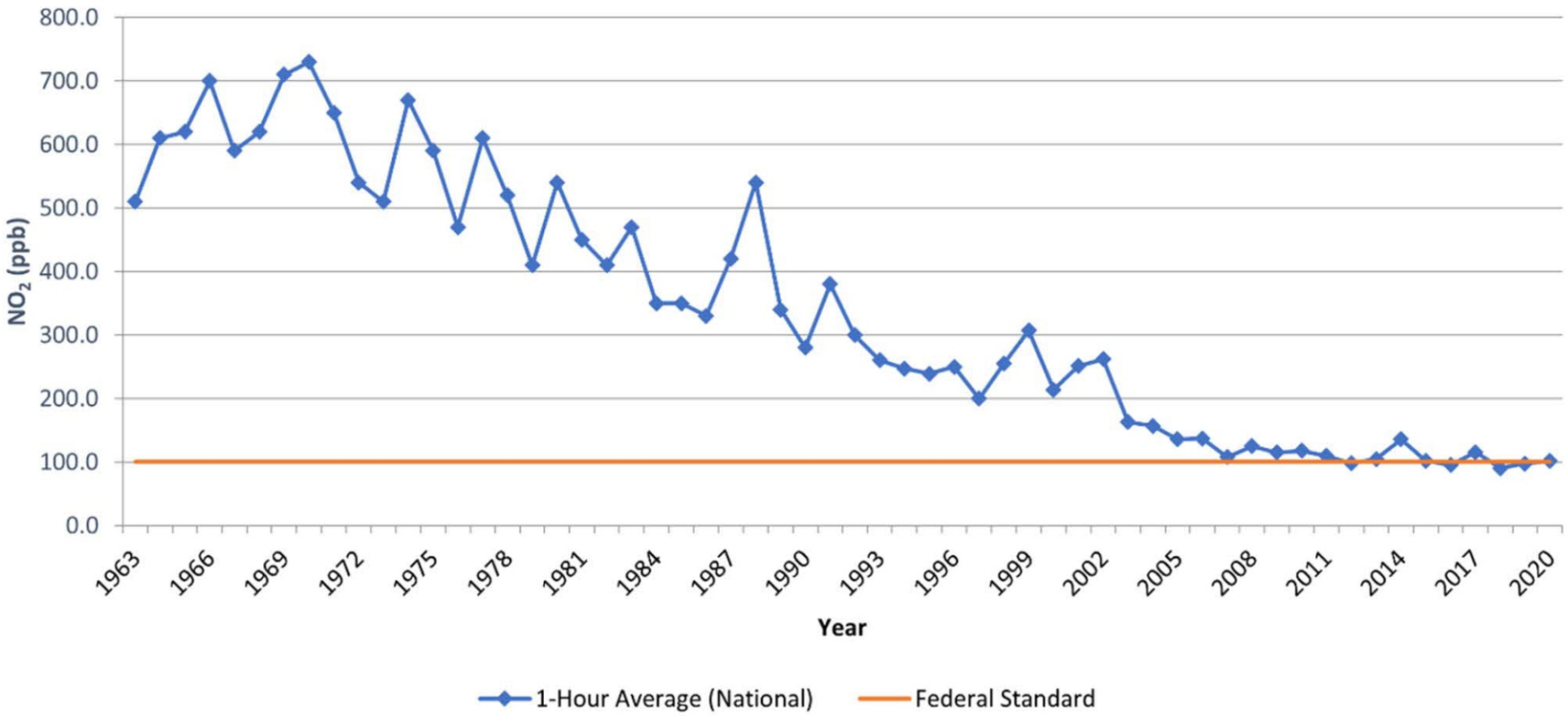
Source: Urban Crossroads, Inc.

The most recent year where 8-hour concentration data is available is 2012.

Figure 4.3-6
SCAB 8-Hour Average Concentration CO Trend

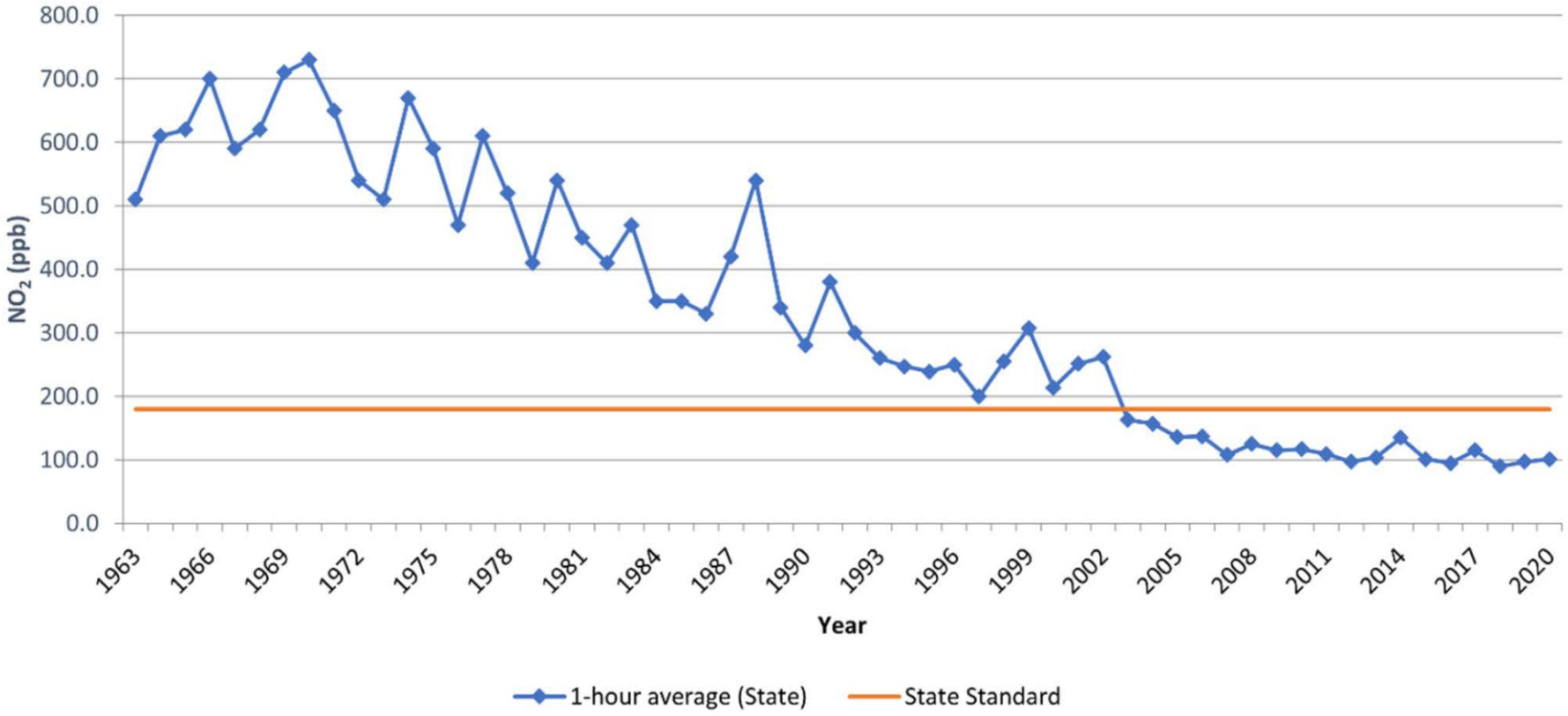
Part of the control process of the SCAQMD's duty to greatly improve the air quality in the SCAB is the uniform CEQA review procedures required by SCAQMD's CEQA Handbook. The single threshold of significance used to assess Project direct and cumulative impacts has in fact "worked" as evidenced by the track record of the air quality in the SCAB dramatically improving over the course of the past decades. As stated by the SCAQMD, the District's thresholds of significance are based on factual and scientific data and are therefore appropriate thresholds of significance to use for this Project.

NO_2 data for the SCAB is presented at Figures 4.3-7 and 4.3-8. Over the last 50 years, NO_2 values have decreased significantly; the peak 1-hour national and state averages for 2020 is approximately 80 percent lower than what it was during 1963. The SCAB attained the State 1-hour NO_2 standard in 1994, bringing the entire state into attainment. A new state annual average standard of 0.030 parts per million was adopted by CARB in February 2007. The new standard is just barely exceeded in the SCAQMD. NO_2 is formed from NO_X emissions, which also contribute to O_3. As a result, the majority of the future emission control measures will be implemented as part of the overall ozone control strategy. Many of these control measures will target mobile sources, which account for more than three-quarters of California's NO_X emissions. These measures are expected to bring the SCAQMD into attainment of the state NOx annual average standard.



Source: Urban Crossroads, Inc.

Figure 4.3-7
SCAB 1-Hour Average Concentration NO_2 Trend vs. Federal Standard



Source: Urban Crossroads, Inc.

Figure 4.3-8
SCAB 1-Hour Average Concentration NO_2 Trend vs. State Standard

Toxic Air Contaminants (TACs) Trends

In 1984, as a result of public concern for exposure to airborne carcinogens, CARB adopted regulations to reduce the amount of TAC emissions resulting from mobile and area sources, such as cars, trucks, stationary products, and consumer products. *Ambient and Emission Trends of Toxic Air Contaminants in California* (CARB) 2015, indicates that for the period 1990 – 2012, ambient concentration and emission trends for the seven TACs responsible for most of the known cancer risk associated with airborne exposure in California have declined significantly. The seven TACs studied include those that are derived from mobile sources: diesel particulate matter (DPM), benzene, and 1,3-butadiene; those that are derived from stationary sources: perchloroethylene and hexavalent chromium; and those derived from photochemical reactions of emitted VOCs: formaldehyde and acetaldehyde[3]. TACs data was gathered at monitoring sites from both the Bay Area and SCAB. The decline in ambient concentration and emission trends of these TACs are a result of various regulations CARB has implemented to address cancer risk.

Mobile-Source TACs

CARB introduced two programs that aimed at reducing mobile emissions for light and medium duty vehicles through vehicle emissions controls and cleaner fuel. In California, light-duty vehicles sold after 1996 are equipped with California's second-generation On-Board Diagnostic (OBD-II) system. The OBD-II system monitors virtually every component that can affect the emission performance of the vehicle to ensure that the vehicle remains as clean as possible over its entire life and assists repair technicians in diagnosing and fixing problems with the computerized engine controls. If a problem is detected, the OBD-II system illuminates a warning lamp on the vehicle instrument panel to alert the driver. This warning lamp typically contains the phrase Check Engine or Service Engine Soon. The OBD-II system also stores important information about the detected malfunction so that a repair technician can accurately find and fix the problem.

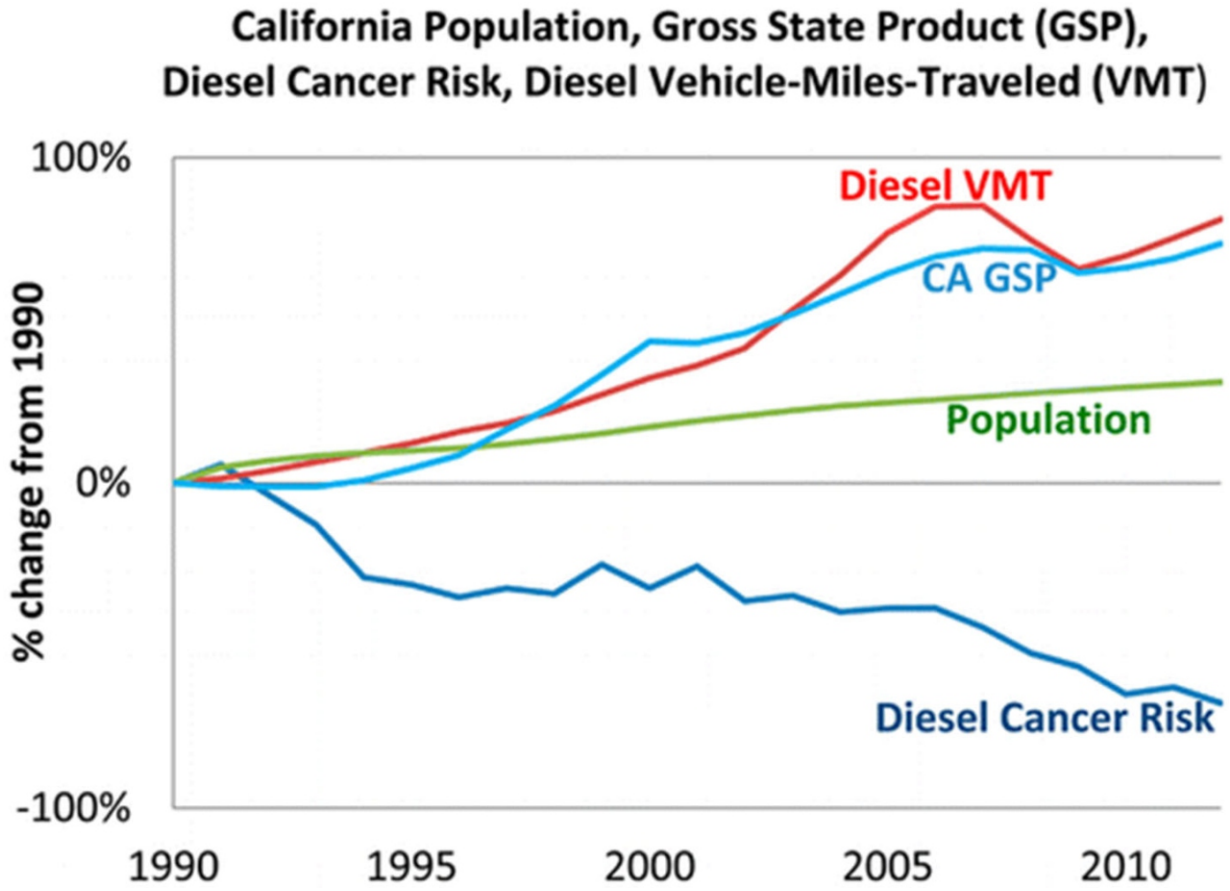
[3] Ambient DPM concentrations are not measured directly. Rather, a surrogate method using the coefficient of haze (COH) and elemental carbon (EC) is used to estimate DPM concentrations.

CARB has recently developed similar OBD requirements for heavy-duty vehicles over 14,000 lbs. CARB's phase II Reformulated Gasoline Regulation (RFG-2), adopted in 1996, also led to a reduction of mobile source emissions. Through such regulations, benzene levels declined 88% from 1990-2012. 1,3-Butadiene concentrations also declined 85% from 1990-2012 as a result of the use of reformulated gasoline and motor vehicle regulations.

In 2000, CARB's Diesel Risk Reduction Plan (DRRP) recommended the replacement and retrofit of diesel-fueled engines and the use of ultra-low-sulfur (<15ppm) diesel fuel. As a result of these measures, DPM concentrations have declined 68% since 2000, even though the state's population increased 31% and the amount of diesel vehicles miles traveled increased 81%. Please refer to Figure 4.3-9. With the implementation of these diesel-related control regulations, CARB expects a DPM decline of 71% for the period 2000 – 2020.

Diesel Regulations

CARB, the Port of Los Angeles (POLA), and the Port of Long Beach (POLB) have adopted several iterations of regulations for diesel trucks that are aimed at reducing DPM. More specifically, CARB Drayage Truck Regulation, CARB statewide On-road Truck and Bus Regulation, and POLA and POLB Clean Truck Programs (CTPs) require accelerated implementation of "clean trucks" into the statewide truck fleet. Under these regulations and programs, older more polluting trucks will be replaced with newer, cleaner trucks – with resulting reductions in DPM generated per mile traveled and average statewide DPM emissions for Heavy Duty Trucks. Diesel emissions identified in this analysis overstate future DPM emissions since not all the regulatory requirements are reflected in the analysis modeling.



Source: Urban Crossroads, Inc.

Figure 4.3-9
Diesel Particulate Matter and Diesel Vehicle Miles Trends

Cancer Risk Trends

The SCAQMD has initiated a comprehensive urban toxic air pollution study, *Multiple Air Toxics Exposure Study* (MATES) that provides estimated TAC-source cancer risks within the SCAB. The first Multiple Air Toxics Exposure Study was conducted in 1986 – 1987 and the findings published in June 1987. In 1997, MATES II quantified the then current magnitude of population exposure risk from existing sources of selected air toxic contaminants. In 1998, CARB identified particulate matter from diesel-fueled engines as a toxic air contaminant.

In 2008, the SCAQMD prepared an update to the MATES II study: MATES III. MATES III estimated that the average excess cancer risk level from exposure to TACs declined by approximately 17% in comparison to the MATES II study.

MATES IV (SCAQMD) 2015 substantiates a further decline in TACs and TAC-source cancer risks when compared to MATES III. MATES IV indicates that diesel particulate is the major contributor to air toxics risk in the SCAB, accounting on average for about 68% of the total. The most dramatic reduction identified in MATES IV is in the level of diesel particulate, which showed 70% reduction in average level measured at the 10 monitoring sites compared to MATES III. The carcinogenic risk from air toxics in the Basin, based on the average concentrations at the 10 monitoring sites, is 65% lower than the monitored average in MATES III (MATES IV, p. ES-2).

In January 2018, as part of the overall effort to reduce air toxics exposure in the SCAB, SCAQMD began conducting the MATES V Program. MATES V field measurements were conducted at ten fixed sites (the same sites selected for MATES III and IV) to assess trends in air toxic levels. MATES V also included measurements of ultrafine particles (UFP) and black carbon (BC) concentrations, which can be compared to the UFP levels measured in MATES IV. The draft report for the MATES V study was published in late May and the comment submission deadline on June 7, 2021. In addition to new measurements and updated modeling results, several key updates were implemented in MATES V. First, MATES V estimates cancer risks by taking into account multiple exposure pathways,

which includes inhalation and non-inhalation pathways. This approach is consistent with how cancer risks are estimated in South Coast AQMD's programs such as permitting, Air Toxics Hot Spots (AB2588), and CEQA. Previous MATES studies quantified the cancer risks based on the inhalation pathway only. Second, along with cancer risk estimates, MATES V includes information on the chronic non-cancer risks from inhalation and non-inhalation pathways for the first time. Cancer risks and chronic non-cancer risks from MATES II through IV measurements have been re-examined using current Office of Environmental Health Hazard Assessment (OEHHA) and CalEPA risk assessment methodologies and modern statistical methods to examine the trends over time.

MATES V calculated cancer risks based on monitoring data collected at ten fixed sites within the SCAB. None of the fixed monitoring sites are within the local area of the Project site. However, MATES V has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. The Project is located within a quadrant of the geographic grid of the MATES-V model which predicted a cancer risk of 344 per million for the area containing the Project site. DPM is included in this cancer risk along with all other TAC sources. As in previous MATES iterations, DPM is the largest contributor to overall air toxics cancer risk. However, the average levels of DPM in MATES V are 53% lower at the 10 monitoring sites compared to MATES IV. Cumulative Project generated TACs are limited to DPM.

4.3.3.4 Air Pollutant Emissions Generated by Existing Activities

The Project site is currently vacant and undeveloped and is not a substantive source of air pollutant emissions.

4.3.4 REGULATORY BACKGROUND AND GENERAL PLAN GOALS

4.3.4.1 Federal Regulations

The U.S. Environmental Protection Agency (EPA) is responsible for setting and enforcing the NAAQS for O_3, CO, NO_x, SO_2, PM_{10}, and lead. The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including

aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the California Air Resource Board (CARB).

The Federal Clean Air Act (CAA) was first enacted in 1955, and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the NAAQS, and specifies NAAQS compliance dates. The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these Standards. SIPs must include pollution control measures demonstrating how Standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA applicable to the Project include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions).

Title I provisions were established with the goal of attaining the NAAQS for the criteria pollutants: O_3, NO_2, SO_2, PM_{10}, CO, $PM_{2.5}$, and lead. The NAAQS were amended in July 1997 to include an additional standard for O_3 and to adopt a NAAQS for $PM_{2.5}$.

Mobile-source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and NO_x. NO_x is a collective term that includes all forms of nitrogen oxides (no, NO_2, NO_3) which are emitted as byproducts of the combustion process.

4.3.4.2 California

California Air Resources Board

The CARB, which became part of the California EPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. The California CAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. However, at this time, hydrogen sulfide and vinyl chloride are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS.

Local air quality management districts, such as the SCAQMD, regulate air emissions from commercial and light industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare air quality management plans that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;

- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g., motor vehicle use generated by residential and commercial development);

- A District-permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;

- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;

- Significant use of low emissions vehicles by fleet operators;

- Sufficient control strategies to achieve a five percent or more annual reduction in emissions or 15 percent or more in a period of three years for ROGs, NO_x, CO and PM_{10}. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than five percent per year under certain circumstances.

Truck Emissions Regulations

The CARB (and POLA/POLB) have adopted several iterations of regulations addressing air pollutant emissions generated by trucks. More specifically, the CARB Drayage Truck Regulation and CARB statewide On-road Truck and Bus Regulation require accelerated implementation of "clean trucks" into the statewide truck fleet. The POLA/POLB CTP implement similar correlating measures. As a function of these regulatory requirements, older more polluting trucks will be retired from service and replaced with newer reduced emissions trucks.

Title 24 Building Energy Efficiency Standards

California Code of Regulations (CCR) Title 24 Part 6: *Building Energy Efficiency Standards for Residential and Nonresidential Buildings* was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The Title 24 standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions.

Title 24 California Green Building Standards Code

CCR, Title 24, Part 11: *California Green Building Standards Code* (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011. Local jurisdictions are permitted to adopt more stringent requirements. The California Green Building Standards Code can be accessed at: https://codes.iccsafe.org/content/CAGBC2022P3. The Project designs would be required to comply with CALGreen standards in effect at the time of building permit applications(s), or more stringent requirements as may be implemented by the City.

4.3.4.3 Regional

Air Quality Management Plans

Currently, the NAAQS and CAAQS are exceeded in most areas of the SCAB. In response, the SCAQMD has adopted regional Air Quality Management Plans (AQMPs) to meet state and federal ambient air quality standards. AQMPs are updated regularly to reduce emissions, accommodate growth, and minimize any negative fiscal impacts of air pollution control on the economy. Project consistency with the SCAQMD AQMP is provided subsequently within this Section.

4.3.5 STANDARDS OF SIGNIFICANCE

As identified within the *CEQA Guidelines*, air quality impacts would be considered potentially significant if the Project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state

ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors;

- Expose sensitive receptors to substantial pollutant concentrations; or

- Create objectionable odors affecting a substantial number of people.

4.3.5.1 SCAQMD Significance Thresholds

The SCAQMD recommends that its regional and local air quality thresholds for regulated pollutants be employed by lead agencies in determining whether project-source criteria air pollutant emissions impacts are significant. SCAQMD thresholds have been employed in this analysis.

Regional Thresholds

SCAQMD Air Quality Regional Significance Thresholds are presented at Table 4.3-3. For the purposes of this analysis, Project-source maximum daily emissions exceeding applicable SCAQMD Regional thresholds are considered individually and cumulatively significant air quality impacts. Conversely, Project-source maximum daily emissions not exceeding applicable SCAQMD emissions thresholds are considered individually and cumulatively less-than-significant.

Table 4.3-3
Maximum Daily Emissions-Regional Thresholds

Pollutant	Construction-source	Operational-source
NOx	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM_{10}	150 lbs/day	150 lbs/day
$PM_{2.5}$	55 lbs/day	55 lbs/day
SO_x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Carbon Monoxide Concentrations (CO "hot spots") Thresholds

CO "hot spots" are areas of carbon monoxide concentrations exceeding national or state air quality standards. CO hot spots typically occur as a result of excessive vehicular idling, often associated with traffic backups at underperforming intersections or congested roadway links. SCAQMD also recommends an evaluation of potential localized CO "hot spot" impacts for projects which may adversely affect, or substantially contribute to, level of service impacts along area roadway segments or at area intersections.

Pursuant to SCAQMD thresholds, a project's localized CO emissions impacts would be potentially significant if they exceed the following California standards for localized CO concentrations:

- 1-hour CO standard of 20.0 parts per million (ppm);
- 8-hour CO standard of 9.0 ppm.

Localized Significance Thresholds (LSTs)

LSTs represent the maximum localized emissions concentrations that would not cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard (NAAQS or CAAQS) at the nearest residence or sensitive receptor. LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO_2), particulate matter less than 10 microns (PM_{10}), and particulate matter less than 2.5 microns ($PM_{2.5}$). The SCAQMD states that the Lead Agency may, at the Agency's discretion, employ LSTs as another indicator of significance in air quality impact analyses.

Health Risk Assessment (HRA) Thresholds

Carcinogenic Risks

Pursuant to SCAQMD thresholds, impacts of Toxic Air Contaminants (TACs) are considered potentially significant if a Health Risk Assessment (HRA) shows an increased cancer risk of greater than 10 incidents per million population.

Noncarcinogenic Risks

Noncarcinogenic risks are numerically expressed as a Hazard Index (HI), with a threshold HI of 1.0. Pursuant to SCAQMD thresholds, noncarcinogenic Hazard Indices calculated to be greater than 1.0 are considered potentially significant.

4.3.6 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.3.6.1 Introduction

The following discussions focus on areas where it has been determined that the Project may result in potentially significant air quality impacts, based on the analysis presented within this Section and included within the EIR Initial Study (EIR Appendix A). Please refer also to Initial Study Checklist Item III., *Air Quality*.

Of the CEQA threshold considerations identified above at Section 4.3.5.1, and as substantiated in the Initial Study, the Project's potential impacts under the following topic are determined to have a less-than-significant impact and are not further substantively discussed here:

- Create objectionable odors affecting a substantial number of people.

All other CEQA topics concerning the Project's potential impacts to air quality are discussed below. Please refer also to Draft EIR Appendix A, Initial Study Checklist Item III., *Air Quality*.

4.3.6.2 Impact Statements

Following is an analysis of potential air quality impacts that are expected to occur as a result of the Project. Potential emissions are considered for Project construction and operation. For each topical discussion, potential impacts are evaluated under applicable criteria established above at Section 4.3.5, *Standards of Significance.*

Potential Impact: *Conflict with or obstruct implementation of the applicable air quality plan.*

Impact Analysis: SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to achieve applicable air quality standards. AQMPs are updated regularly to effectively reduce emissions, accommodate growth, and minimize negative fiscal impacts of air pollution control.

AQMP Consistency

Criteria for determining consistency with the AQMP are identified at Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD *CEQA Air Quality Handbook* (1993), as listed below. Project consistency with, and support of these criteria is presented subsequently.

- **Criterion No. 1**: The project under consideration will not result in an increase in the frequency or severity of existing NAAQS/CAAQS air quality violations or cause or contribute to new NAAQS/CAAQS violations; or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

- **Criterion No. 2**: The project under consideration will not exceed the assumptions in the AQMP in 2011 or increments based on the years of Project build-out phase.

Criterion No. 1 Consistency

CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. As evaluated, the Project's regional and localized construction-source and operational-source emissions would not exceed applicable regional significance thresholds or applicable LSTs. Further, the Project would implement applicable best available control measures (BACMs), and would comply with applicable SCAQMD rules, acting to further reduce potential Project-source air quality impacts.

The Project would not result in an increase in the frequency or severity of existing CAAQS/NAAQS air quality violations, cause or contribute to new violations, or delay

the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. Based on the preceding discussion, the Project is determined to be consistent with the first criterion.

Criterion No. 2 Consistency

The existing General Plan Land Use Designation of the Project site is "Commercial." To allow for the Project industrial uses, a General Plan Land Use Amendment is proposed that would redesignate the Project site General Plan Land Use from Commercial to "Business Park/Light Industrial." The Project would be allowed under the proposed Business Park/Light Industrial General Plan Land Use designation.

The change in General Plan Land Use proposed by the Project (from Commercial to Light Industrial/Business Park) would likely result in a net reduction in total criteria air pollutant emissions. This is due primarily to the net reduction in traffic and mobile-source air pollutant emissions that would be generated by the Project light industrial uses when compared to traffic and mobile-source emissions that would result from commercial development of the subject site.

Trip generation (traffic) is a general proxy that broadly represents relative air quality impacts of development proposals. Trip generation resulting from the Project Business Park/Light Industrial uses would be substantially reduced when compared to trip generation resulting from development of the site allowed under the site's current General Plan Commercial Land Use. In this regard, trip generation for the site if developed with general commercial uses at a scope and intensity comparable to the Project would be approximately 24.44 passenger car equivalent (PCE) trips/day/ thousand square feet (TSF). In comparison, the Project would generate approximately 3.07 PCE trips/day/TSF.[4] On this basis, air quality impacts resulting from the Project would not exceed assumptions reflected in the AQMP.

[4] See: DEIR Appendix C, Transportation Analysis Scoping Agreement, Table 5, *Trip Generation Comparison.*

The Project light industrial uses are consistent with uses allowed under the proposed Business Park/Light Industrial General Plan Land Use designation. The Project FAR (0.51) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation. The Project uses would be implemented consistent with zoning established under Specific Plan No. 205 as amended herein. Furthermore, the Project, as evaluated herein would not exceed the regional or localized air quality significance thresholds.

Based on the preceding discussion, the Project is determined to be consistent with the second criterion.

AQMP Consistency Conclusion

As presented above, the Project is consistent with AQMP Consistency Criteria and would therefore not conflict with the AQMP. On this basis, the Project's potential to conflict with or obstruct implementation of the applicable air quality plan is considered less-than-significant.

Based on the preceding discussion, the Project is determined to be consistent with the second criterion.

Level of Significance: Less-Than-Significant.

Potential Impact: *Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal [national] or state ambient air quality standard.*

Impact Analysis:

Overview

The Project area is designated as a non-attainment area for ozone, a non-attainment area for PM_{10}, and a non-attainment area for $PM_{2.5}$. The AQIA evaluation of emissions

presented herein substantiates that all Project-source emissions would not exceed applicable SCAQMD regional thresholds. Consistent with SCAQMD guidance, less-than-significant non-attainment impacts at the Project level are not cumulatively considerable, and would not result in a cumulatively considerable net increase of criteria pollutant(s) for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Project emissions levels were calculated employing the California Emissions Estimator Model (CalEEMod)[5] and were then compared to applicable SCAQMD thresholds in order to determine if air quality standards would be violated; or if Project emissions would contribute substantially to existing or projected air quality violations. Unless otherwise noted, CalEEMod default values and assumptions are applied throughout.

REGIONAL IMPACTS

Construction-Source Air Pollutant Emissions

Construction activities associated with the Project will result in emissions of CO, VOCs, NO_x, SO_x, PM_{10}, and $PM_{2.5}$. These emissions would be generated by the following construction activities:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

[5] The California Emissions Estimator Model (CalEEMod) is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects. It was developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts, including the South Coast Air Quality Management District (SCAQMD).

Within the scope of the Project activities listed above, vehicular emissions generated by construction worker commutes and construction materials deliveries are also reflected.

A preliminary and approximate Project construction schedule is summarized at Table 4.3-4. Air pollutant emissions based on the construction schedule presented here represents a likely maximum impact analysis scenario. That is, should construction occur any time after the dates presented here, incremental and aggregate construction-source emissions would likely decrease since emission factors for construction equipment would progressively decrease in the future. This is due to the natural turnover of the older vehicle fleet and replacement with more fuel-efficient equipment with enhanced emissions controls; and implementation of more stringent regulations which collectively act to reduce construction-source (and operational-source) emissions.

Table 4.3-4
Preliminary Project Construction Schedule

Activity	Start Date	End Date	Total Days
Site Preparation	08/01/2022	08/12/2022	10
Grading	08/13/2022	09/09/2022	20
Building Construction	09/10/2022	07/28/2023	230
Paving	07/03/2023	07/28/2023	20
Architectural Coating	06/05/2023	07/28/2023	40

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Construction equipment use by activity and duration as modeled in the Project AQIA represents a reasonable approximation of the types and quantity of construction equipment employed on any given day. Modeled construction-source emissions reflect all construction activities and account for associated construction worker commutes and vendor deliveries. Maximum Daily Project construction-source emissions are summarized at Table 4.3-5. Please refer also to the Project AQIA, Section 3.4 *Construction Emissions* for further details regarding modeling and analysis of Project construction-source emissions.

Table 4.3-5
Maximum Daily Construction-Source Air Pollutant Emissions Summary (pounds per day)

Year	Emissions (lbs/day)					
	VOC	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Summer Scenario						
2022	4.55	50.59	25.89	0.07	13.56	6.37
2023	51.60	40.72	43.81	0.10	4.78	2.45
Winter Scenario						
2022	4.55	50.59	24.54	0.07	13.56	6.37
2023	51.54	40.87	42.22	0.10	4.78	2.45
Maximum Daily Emissions	**51.60**	**50.59**	**43.81**	**0.10**	**13.56**	**6.37**
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Level of Significance: Less-Than-Significant. As shown at Table 4.3-5, maximum daily Project construction-source air pollutant emissions would not exceed applicable SCAQMD regional thresholds. The potential for Project construction-source emissions to result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard would therefore be less-than-significant.

Operational-Source Air Pollutant Emissions

Project operational activities would result in emissions of VOC, NO_X, CO, SO_X, PM_{10}, and $PM_{2.5}$. Project operational emissions would be generated by the mobile and stationary/area sources listed below:

- Area Sources (Architectural Coatings, Consumer Products, Landscape/Facilities Maintenance Equipment);
- Building Energy Consumption;
- Mobile Sources (Project Traffic);
- On-Site Cargo Handling Equipment (Utility Tractors);
- Transport Refrigeration Units (TRUs).

Please refer also to the Project AQIA, Section 3.5 *Operational Emissions* for further details regarding modeling and analysis of Project operational-source emissions.

Operational Emissions Summary

Maximum daily Project operational-source air pollutant emissions are summarized at Table 4.3-6. Applicable SCAQMD regional significance thresholds are also indicated.

Table 4.3-6
Maximum Daily Operational-Source Air Pollutant Emissions Summary (pounds per day)

Land Use/Emissions Source	Pollutants					
	VOC	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Summer Scenario						
Area-Source	5.02	7.00E-04	0.08	0.00	2.70E-04	2.70E-04
Energy-Source	0.09	0.83	0.70	4.98E-03	0.06	0.06
Mobile-Source (Trucks)	1.78	19.16	19.71	0.14	8.15	2.40
Mobile-Source (Passenger Cars)	0.07	0.77	0.92	1.77E-04	0.01	0.01
On-Site Equipment	0.11	1.04	0.75	3.17E-03	0.04	0.03
Total Maximum Daily Emissions	**7.07**	**21.80**	**22.14**	**0.15**	**8.26**	**2.51**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Scenario						
Area Source	5.02	7.00E-04	0.08	0.00	2.70E-04	2.70E-04
Energy Source	0.09	0.83	0.70	4.98E-03	0.06	0.06
Mobile (Trucks)	1.58	20.22	17.74	0.14	8.15	2.40
Mobile (Passenger Cars)	0.07	0.77	0.92	1.77E-04	0.01	0.01
On-Site Equipment	0.11	1.04	0.75	3.17E-03	0.04	0.03
Total Maximum Daily Emissions	**6.87**	**22.85**	**20.18**	**0.15**	**8.26**	**2.51**
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Level of Significance: Less-Than-Significant. As shown at Table 4.3-6, maximum daily Project operational-source air pollutant emissions would not exceed applicable SCAQMD regional thresholds. The potential for Project operational-source emissions to result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard would therefore be less-than-significant.

LOCALIZED IMPACTS

Localized Significance Threshold (LST) Analysis

The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the national and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, the NAAQS/CAAQS establish LSTs.

LSTs were developed in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. More specifically, to address potential Environmental Justice implications of localized air pollutant impacts, the SCAQMD adopted LSTs indicating whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO_2), particulate matter less than 10 microns (PM_{10}), and particulate matter less than 2.5 microns ($PM_{2.5}$). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable national or state ambient air quality standard at the nearest residence or sensitive receptor. Though not required, lead agencies may employ LSTs as another indicator of significance in its air quality impact analyses.

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of the project are above or below state standards. In the case of CO and NO_2, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. For

the nonattainment pollutants PM_{10} and $PM_{2.5}$, background ambient concentrations already exceed state and/or national standards. LSTs for PM_{10} and $PM_{2.5}$ are therefore based on SCAQMD Rules 403/1303 (construction-source/operational-source emissions respectively) and are established as an allowable change in concentration. Background concentrations are irrelevant.

Emissions Considered/Methodology

LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO_2), particulate matter less than 10 microns (PM_{10}), and particulate matter less than 2.5 microns ($PM_{2.5}$). The Project LST analysis incorporates, and is consistent with, protocols and methodologies established in *Final Localized Significance Threshold Methodology* (Methodology). The Methodology clearly states that "off-site mobile emissions from the Project should NOT be included in the emissions compared to LSTs." Accordingly, the Project LST analysis considers only "on-site" emissions sources.

Receptors

Localized air quality impacts were evaluated at proximate receptor land uses. Receptors in the Project study area include existing residential homes and industrial uses described below and identified at Figure 4.3-10.

R1: Location R1 represents the existing residence at 11989 Tabor Drive, approximately 111 feet north of the Project site. R1 is placed in the private outdoor living areas (backyard) facing the Project site.

R2: Location R2 represents the existing residence at 24130 Ironwood Avenue, approximately 123 feet north of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R2 is placed at the building façade.

R3: Location R3 represents the existing residence at 12079 Nita Drive, approximately 1262 feet east of the Project site. R3 is placed in the private outdoor living areas (backyard) facing the Project site.

Source: Urban Crossroads, Inc.; Applied Planning, Inc.

Figure 4.3-10
Sensitive Receptor Locations

R4: Location R4 represents the existing residence at 12107 Heacock Street, approximately 103 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R4 is placed at the building façade.

R5: Location R5 represents the existing residence at 12065 Heacock Street, approximately 184 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receptor R5 is placed at the building façade.

R6: Location R6 represents the existing light industrial uses, approximately 5 feet east of the Project site.

Construction-Source Emissions LST Analysis

The SCAQMD has issued guidance on applying CalEEMod to LST analyses. In this regard, CalEEMod calculates construction emissions (off-road exhaust and fugitive dust) based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment.

The *Methodology* provides LST Screening "Look-Up Tables" (Look-Up Tables) for sites with an area with daily disturbance of 5 acres or less. For projects that exceed 5 acres, the LST Look-Up Tables can be used as a screening tool to determine which pollutants require additional detailed analysis. This approach is conservative as it assumes that all on-site emissions associated with the Project would be concentrated within a 5-acre area. By assuming that on-site construction activities are occurring over a smaller area, the resulting air pollutants are more highly-concentrated once they reach the site boundary than they would otherwise be if activities were dispersed over a larger site area. As such, LSTs for a 5-acre disturbance area were used as a screening tool to determine if further detailed analysis would be required. Please refer also to the Project AQIA at Section 3.7, *Construction-Source Emissions LST Analysis*. The thresholds used in the construction-source LST analysis are presented at Table 4.3-7.

Table 4.3-7
Construction-Source Emissions LSTs

	Pollutant			
	NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
Threshold	270 lbs/day	1,577 lbs/day	19 lbs/day	8 lbs/day

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Project maximum daily localized construction-source emissions concentrations are summarized at Table 4.3-8 and are compared to applicable thresholds.

Table 4.3-8
Localized Construction-Source Emissions Impacts Summary

Construction Phase	Year	Emissions (lbs/day)			
		NO_x	**CO**	**PM_{10}**	**$PM_{2.5}$**
Site Preparation	2022	50.41	20.01	13.34	6.31
	Maximum Daily Emissions	**50.41**	**20.01**	**13.34**	**6.31**
	SCAQMD Localized Threshold	270	1,577	19	8
	Threshold Exceeded?	**No**	**No**	**No**	**No**
Grading	2022	33.85	15.50	7.84	2.98
	Maximum Daily Emissions	**33.85**	**15.50**	**7.84**	**2.98**
	SCAQMD Localized Threshold	270	1,577	19	8
	Threshold Exceeded?	**No**	**No**	**No**	**No**
Building Construction	2022	29.76	17.67	1.27	1.19
	2023	26.20	17.35	1.12	1.04
	Maximum Daily Emissions	**29.76**	**17.67**	**1.27**	**1.19**
	SCAQMD Localized Threshold	270	1,577	19	8
	Threshold Exceeded?	**No**	**No**	**No**	**No**
Paving	2023	10.19	14.58	0.51	0.47
	Maximum Daily Emissions	**10.19**	**14.58**	**0.51**	**0.47**
	SCAQMD Localized Threshold	270	1,577	19	8
	Threshold Exceeded?	**No**	**No**	**No**	**No**

Architectural Coating	2023	1.74	2.41	0.09	0.09
	Maximum Daily Emissions	**1.74**	**2.41**	**0.09**	**0.09**
	SCAQMD Localized Threshold	270	1,577	19	8
	Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

As indicated at Table 4.3-8, localized Project construction-source emissions would not exceed applicable LSTs and would therefore be less-than-significant.

Level of Significance: Less-Than-Significant.

Operational-Source Emissions LST Analysis

The Project Operational-Source Emissions LST Analysis evaluates emissions generated by all on-site stationary/area sources inclusive of on-site landscaping/maintenance activities, facility energy consumption, on-site equipment use (yard trucks, etc.), and all on-site passenger car and truck travel. Please refer also to the Project AQIA at Section 3.8, *Operational-Source Emissions LST Analysis*. Project operational-source localized emissions impacts are summarized at Table 4.3-9 and are compared to applicable thresholds. As indicated, Project maximum daily operational-source emissions concentrations would not exceed applicable LSTs, and would therefore be less-than-significant.

Table 4.3-9
Localized Operational-Source Emissions Impacts Summary (lbs/day)

Scenario	Emissions (lbs/day)			
	NO_X	**CO**	**PM_{10}**	**$PM_{2.5}$**
Summer	2.86	2.55	0.51	0.22
Winter	2.92	2.46	0.51	0.22
Maximum Daily Emissions	**2.92**	**2.55**	**0.51**	**0.22**
SCAQMD Localized Threshold	270	1,577	5	2
Threshold Exceeded?	**No**	**No**	**No**	**No**

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Level of Significance: Less-Than-Significant.

CO "Hot Spot" Analysis

As discussed below, the Project would not result in potentially adverse localized CO concentrations or "hot spots." Adverse localized CO concentrations ("hot spots") are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentrations in the Project vicinity have declined over time, and have not violated applicable AAQS in the last three years of record.

A CO "hot spot" would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. When the SCAQMD CEQA Handbook was first prepared in 1993, the SCAB was designated nonattainment under the California AAQS and National AAQS for CO. As identified in the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) and subsequently within the SCAQMD's 2003 AQMP, peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of congestion at a particular intersection.

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO "hot spot" analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon traffic periods. This hot spot analysis did not predict any violation of CO standards (refer to Table 4.3-10).

Table 4.3-10
SCAQMD 2003 Los Angeles CO Hot Spot Analysis
Peak CO Emissions Concentrations Summary

Intersection Location	Carbon Monoxide Concentrations (ppm)		
	Morning 1-hour	Afternoon 1-hour	8-hour
Wilshire-Veteran	4.6	3.5	4.3
Sunset-Highland	4	4.5	3.9
La Cienega-Century	3.7	3.1	5.8
Long Beach-Imperial	3	3.1	8.4
CO Standard (ppm)	20.0 ppm	9.0 ppm	9.0 ppm
Standard Exceeded	No	No	No

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

It can, therefore, be reasonably concluded that development proposals (such as the Project evaluated here) that are not subject to the extremes in vehicle volumes and vehicle congestion that was evidenced in the 2003 Los Angeles Hot Spot Analysis would similarly not create or result in CO hot spots. Total AM/PM daily traffic volumes and traffic congestion reflected in the 2003 Los Angeles Hot Spot Analysis are summarized at Table 4.3-11.

Table 4.3-11
SCAQMD 2003 Los Angeles CO Hot Spot Analysis
Study Area Intersection Maximum Peak Hour and Daily Traffic Volumes

Intersection	Northbound (AM/PM)	Southbound (AM/PM)	Eastbound (AM/PM)	Westbound (AM/PM)	Total (AM/PM)
Wilshire-Veteran	4,954/2,069	1,830/3,317	721/1,400	560/933	8,062/7,719
Sunset-Highland	1,417/1,764	1,342/1,540	2,304/1,832	1,551/2,238	6,614/5,374
La Cienega-Century	2,540/2,243	1,890/2,728	1,384/2,029	821/1,674	6,634/8,674
Long Beach-Imperial	1,217/2,020	1,760/1,400	479/944	756/1,150	4,212/5,514

Source: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022.

Preliminary trip generation estimates for the Project indicate that the proposed warehouse uses would generate an estimated maximum of approximately 65 PCE trips

during the PM peak hour.[6] This is substantially less than the trip volumes identified at Table 4.3-11, which as noted previously would not result in adverse CO concentrations. Further, in scoping the transportation analysis for the Project, the City has determined that Project traffic would not result in level-of-service deficiencies that would potentially contribute to intersection delays and congestion, and that may as a consequence result in or contribute to adverse CO concentrations.

Moreover, the ambient 1-hr and 8-hr CO concentration within the Project study area is estimated to be 1.9 ppm and 1.4 ppm, respectively (data from Perris Valley station for 2020). Therefore, even if the traffic volumes for the Project were double or even triple of the traffic volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO "hot spot" at any Study Area intersections.

Additionally, similar considerations are employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant localized CO emissions impact. The Project would not produce maximum peak hour traffic volumes traffic required to generate a CO hot spot either in the context of the 2003 Los Angeles hot spot study, or based on representative BAAQMD CO threshold considerations. Further supporting the conclusion that CO hot spots are not an environmental impact of concern for the Project.

Level of Significance: Less-Than-Significant.

[6] See: DEIR Appendix C, Transportation Analysis Scoping Agreement, Table 3, *Project Trip Generation Summary (PCE).*

TOXIC AIR CONTAMINANTS HEALTH RISK ANALYSIS

Potential Toxic Air Contaminants Health risks resulting from the Project are presented in detail in *Moreno Valley Business Park-Phase II, Mobile Source Health Risk Assessment*, City of Moreno Valley (Urban Crossroads, Inc.) January 17, 2022 (Project HRA, EIR Appendix D). Of primary concern for the Project would be Diesel Particulate Matter (DPM) emissions generated by construction equipment and heavy trucks accessing the Project site. Project DPM sources are discussed below. Potential health risks of Project-related DPM emissions are summarized subsequently.

Localized Diesel Particulate Matter (DPM) Emissions Impacts

Construction equipment employed in development of the Project, and truck traffic associated with Project operations would generate Diesel Particulate Matter (DPM) emissions. In 1998, the California Air Resources Board (ARB) identified particulate matter from diesel-fueled engines (Diesel Particulate Matter or DPM) as a Toxic Air Contaminant (TAC). In California, diesel engine exhaust is identified as a carcinogen.

Carcinogenic Risks

The SCAQMD *CEQA Air Quality Handbook* (1993) states that emissions of TACs are considered significant if a Health Risk Assessment shows an increased carcinogenic risk of greater than 10 incidents per million population. Consistent with the stated SCAQMD *Handbook* cancer risk threshold, for the purposes of this analysis, an increase in cancer risk of 10 incidents per million population is considered significant. Also relevant to the Project HRA, specific guidance in determining health risks from diesel emissions is provided in *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis* (SCAQMD) 2003.

Noncarcinogenic Risks

An evaluation of the potential noncarcinogenic effects of chronic exposures was also conducted. Noncarcinogenic adverse health effects are evaluated by comparing a compound's annual concentration with its toxicity factor or Reference Exposure Level (REL). The REL for diesel particulates was obtained from OEHHA for this analysis. The

REL for DPM established by OEHHA is 5 μg/m3 (OEHHA Toxicity Criteria Database, http://www.oehha.org/risk/chemicaldb/index.asp).

The SCAQMD has established non-carcinogenic risk parameters for use in HRAs. Non-carcinogenic risks are quantified by calculating a Hazard Index, expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A Hazard Index less of than one (1.0) means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures not exceeding the SCAQMD Hazard Index of 1.0 are considered less-than-significant.

Potentially Affected Receptors

Land uses that could be potentially affected by DPM emissions are the same as those evaluated in the preceding LST analyses. Please refer to previous descriptions of receptor locations R1 – R6, and locations of Receptors R1 – R6 presented at Figure 4.3-11, *Proximate Sensitive Receptor Land Uses*.

Risk Exposure: Quantification Results

Construction-Source DPM Emissions Impacts

As substantiated in the Project HRA, maximum Project construction-source DPM emissions cancer risk impacts would be 6.04 in one million, which is less than the SCAQMD threshold of 10 in one million. Maximum construction-source non-cancer risks were estimated to be 0.02, which would not exceed the applicable SCAQMD threshold of 1.0 (Project HRA, p. 22). As such, Project construction-source DPM emissions would not cause a significant human health or cancer risk at any potentially affected receptors.

Operational-Source DPM Emissions Impacts

As substantiated in the Project HRA, maximum Project operational-source DPM emissions cancer risk impacts would be 0.79 in one million, which is less than the SCAQMD threshold of 10 in one million. Maximum operational-source non-cancer risks were estimated to be <0.01, which would not exceed the applicable SCAQMD threshold

of 1.0 (Project HRA, p. 22). As such, Project operational-source DPM emissions would not cause a significant human health or cancer risk at any potentially affected receptors.

Localized Air Quality Impact Analysis Summary

As substantiated by the preceding discussions, maximum Project construction-source and operational-source emissions would not exceed applicable SCAQMD LSTs at the nearest sensitive receptors. Nor would the Project create or result in localized CO hot spots. Further, Project TACs would not result in or cause potentially significant health risks. On this basis, the potential for the Project's localized emissions to violate any air quality standard or contribute substantially to an existing or projected air quality violation is considered less-than-significant.

Level of Significance: Less-Than-Significant.

Potential Impact: *Expose sensitive receptors to substantial pollutant concentrations.*

Impact Analysis: Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. As concluded in the above discussion of Localized Air Quality Impacts, the sensitive receptors nearest the Project site would not be subject to emissions exceeding SCAQMD LSTs. Nor would the Project create or result in localized CO hot spots. The Project HRA, summarized herein, substantiates that the Project would not generate or result in localized concentrations of TACs that would create or result in potentially significant health risks. Based on the preceding, the potential for the Project to expose sensitive receptors to substantial pollutant concentrations is considered less-than-significant.

Level of Significance: Less-Than-Significant.

4.4 GREENHOUSE GAS EMISSIONS AND GLOBAL CLIMATE CHANGE

4.4 GREENHOUSE GAS EMISSIONS AND GLOBAL CLIMATE CHANGE

Abstract

This Section identifies and addresses potential greenhouse gas (GHG) emissions impacts that may result from construction and implementation of the Project. More specifically, the GHG emissions impacts analysis evaluates the potential for the Project to cause or result in the following impacts:

- *Potential to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or*

- *Potential to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

Based on the analysis presented within Moreno Valley Business Park – Phase II, Greenhouse Gas Analysis, City of Moreno Valley *(Urban Crossroads, Inc.) January 17, 2022 (Project GHGA), all Project-related GHG impacts are considered less-than-significant.*

4.4.1 INTRODUCTION

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. GCC is currently one of the most controversial environmental issues in the United States, and much debate exists within the scientific community about whether or not GCC is occurring naturally or as a result of human activity. Some data suggests that GCC has occurred in the past over the course of thousands or millions of years. These historical changes to the earth's climate have occurred naturally without human influence, as in the case of an ice age. However, many scientists believe that the climate shift taking place since the industrial revolution (1900) is occurring at a quicker rate and magnitude than

in the past. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

An individual development proposal, such as the Project, cannot generate sufficient greenhouse gas emissions to effect a discernible change in the global climate. However, the Project may contribute to GCC through its increment of greenhouse gases (GHG) in combination with the cumulative increase in GHG from all other sources, which when taken together constitute potential influences on GCC. This Section summarizes the potential for the Project to have a significant effect upon the environment as a result of its potential contribution to GCC. Detailed analysis of the Project's potential GHG/GCC impacts is presented in *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022; EIR Appendix E.

4.4.2 BACKGROUND

4.4.2.1 Global Climate Change

GCC refers to the change in average meteorological conditions with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO_2 (Carbon Dioxide), N_2O (Nitrous Oxide), CH_4 (Methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the atmosphere, but prevent heat from escaping, thereby warming the atmosphere.

4.4.2.2 Greenhouse Gases

Gases that trap heat in the atmosphere are often referred to as GHGs. GHGs are released into the atmosphere by both natural and anthropogenic (human) activity. Without the natural greenhouse gas effect, the average temperature would be approximately 61°

Fahrenheit (F) cooler than it is currently. The accumulation of these gases in the atmosphere is considered to be the cause for the observed increase in the Earth's temperature.

GHGs have varying global warming potential (GWP) values; GWP values represent the potential of a gas to trap heat in the atmosphere. Carbon dioxide is used as the reference gas for GWP, and thus has a GWP of 1. GWP and atmospheric lifetimes of typical GHGs are summarized at Table 4.4-1. Characteristics of commonly occurring GHGs are summarized at Table 4.4-2.

Table 4.4-1
GHG Global Warming Potentials and Atmospheric Lifetimes

Gas	Atmospheric Lifetime (years)	Global Warming Potential (100-year time horizon)	
		2nd Assessment Report	5th Assessment Report
CO_2	*	1	1
CH_4	12 .4	21	28
N_2O	121	310	265
HFC-23	222	11,700	12,400
HFC-134a	13.4	1,300	1,300
HFC-152a	1.5	140	138
SF_6	3,200	23,900	23,500

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.
Notes: * Per Appendix 8.A. of IPCC's 5th Assessment Report, no single atmospheric lifetime has been established.

Table 4.4-2
GHG Characteristics

GHG	Description	Sources	Health Effects
Water	Water is the most abundant, important, and variable GHG in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered to be a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. Climate feedback is an indirect, or secondary, change, either positive or negative, that occurs within the climate system in response to a forcing mechanism. The feedback loop in which water is involved is critically important to projecting future climate change. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to 'hold' more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop." The extent to which this positive feedback loop would continue is unknown as there are also dynamics that hold the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it would eventually condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less	The main source of water vapor is evaporation from the oceans (approximately 85%). Other sources include evaporation from other water bodies, sublimation (change from solid to gas) from sea ice and snow, and transpiration from plant leaves.	There are no known direct health effects related to water vapor at this time. It should be noted however that when some pollutants react with water vapor, the reaction forms a transport mechanism for some of these pollutants to enter the human body through water vapor.

Table 4.4-2
GHG Characteristics

GHG	Description	Sources	Health Effects
	energy to reach the earth's surface and heat it up).		
CO_2	CO_2 is an odorless and colorless GHG. Since the industrial revolution began in the mid-1700s, the sort of human activity that increases GHG emissions has increased dramatically in scale and distribution. Data from the past 50 years suggests a corollary increase in levels and concentrations. As an example, prior to the industrial revolution, CO_2 concentrations were fairly stable at 280 parts per million (ppm). Today, they are around 370 ppm, an increase of more than 30%. Left unchecked, the concentration of CO_2 in the atmosphere is projected to increase to a minimum of 540 ppm by 2100 as a direct result of anthropogenic sources.	CO_2 is emitted from natural and manmade sources. Natural sources include: the decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic sources include: the burning of coal, oil, natural gas, and wood. CO_2 is naturally removed from the air by photosynthesis, dissolution into ocean water, transfer to soils and ice caps, and chemical weathering of carbonate rocks.	Outdoor levels of CO_2 are not high enough to result in negative health effects. According to the National Institute for Occupational Safety and Health (NIOSH) high concentrations of CO_2 can result in health effects such as: headaches, dizziness, restlessness, difficulty breathing, sweating, increased heart rate, increased cardiac output, increased blood pressure, coma, asphyxia, and/or convulsions. It should be noted that current concentrations of CO_2 in the earth's atmosphere are estimated to be approximately 370 ppm, the actual reference exposure level (level at which adverse health effects typically occur) is at exposure levels of 5,000 ppm averaged over 10 hours in a 40-hour workweek and short-term reference exposure levels of 30,000 ppm averaged over a 15-minute period.

Table 4.4-2
GHG Characteristics

GHG	Description	Sources	Health Effects
CH_4	CH_4 is an extremely effective absorber of radiation, although its atmospheric concentration is less than CO_2 and its lifetime in the atmosphere is brief (10-12 years), compared to other GHGs.	CH_4 has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of CH_4. Other anthropocentric sources include fossil-fuel combustion and biomass burning.	CH_4 is extremely reactive with oxidizers, halogens, and other halogen-containing compounds. Exposure to elevated levels of CH_4 can cause asphyxiation, loss of consciousness, headache and dizziness, nausea and vomiting, weakness, loss of coordination, and an increased breathing rate.
N_2O	N_2O, also known as laughing gas, is a colorless GHG. Concentrations of N_2O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration was 314 parts per billion (ppb).	N_2O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is used as an aerosol spray propellant, i.e., in whipped cream bottles. It is also used in potato chip bags to keep chips fresh. It is used in rocket engines and in race cars. N_2O can be transported into the stratosphere, be deposited on the earth's surface, and be converted to other compounds by chemical reaction.	N_2O can cause dizziness, euphoria, and sometimes slight hallucinations. In small doses, it is considered harmless. However, in some cases, heavy and extended use can cause Olney's Lesions (brain damage).
Chlorofluorocarbons (CFCs)	CFCs are gases formed synthetically by replacing all hydrogen atoms in CH_4 or ethane (C_2H_6) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the earth's surface).	CFCs have no natural source but were first synthesized in 1928. They were used for refrigerants, aerosol propellants and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and was extremely successful, so much so that levels of the major CFCs are now remaining steady or declining. However, their long atmospheric	In confined indoor locations, working with CFC-113 or other CFCs is thought to result in death by cardiac arrhythmia (heart frequency too high or too low) or asphyxiation.

Table 4.4-2
GHG Characteristics

GHG	Description	Sources	Health Effects
		lifetimes mean that some of the CFCs would remain in the atmosphere for over 100 years.	
HFCs	HFCs are synthetic, man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential (GWP). The HFCs with the largest measured atmospheric abundances are (in order), Fluoroform (HFC-23), 1,1,1,2-tetrafluoroethane (HFC-134a), and 1,1-difluoroethane (HFC-152a). Prior to 1990, the only significant emissions were of HFC-23. HCF-134a emissions are increasing due to its use as a refrigerant.	HFCs are manmade for applications such as automobile air conditioners and refrigerants.	No health effects are known to result from exposure to HFCs.
PFCs	PFCs have stable molecular structures and do not break down through chemical processes in the lower atmosphere. High-energy ultraviolet rays, which occur about 60 kilometers above earth's surface, are able to destroy the compounds. Because of this, PFCs have exceptionally long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF_4) and hexafluoroethane (C_2F_6). The EPA estimates that concentrations of CF_4 in the atmosphere are over 70 parts per trillion (ppt).	The two main sources of PFCs are primary aluminum production and semiconductor manufacture.	No health effects are known to result from exposure to PFCs.
SF_6	SF_6 is an inorganic, odorless, colorless, nontoxic, nonflammable gas. It also has the highest GWP of any gas evaluated. The EPA indicates that concentrations in the 1990s were about 4 ppt.	SF_6 is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.	In high concentrations in confined areas, the gas presents the hazard of suffocation because it displaces the oxygen needed for breathing.
Nitrogen Trifluoride (NF_3)	NF_3 is a colorless gas with a distinctly moldy odor. The World Resources Institute (WRI) indicates that NF_3 has a 100-year GWP of 17,200.	NF_3 is used in industrial processes and is produced in the manufacturing of semiconductors, Liquid Crystal Display (LCD) panels, types of solar panels, and chemical lasers.	Long-term or repeated exposure may affect the liver and kidneys and may cause fluorosis.

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.

4.4.2.3 Existing Greenhouse Gases Emissions Inventories

Global

Worldwide anthropogenic GHG emissions are tracked by the Intergovernmental Panel on Climate Change (IPCC) for industrialized nations (referred to as Annex I), and for developing nations (referred to as Non-Annex I). Human GHG emissions data for Annex I nations are available through 2018. Based on the latest available data, the sum of these emissions is approximately 28,768,440 gigagram (Gg) CO_2e. Global GHG emissions representative of currently available inventory data are summarized at Table 4.4-3.

United States

As identified at Table 4.4-3, the United States, as a single country, was the number two producer of GHG emissions in 2018. Carbon dioxide from fossil fuel combustion is the largest source of GHG emissions in the United States.

Table 4.4-3
Global GHG Emissions by Source Countries and the EU (2018)

Sources	GHG Emissions (Gigagram [Gg] CO_2e)
China	12,300,200
United States	6,676,650
European Union (28-member countries)	4,232,274
Russian Federation	2,220,123
India	2,100,850
Japan	1,238,343
Total	**28,768,440**

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.

State of California

California has significantly slowed the rate of growth of GHG emissions through implementation of energy efficiency programs and adoption and implementation of strict emission controls, California nonetheless is still a substantial contributor to the U.S. emissions inventory total.

The California Air Resource Board (CARB) compiles GHG inventories for the State of California. Per CARB GHG inventory data for the 2000 – 2019 GHG emissions period, California emitted an average 418.1 million metric tons of CO_2e ($MMTCO_2e$) per year (418,100 Gg CO_2e per year) equal to approximately 6.26% of the total United States annual GHG emissions.

City of Moreno Valley

The City's 2018 GHG emissions totaled an estimated 866,410 metric tons of CO_2e (MTCO2e). City 2018 GHG emissions by sector and subsector are summarized at Table 4.4-4.

Project Site

The Project site comprises vacant, disturbed property, and is not a source of GHG emissions.

Table 4.4-4
City of Moreno Valley – 2018 GHG Emissions ($MTCO_2e$/yr.)

Sector	Subsector	Emissions
Residential	Electricity	90,154
	Natural Gas	116,635
	Total Residential	**206,790**
Commercial	Electricity	69,536
	Natural Gas	31,230
	Total Commercial	**100,766**
Industrial	Electricity	19,370
	Natural Gas	219
	Total Industrial	**19,589**
Transportation	Electricity	373,504
	Natural Gas	109,599
	Total Transportation	**483,063**
Solid Waste	Electricity	1,259
	Natural Gas	3,354
	Construction/Other	3,124
	Total Solid Waste	**7,737**

Table 4.4-4
City of Moreno Valley – 2018 GHG Emissions ($MTCO_2e$/yr.)

Sector	Subsector	Emissions
Water	**Total Water**	**2,129**
Wastewater	**Total Wastewater**	**4,395**
Agriculture	**Total Agriculture**	**1,938**
Off-Road Equipment	**Total Off-Road Equipment**	**37,784**
Public Lighting	**Total Public Lighting**	**2,219**
	Grand Total	**866,410**

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.

4.4.2.4 Effects of Climate Change in California

Public Health

Higher temperatures may increase the frequency, duration, and intensity of conditions conducive to air pollution formation. For example, days with weather conducive to ozone formation could increase from 25 to 35% under the lower warming range to 75 to 85% under the medium warming range. In addition, if global background ozone levels increase as predicted in some scenarios, it may become impossible to meet local air quality standards. Air quality could be further compromised by increases in wildfires, which emit fine particulate matter that can travel long distances, depending on wind conditions. The Climate Scenarios Report indicates that large wildfires could become up to 55% more frequent if GHG emissions are not significantly reduced.

In addition, under the higher warming range scenario, there could be up to 100 more days per year with temperatures above 90°F in Los Angeles and 95°F in Sacramento by 2100. This is a large increase over historical patterns and approximately twice the increase projected if temperatures remain within or below the lower warming range. Rising temperatures could increase the risk of death from dehydration, heat stroke/exhaustion, heart attack, stroke, and respiratory distress caused by extreme heat.

Water Resources

A vast network of man-made reservoirs and aqueducts captures and transports water throughout the State from northern California rivers and the Colorado River. The current distribution system relies on Sierra Nevada snowpack to supply water during the dry spring and summer months. Rising temperatures, potentially compounded by decreases in precipitation, could severely reduce spring snowpack, increasing the risk of summer water shortages.

If temperatures continue to increase, more precipitation could fall as rain instead of snow, and the snow that does fall could melt earlier, reducing the Sierra Nevada spring snowpack by as much as 70 to 90%. Under the lower warming range scenario, snowpack losses could be only half as large as those possible if temperatures were to rise to the higher warming range. How much snowpack could be lost depends in part on future precipitation patterns, the projections for which remain uncertain. However, even under the wetter climate projections, the loss of snowpack could pose challenges to water managers and hamper hydropower generation. It could also adversely affect winter tourism. Under the lower warming range, the ski season at lower elevations could be reduced by as much as a month. If temperatures reach the higher warming range and precipitation declines, there may be years with insufficient snow for skiing and snowboarding.

State water supplies are also at risk from rising sea levels. An influx of saltwater could degrade California's estuaries, wetlands, and groundwater aquifers. Saltwater intrusion caused by rising sea levels is a major threat to the quality and reliability of water within the southern edge of the Sacramento/San Joaquin River Delta – a major fresh water supply.

Agriculture

Increased temperatures could cause widespread changes to the agriculture industry reducing the quantity and quality of agricultural products statewide. First, California farmers could possibly lose as much as 25% of its water supply. Although higher CO_2 levels can stimulate plant production and increase plant water-use efficiency, California's

farmers could face greater water demand for crops and a less reliable water supply as temperatures rise. Crop growth and development could change, as could the intensity and frequency of pest and disease outbreaks. Rising temperatures could aggravate O_3 pollution, which makes plants more susceptible to disease and pests and interferes with plant growth.

Plant growth tends to be slow at low temperatures, increasing with rising temperatures up to a threshold. However, faster growth can result in less-than-optimal development for many crops, so rising temperatures could worsen the quantity and quality of yield for a number of California's agricultural products. Products likely to be most affected include wine grapes, fruits, and nuts.

In addition, continued GCC could shift the ranges of existing invasive plants and weeds and alter competition patterns with native plants. Range expansion could occur in many species while range contractions may be less likely in rapidly evolving species with significant populations already established. Should range contractions occur, new or different weed species could fill the emerging gaps. Continued GCC could alter the abundance and types of many pests, lengthen pests' breeding season, and increase pathogen growth rates.

Forests and Landscapes

GCC has the potential to intensify the current threat to forests and landscapes by increasing the risk of wildfire and altering the distribution and character of natural vegetation. If temperatures rise into the medium warming range, the risk of large wildfires in California could increase by as much as 55%, which is almost twice the increase expected if temperatures stay in the lower warming range. However, since wildfire risk is determined by a combination of factors, including: precipitation, winds, temperature, terrain, and vegetation, future risks would likely not be uniform throughout the State. For example, wildfires in northern California could increase by up to 90% due to decreased precipitation.

Moreover, continued GCC has the potential to alter natural ecosystems and biological diversity within the State. For example, alpine and subalpine ecosystems could decline by as much as 60 to 80% by the end of the century as a result of increasing temperatures. The productivity of the State's forests has the potential to decrease as a result of GCC.

Rising Sea Levels

Rising sea levels, more intense coastal storms, and warmer water temperatures could increasingly threaten the State's coastal regions. Under the higher warming range scenario, sea level is anticipated to rise 22 to 35 inches by 2100. Increased sea level elevations of this magnitude would inundate low-lying coastal areas with saltwater, accelerate coastal erosion, threaten vital levees and inland water systems, and disrupt wetlands and natural habitats. Under the lower warming range scenario, sea level could rise 12 to 14 inches.

4.4.3 GCC REGULATORY SETTING

The current GHG regulatory setting is extensive and constantly evolving. The GHG regulatory setting is discussed in detail at Project GHGA Section 2.7, *Regulatory Setting*. GHG regulatory setting of relevance to the Project is summarized below.

4.4.3.1 State of California

Senate Bill 375, Steinberg (SB 375)

SB 735 does the following: (1) Requires metropolitan planning organizations (MPOs) to include sustainable community strategies in their regional transportation plans for reducing GHG emissions; (2) Aligns planning for transportation and housing; and (3) Creates specified incentives for the implementation of the strategies.

SB 375 requires MPOs to prepare a Sustainable Communities Strategy (SCS) within the Regional Transportation Plan (RTP) that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region. SB 375 uses CEQA streamlining as an incentive to encourage residential projects, which help achieve AB 32 goals to reduce GHG emissions. Although SB 375 does not prevent CARB from

adopting additional regulations, such actions are not anticipated in the foreseeable future.

AB 1493 - Pavley Fuel Efficiency Standards

California AB 1493, also known as the Pavley Fuel Efficiency Standards, requires CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks.

The Standards phased in during the 2009 through 2016 Model Year (MY). Several technologies stand out as providing significant reductions in emissions at favorable costs. These include discrete variable valve lift or camless valve actuation to optimize valve operation rather than relying on fixed valve timing and lift as has historically been done; turbocharging to boost power and allow for engine downsizing; improved multi-speed transmissions; and improved air conditioning systems that operate optimally, leak less, and/or use an alternative refrigerant.

The second phase of the Standards implementation was incorporated into Amendments to the Low-Emission Vehicle Program (LEV III) or the Advanced Clean Cars (ACC) program. The ACC program combines the control of smog-causing pollutants and GHG emissions into a single coordinated package of requirements for MY 2017 through 2025. The regulation would reduce GHGs from new cars by 34% from 2016 levels by 2025. The new rules would clean up gasoline and diesel-powered cars, and deliver increasing numbers of zero-emission technologies, such as full battery electric cars, newly emerging plug-in hybrid electric vehicles (EV) and hydrogen fuel cell cars. The package would also ensure adequate fueling infrastructure is available for the increasing numbers of hydrogen fuel cell vehicles planned for deployment in California.

Clean Energy and Pollution Reduction Act of 2015 (SB 350)

SB 350 reaffirms California's commitment to reducing its GHG emissions and addressing climate change. Key SB 350 provisions include an increase in the Renewables Portfolio Standard (RPS), higher energy efficiency requirements for buildings, initial strategies

towards a regional electricity grid, and improved infrastructure for EV charging stations. Specifically, SB 350 requires the following to reduce Statewide GHG emissions:

- Increase the amount of electricity procured from renewable energy sources from 33% to 50% by 2030, with interim targets of 40% by 2024, and 25% by 2027.
- Double the energy efficiency in existing buildings by 2030. This target would be achieved through the California Public Utilities Commission (CPUC), the California Energy Commission (CEC), and local publicly owned utilities.
- Reorganize the Independent System Operator (ISO) to develop more regional electrify transmission markets and to improve accessibility in these markets, which would facilitate the growth of renewable energy markets in the western United States.

Senate Bill 32, Pavley (SB 32); Assembly Bill 197, Eduardo Garcia (AB 197)

SB 32 and its companion bill, AB 197 require the State to reduce statewide GHG emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15. AB 197 creates a legislative committee to oversee regulators to ensure that CARB not only responds to the Governor, but also the Legislature.

CARB Scoping Plan Update (2017 Scoping Plan)

The *2017 Scoping Plan* identifies the State's post-2020 GHG emissions reduction strategy. The *2017 Scoping Plan* reflects the 2030 target of a 40% reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. Key programs that the proposed Second Update builds upon include the Cap-and-Trade Regulation, the Low Carbon Fuel Standard (LCFS), and much cleaner cars, trucks, and freight movement, utilizing cleaner, renewable energy, and strategies to reduce CH_4 emissions from agricultural and other wastes.

The *2017 Scoping Plan* establishes a new emissions limit of 260 $MMTCO_2e$ for the year 2030, which corresponds to a 40% decrease in 1990 levels by 2030. Major elements of the *2017 Scoping Plan* framework include:

- Implementing and/or increasing the standards of the Mobile Source Strategy, which include increasing zero-emission vehicles (ZEV) buses and trucks.
- LCFS, with an increased stringency (18% by 2030).
- Implementing SB 350, which expands the RPS to 50% and doubles energy efficiency savings by 2030.
- California Sustainable Freight Action Plan, which improves freight system efficiency, utilizes near-zero emissions technology, and deployment of ZEV trucks.
- Implementing the proposed Short-Lived Climate Pollutant Strategy (SLPS), which focuses on reducing CH_4 and HCF emissions by 40% and anthropogenic black carbon emissions by 50% by year 2030.
- Continued implementation of SB 375.
- Post-2020 Cap-and-Trade Program that includes declining caps.
- 20% reduction in GHG emissions from refineries by 2030.
- Development of a Natural and Working Lands Action Plan to secure California's land base as a net carbon sink.

Note, however, that the *2017 Scoping Plan* acknowledges that:

> *. . . [a]chieving net zero increases in GHG emissions, resulting in no contribution to GHG impacts, may not be feasible or appropriate for every project, however, and the inability of a project to mitigate its GHG emissions to net zero does not imply the project results in a substantial contribution to the cumulatively significant environmental impact of climate change under CEQA.*

In addition to the statewide strategies listed above, the *2017 Scoping Plan* identifies local governments as essential partners in achieving the State's long-term GHG reduction goals and identifies local actions to reduce GHG emissions. As part of the recommended actions, CARB recommends that local governments achieve a community-wide goal to achieve emissions of no more than 6 metric tons of CO_2e ($MTCO_2e$) or less per capita by 2030 and 2 $MTCO_2e$ or less per capita by 2050. For CEQA projects, CARB states that lead agencies may develop evidence-based bright-line numeric thresholds—consistent with

the *2017 Scoping Plan* and the State's long-term GHG goals—and projects generating GHG emissions over that amount may be required to incorporate on-site design features and mitigation measures acting to avoid or minimize GHG emissions to the degree feasible. Alternatively, or as a complementary action, lead agencies may establish a performance-based metric using a Climate Action Plan (CAP) or other plan to reduce GHG emissions.

According to research conducted by the Lawrence Berkeley National Laboratory (LBNL) and supported by CARB, California, under its existing and proposed GHG reduction policies, could achieve the 2030 goals under SB 32. The research utilized a new, validated model known as the California LBNL GHG Analysis of Policies Spreadsheet (CALGAPS), which simulates GHG and criteria pollutant emissions in California from 2010 to 2050 in accordance with existing and future GHG-reducing policies. The CALGAPS model showed that by 2030, emissions could range from 211 to 428 $MTCO_2e$ per year ($MTCO_2e$/yr.), indicating that "even if all modeled policies are not implemented, reductions could be sufficient to reduce emissions 40% below the 1990 level [of SB 32]." CALGAPS analyzed emissions through 2050 even though it did not generally account for policies that might be put in place after 2030. Although the research indicated that the emissions would not meet the State's 80% reduction goal by 2050, various combinations of policies could allow California's cumulative emissions to remain very low through 2050.

Cap-and-Trade Program

The *2017 Scoping Plan* identifies a Cap-and-Trade Program as one of the key strategies for California to reduce GHG emissions. According to CARB, a cap-and-trade program would help put California on the path to meet its goal of achieving a 40% reduction in GHG emissions from 1990 levels by 2030. Under cap-and-trade, an overall limit on GHG emissions from capped sectors is established, and facilities subject to the cap would be able to trade permits to emit GHGs within the overall limit.

CARB adopted a California Cap-and-Trade Program pursuant to its authority under AB 32. The Cap-and-Trade Program is designed to reduce GHG emissions from regulated entities by more than 16% between 2013 and 2020, and by an additional 40% by 2030. The statewide cap for GHG emissions from the capped sectors (e.g., electricity generation, petroleum refining, and cement production) commenced in 2013 and would decline over time, achieving GHG emission reductions throughout the program's duration.

The Cap-and-Trade Program provides a firm cap, which provides the highest certainty of achieving the 2030 target. An inherent feature of the Cap-and-Trade program is that it does not guarantee GHG emissions reductions in any discrete location or by any particular source. Rather, GHG emissions reductions are only guaranteed on an accumulative basis. As summarized by CARB in the *First Update to the Climate Change Scoping Plan*:

> *The Cap-and-Trade Regulation gives companies the flexibility to trade allowances with others or take steps to cost-effectively reduce emissions at their own facilities. Companies that emit more have to turn in more allowances or other compliance instruments. Companies that can cut their GHG emissions have to turn in fewer allowances. But as the cap declines, aggregate emissions must be reduced. In other words, a covered entity theoretically could increase its GHG emissions every year and still comply with the Cap-and-Trade Program if there is a reduction in GHG emissions from other covered entities. Such a focus on aggregate GHG emissions is considered appropriate because climate change is a global phenomenon, and the effects of GHG emissions are considered cumulative.*

The Cap-and-Trade Program covers approximately 80% of California's GHG emissions. The Cap-and-Trade Program covers the GHG emissions associated with electricity consumed in California, whether generated in-state or imported. Accordingly, GHG emissions associated with CEQA projects' electricity usage are covered by the Cap-and-Trade Program. The Cap-and-Trade Program also covers fuel suppliers (natural gas and propane fuel providers and transportation fuel providers) to address emissions from such fuels and from combustion of other fossil fuels not directly covered at large sources

in the Program's first compliance period. The Cap-and-Trade Program covers the GHG emissions associated with the combustion of transportation fuels in California, whether refined in-state or imported.

Executive Order S-3-05

Executive Order S-3-05 established the following reduction targets for GHG emissions:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.
- By 2050, reduce GHG emissions to 80% below 1990 levels.

The 2050 reduction goal represents what some scientists believe is necessary to reach levels that would stabilize the climate. The 2020 goal was established to be a mid-term target. Because this is an executive order, the goals are not legally enforceable for local governments or the private sector.

Executive Order S-01-07 (LCFS)

Executive Order S-01-07 mandates that a statewide goal shall be established to reduce the carbon intensity of California's transportation fuels by at least 10% by 2020. CARB adopted the LCFS in 2009. In 2018, CARB approved amendments to the regulation, which included strengthening the carbon intensity benchmarks through 2030 in compliance with the SB 32 GHG emissions reduction target for 2030. The amendments included crediting opportunities to promote zero emission vehicle adoption, alternative jet fuel, carbon capture and sequestration, and advanced technologies to achieve deep decarbonization in the transportation sector.

Executive Order S-13-08

Executive Order S-13-08 states that "climate change in California during the next century is expected to shift precipitation patterns, accelerate sea level rise and increase temperatures, thereby posing a serious threat to California's economy, to the health and welfare of its population and to its natural resources." Pursuant to the requirements in the Order, the *2009 California Climate Adaptation Strategy* (*CNRA 2009*) was adopted,

which is the " . . . first statewide, multi-sector, region-specific, and information-based climate change adaptation strategy in the United States." Objectives include analyzing risks of climate change in California, identifying, and exploring strategies to adapt to climate change, and specifying a direction for future research.

Executive Order B-30-15

On April 29, 2015, Governor Brown issued an executive order to establish a California GHG reduction target of 40% below 1990 levels by 2030. The Governor's executive order aligned California's GHG reduction targets with those of leading international governments ahead of the U.N. Climate Change Conference in Paris in late 2015. The Order sets a new interim statewide GHG emission reduction target to reduce GHG emissions to 40% below 1990 levels by 2030 in order to ensure California meets its target of reducing GHG emissions to 80% below 1990 levels by 2050 and directs CARB to update the *2017 Scoping Plan* to express the 2030 target in terms of $MMTCO_2e$. The Order also requires the state's climate adaptation plan to be updated every three years, and for the State to continue its climate change research program, among other provisions. As with Executive Order S-3-05, this Order is not legally enforceable as to local governments and the private sector. Legislation that would update AB 32 to make post 2020 targets and requirements a mandate is in process in the State Legislature.

Executive Order B-55-18 and SB 100

SB 100 and Executive Order B-55-18 were signed by Governor Brown on September 10, 2018. Under the existing RPS, 25% of retail sales of electricity are required to be from renewable sources by December 31, 2016, 33% by December 31, 2020, 40% by December 31, 2024, 45% by December 31, 2027, and 50% by December 31, 2030. SB 100 raises California's RPS requirement to 50% renewable resources target by December 31, 2026, and to achieve a 60% target by December 31, 2030. SB 100 also requires that retail sellers and local publicly owned electric utilities procure a minimum quantity of electricity products from eligible renewable energy resources so that the total kilowatt hours (kWh) of those products sold to their retail end-use customers achieve 44% of retail sales by December 31, 2024, 52% by December 31, 2027, and 60% by December 31, 2030. In addition to targets under AB 32 and SB 32, Executive Order B-55-18 establishes a carbon

neutrality goal for the state of California by 2045; and sets a goal to maintain net negative emissions thereafter. The Executive Order directs the California Natural Resources Agency (CNRA), California EPA (CalEPA), the California Department of Food and Agriculture (CDFA), and CARB to include sequestration targets in the Natural and Working Lands Climate Change Implementation Plan consistent with the carbon neutrality goal.

Title 20 California Code of Regulations (CCR), Sections 1601 et seq. - Appliance Efficiency Regulations

The Appliance Efficiency Regulations regulate the sale of appliances in California. The Appliance Efficiency Regulations include standards for both federally regulated appliances and non-federally regulated appliances. Twenty-three categories of appliances are included in the scope of these regulations. The standards within these regulations apply to appliances that are sold or offered for sale in California, except those sold wholesale in California for final retail sale outside the state and those designed and sold exclusively for use in recreational vehicles (RV) or other mobile equipment (CEC 2012).

Title 24 CCR Part 6 - California Energy Code

The California Energy Code was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The Code standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods.

Title 24 CCR Part 11 - California Green Building Standards Code

The California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went into effect on January 1, 2009, and is administered by the California Building Standards Commission (CBSC). CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2019 California Green Building Code Standards that became effective January 1, 2020.

Local jurisdictions are permitted to adopt more stringent requirements, as state law provides methods for local enhancements. CALGreen recognizes that many jurisdictions have developed existing construction waste and demolition ordinances and defers to them as the ruling guidance provided they establish a minimum 65% diversion requirement.

CALGreen also provides exemptions for areas not served by construction waste and demolition recycling infrastructure. The State Building Code provides the minimum standard that buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official.

Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions. The 2019 version of Title 24 was adopted by the CEC and became effective on January 1, 2020.

The 2019 Title 24 standards would result in less energy use, thereby reducing air pollutant emissions associated with energy consumption in the SCAB and across the State of California. For example, the 2019 Title 24 standards require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and update indoor and outdoor lighting requirements for nonresidential buildings.

The CEC anticipates that single-family homes built with the 2019 standards would use approximately 7% less energy compared to the residential homes built under the 2016 standards. Additionally, after implementation of solar photovoltaic systems, homes built under the 2019 standards would use about 53% less energy than homes built under the 2016 standards. Nonresidential buildings (such as the Project) would use approximately 30% less energy due to lighting upgrade requirements. Because the Project would be constructed after January 1, 2020, the 2019 CALGreen standards are applicable to the Project and require, among other items:

Nonresidential Mandatory Measures

- Short-term bicycle parking. If the new project or an additional alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack (5.106.4.1.1).
- Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility (5.106.4.1.2).
- Designated parking for clean air vehicles. In new projects or additions to alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).
- Electric vehicle (EV) charging stations. New construction shall facilitate the future installation of EV supply equipment. The compliance requires empty raceways for future conduit and documentation that the electrical system has adequate capacity for the future load. The number of spaces to be provided for is contained in Table 5.106.5.3.3 (5.106.5.3).
- Outdoor light pollution reduction. Outdoor lighting systems shall be designed to meet the backlight, uplight and glare ratings per Table 5.106.8 (5.106.8).
- Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1.5.405.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent (5.408.1).
- Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed (5.408.3).

- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive (5.410.1).
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
  - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (5.303.3.1)
  - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush (5.303.3.2.1). The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush (5.303.3.2.2).
  - Showerheads. Single showerheads shall have a minimum flow rate of not more than 1.8 gallons per minute and 80 psi (5.303.3.3.1). When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2).
  - Faucets and fountains. Nonresidential lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi (5.303.3.4.1). Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute of 60 psi (5.303.3.4.2). Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (5.303.3.4.3). Metering faucets shall not deliver more than 0.20 gallons per cycle (5.303.3.4.4). Metering faucets for wash fountains shall have a maximum flow rate not more than 0.20 gallons per cycle (5.303.3.4.5).
- Outdoor potable water uses in landscaped areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent (5.304.1).

- Water meters. Separate submeters or metering devices shall be installed for new buildings or additions in excess of 50,000 sf or for excess consumption where any tenant within a new building or within an addition that is project to consume more than 1,000 gallons per day (GPD) (5.303.1.1 and 5.303.1.2).
- Outdoor water uses in rehabilitated landscape projects equal or greater than 2,500 sf. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 sf requiring a building or landscape permit (5.304.3).
- Commissioning. For new buildings 10,000 sf and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (5.410.2).

CARB Refrigerant Management Program

CARB adopted a regulation in 2009 to reduce refrigerant GHG emissions from stationary sources through refrigerant leak detection and monitoring, leak repair, system retirement and retrofitting, reporting and recordkeeping, and proper refrigerant cylinder use, sale, and disposal. The regulation is set forth in sections 95380 to 95398 of Title 17, CCR. The rules implementing the regulation establish a limit on statewide GHG emissions from stationary facilities with refrigeration systems with more than 50 pounds of a high GWP refrigerant. The refrigerant management program is designed to (1) reduce emissions of high-GWP GHG refrigerants from leaky stationary, non-residential refrigeration equipment; (2) reduce emissions from the installation and servicing of refrigeration and air-conditioning appliances using high-GWP refrigerants; and (3) verify GHG emission reductions.

Tractor-Trailer GHG Regulation

The tractors and trailers subject to this regulation must either use EPA SmartWay certified tractors and trailers or retrofit their existing fleet with SmartWay verified technologies. The regulation applies primarily to owners of 53-foot or longer box-type trailers, including both dry-van and refrigerated-van trailers, and owners of the HD tractors that pull them on California highways. These owners are responsible for replacing or retrofitting their affected vehicles with compliant aerodynamic technologies

and low rolling resistance tires. Sleeper cab tractors MY 2011 and later must be SmartWay certified. All other tractors must use SmartWay verified low rolling resistance tires. There are also requirements for trailers to have low rolling resistance tires and aerodynamic devices.

Phase I and 2 Heavy-Duty Vehicle GHG Standards

CARB has adopted regulations for GHG emissions from HDTs and engines sold in California. The regulations establish GHG emission limits on truck and engine manufacturers and correlates with EPA emissions rules for new trucks and engines nationally. Existing HD vehicle regulations in California include engine criteria emission standards, tractor-trailer GHG requirements to implement SmartWay strategies (i.e., the Heavy-Duty Tractor-Trailer GHG Regulation), and in-use fleet retrofit requirements such as the Truck and Bus Regulation. The EPA rule has compliance requirements for new compression and spark ignition engines, as well as trucks from Class 2b through Class 8. Compliance requirements began with MY 2014 with stringency levels increasing through MY 2018. The rule organizes truck compliance into three groupings, which include a) HD pickups and vans; b) vocational vehicles; and c) combination tractors. The EPA rule does not regulate trailers.

CARB staff has worked jointly with the EPA and the NHTSA on the next phase of federal GHG emission standards for medium-duty trucks (MDT) and HDT vehicles, called federal Phase 2. The federal Phase 2 standards were built on the improvements in engine and vehicle efficiency required by the Phase 1 emission standards and represent a significant opportunity to achieve further GHG reductions for 2018 and later MY HDT vehicles, including trailers. The EPA and NHTSA have proposed to roll back GHG and fuel economy standards for cars and light-duty trucks, which suggests a similar rollback of Phase 2 standards for MDT and HDT vehicles may be pursued.

SB 97 and the CEQA Guidelines Update

Passed in August 2007, SB 97 added Section 21083.05 to the Public Resources Code. The code states "(a) On or before July 1, 2009, the Office of Planning and Research (OPR) shall prepare, develop, and transmit to the Resources Agency guidelines for the mitigation of

GHG emissions or the effects of GHG emissions as required by this division, including, but not limited to, effects associated with transportation or energy consumption. (b) On or before January 1, 2010, the Resources Agency shall certify and adopt guidelines prepared and developed by the OPR pursuant to subdivision (a)." In 2012, Public Resources Code Section 21083.05 was amended to state:

> *The Office of Planning and Research and the Natural Resources Agency shall periodically update the guidelines for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions as required by this division, including, but not limited to, effects associated with transportation or energy consumption, to incorporate new information or criteria established by the State Air Resources Board pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code.*

On December 28, 2018, the Natural Resources Agency announced the OAL approved amendments to the *CEQA Guidelines* for implementing CEQA. The CEQA Amendments provide guidance to public agencies regarding the analysis and mitigation of the effects of GHG emissions in CEQA documents. The CEQA Amendments fit within the existing CEQA framework by amending existing *CEQA Guidelines* to reference climate change.

Section 15064.4 was added to the *CEQA Guidelines* and states that in determining the significance of a project's GHG emissions, the lead agency should focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. A project's incremental contribution may be cumulatively considerable even if it appears relatively insignificant compared to statewide, national, or global emissions. The agency's analysis should consider a timeframe that is appropriate for the project. The agency's analysis also must reasonably reflect evolving scientific knowledge and state regulatory schemes. Additionally, a lead agency may use a model or methodology to estimate GHG emissions resulting from a project. The lead agency has discretion to select the model or methodology it considers most appropriate to enable decision makers to intelligently take into account the project's incremental contribution to climate change. The lead agency must support its selection of a model or

methodology with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use.

4.4.3.2 Regional

SCAQMD

The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions. SCAQMD assists local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions.

In 2008, SCAQMD formed a Working Group to identify GHG emissions thresholds for land use projects that could be used by local lead agencies in the SCAB. The Working Group developed several different options that are contained in the SCAQMD Draft Guidance Document – Interim CEQA GHG Significance Threshold, which could be applied by lead agencies. The working group has not provided additional guidance since release of the interim guidance in 2008. The SCAQMD Board has not approved the thresholds; however, the Guidance Document provides substantial evidence supporting the approaches to significance of GHG emissions that can be considered by the lead agency in adopting its own threshold. The current interim thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project's construction emissions are averaged over 30 years and are added to the project's operational emissions. If a project's emissions are below one of the following screening thresholds, then the project is less than significant:

  - Residential and commercial land use: 3,000 $MTCO_2e$/yr.
  - Industrial land use: 10,000 $MTCO_2e$/yr.
  - Based on land use type: residential: 3,500 $MTCO_2e$/yr.; commercial: 1,400 $MTCO_2e$/yr.; or mixed use: 3,000 $MTCO_2e$/yr.
- Tier 4 has the following options:
  - Option 1: Reduce Business-as-Usual (BAU) emissions by a certain percentage; this percentage is currently undefined.
  - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
  - Option 3: 2020 target for service populations (SP), which includes residents and employees: 4.8 $MTCO_2e$ per SP per year for projects and 6.6 $MTCO_2e$ per SP per year for plans.
  - Option 3, 2035 target: 3.0 $MTCO_2e$ per SP per year for projects and 4.1 $MTCO_2e$ per SP per year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

SCAQMD interim thresholds used the Executive Order S-3-05-year 2050 goal as the basis for the Tier 3 screening level. Achieving the Executive Order's objective would contribute to worldwide efforts to cap CO_2 concentrations at 450 ppm, thus stabilizing global climate.

SCAQMD only has authority over GHG emissions from development projects that include air quality permits. At this time, it is unknown if the Project would include stationary sources of emissions subject to SCAQMD permits. Notwithstanding, if the Project requires a stationary permit, it would be subject to the applicable SCAQMD regulations. In this regard, SCAQMD Regulation XXVII includes the following rules:

- Rule 2700 defines terms and post global warming potentials.
- Rule 2701, SoCal Climate Solutions Exchange, establishes a voluntary program to encourage, quantify, and certify voluntary, high quality certified GHG emission reductions in the SCAQMD.
- Rule 2702, GHG Reduction Program created a program to produce GHG emission reductions within the SCAQMD. The SCAQMD would fund projects through

contracts in response to requests for proposals or purchase reductions from other parties.

SCAQMD is the agency responsible for air quality planning and regulation in the SCAB. The SCAQMD addresses the impacts to climate change of projects subject to SCAQMD permit as a lead agency if they are the only agency having discretionary approval for the project and acts as a responsible agency when a land use agency must also approve discretionary permits for the project. The SCAQMD acts as an expert commenting agency for impacts to air quality. This expertise carries over to GHG emissions, so the agency helps local land use agencies through the development of models and emission thresholds that can be used to address GHG emissions.

4.4.3.3 City of Moreno Valley

City of Moreno Valley General Plan

Although the City of Moreno Valley General Plan does not identify specific GHG or climate change policies or goals, a number of the measures identified in the General Plan's Air Quality Element act to reduce or control criteria pollutant emissions and peripherally reduce GHG emissions.

2012 City of Moreno Valley Energy Efficiency, Climate Action Strategy (CAS)

The City of Moreno Valley approved an Energy Efficiency & CAS as well as GHG Analysis on October 9, 2012. The CAS identifies City strategies to reduce energy and water consumption and related GHG emissions. CAS policies target GHG reductions in 2010 emissions by 15% by the year 2020.

Draft 2021 City of Moreno Valley Climate Action Plan (CAP)

The City has prepared a Draft 2021 CAP. As described in the CAP, "[t]he Moreno Valley Climate Action Plan (CAP) is designed to reinforce the City's commitment to reducing greenhouse gas (GHG) emissions, and demonstrate how the City will comply with State of California's GHG emission reduction standards.

As of the time this analysis was prepared, the City has not formally adopted or implemented the proposed CAP.[1]

4.4.4 SOURCES OF PROJECT GHG EMISSIONS

4.4.4.1 Construction-Source GHG Emissions

Project construction activities would generate emissions of CO_2 and CH_4. Project construction-source emissions are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total greenhouse gas emissions for the construction activities, dividing it by a 30-year project life, then adding that number to the annual operational GHG emissions. Accordingly, Project construction-source GHG emissions were amortized over a 30-year period and added to the annual operational-source GHG emissions of the Project.

4.4.4.2 Operational-Source GHG Emissions

Project operations would result in emissions of CO_2, CH_4, and N_2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

[1] A screencheck draft of the proposed CAP can be accessed at: https://www.moval.org/cdd/documents/general-plan-update/draft-docs/ClimateActionPlan/Draft-MV-CAP.pdf.

- On-Site Cargo Handling Equipment Emissions
- Transportation Refrigeration Units (TRU) Emissions
- Water Supply, Treatment, and Distribution
- Solid Waste Management

Area Source Emissions

Landscape and site maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shedders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project.

Energy Source Emissions

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO_2 and other GHGs directly into the atmosphere; these emissions are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions.

Mobile Source Emissions

GHG emissions will also result from mobile sources associated with the Project. Trip characteristics available from the Project VMT Analysis were utilized in this analysis.

On-Site Cargo Handling Equipment Emissions

It is common for warehouse buildings to require the operation of exterior cargo handling equipment in the building's truck court areas. For the Project, on-site modeled cargo handling equipment operational equipment includes up to one (1) 200 horsepower (hp), compressed natural gas or gasoline-powered tractors/loaders/backhoes operating at 4 hours per day, 365 days per year.

TRU Emissions

To account for the possibility of refrigerated uses, a portion of the trucks accessing the Project are assumed to comprise Transportation Refrigeration Units. The TRU emissions calculations are based on the 2017 Off-road Emissions model, version 1.0.1 (Orion), developed by the CARB.

Water Supply, Treatment and Distribution Emissions

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water.

Solid Waste Management Emissions

The Project land uses would result in the generation and disposal of solid waste. A large percentage of solid waste generated by the Project would be diverted and recycled consistent with requirements of AB 39. The remainder of the waste not diverted would be disposed of area landfills. GHG emissions would be generated by collection and transport of GHG emissions. GHG emissions would also result from anaerobic breakdown of landfilled materials.

4.4.5 PROJECT GHG EMISSIONS IMPACTS

4.4.5.1 California Emissions Estimator Model™ Employed to Estimate GHG Emissions

In May 2021, the SCAQMD, in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the CalEEMod Version 2020.4.0. The purpose of this Model is to calculate construction-source and operational-source criteria pollutants and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures. The latest version of CalEEMod has been employed in this analysis. Detailed Models are appended to the Project GHGA body text.

4.4.5.2 Standards of Significance

The criteria used to determine the significance of potential Project-related GHG impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 CCR of Regulations §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to GHG if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

The City has determined that each of the CEQA threshold considerations presented herein establish a separate and independent basis upon which to substantiate the significance of the Project's potential GHG emissions impact.

The City of Moreno Valley has not adopted a threshold of significance for GHG emissions. For CEQA purposes, the City has discretion to select an appropriate significance criterion, based on substantial evidence. The SCAQMD's adopted numerical threshold of 10,000 $MTCO_2e$/yr. for industrial stationary source emissions is selected as the significance criterion. The SCAQMD industrial threshold of 10,000 $MTCO_2e$/yr. was selected by the City because the Project, in terms of its expected operating characteristics, is analogous to an industrial use more so than other land use types (e.g., commercial or residential land uses). It is noted here that the 10,000 $MTCO_2e$/yr. threshold has also been used by many local government lead agencies for warehouse projects throughout the Southern California.

Moreover, use of the 10,000 $MTCO_2e$ threshold as applied within this analysis establishes a conservative approach to evaluation of the Project's potential GHG emissions impacts. That is, although the SCAQMD uses this threshold to determine the significance of stationary source emissions only, the 10,000 $MTCO_2e$ threshold used in this analysis is applied to all sources of Project-related GHG emissions – whether stationary source, mobile source, area source, or other.

Use of this threshold is also consistent with guidance provided in the CAPCOA CEQA and Climate Change handbook, "Approach 2." Approach 2, Threshold 2.5 (Unit-Based Thresholds Based on Market Capture) establishes a numerical threshold based on capture of approximately 90% of emissions from future development. The latest threshold developed by SCAQMD using this method is 10,000 $MTCO_2e$/yr. for industrial projects. This threshold is based on the review of 711 CEQA projects. The SCAQMD found that use of the 10,000 $MTCO_2e$ threshold would result in a capture rate of 90% for all new or modified projects. A 90% emission capture rate means that 90% of total emissions from all new or modified stationary source projects would be subject to some type of CEQA analysis.

A GHG significance threshold based on a 90% emission capture rate is appropriate to address the long-term adverse potential impacts associated with GHG emissions. Further, a 90% emission capture rate sets the emission threshold low enough to capture a substantial fraction of future projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that SCAQMD estimates that these GHG emissions would account for <1% of future 2050 statewide GHG emissions target (85 MMTCO2e/yr.). In addition, these small projects would be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory.

4.4.5.3 Impact Statements

Potential Impact: *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.*

Impact Analysis: Annual Project GHG emissions generated by construction and operations are summarized at Table 4.4-5.

Table 4.4-5
Annual Project GHG Emissions

Emission Source	Emissions (metric tons per year)			
	CO_2	CH_4	N_2O	Total CO_2E
Annual construction-related emissions amortized over 30 years	27.77	4.99E-03	7.85E-04	28.13
Area Sources	0.02	4.00E-05	0.00	0.02
Energy Consumption	522.61	0.03	6.68E-03	525.44
Mobile Sources	1,826.27	0.04	0.22	1,892.88
TRUs				19.24
On-Site Equipment	50.75	0.02	0.00	51.16
Solid Waste Management	44.07	2.60	0.00	109.17
Water Usage	133.86	1.67	0.04	187.67
Total CO_2E (All Sources)	**2,813.72**			

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.
Note: Totals obtained from CalEEMod™ and may not total 100% due to rounding.

As shown above, the Project would generate approximately 2,813.72 $MTCO_2e$ per year. Project GHG emissions would not exceed the City threshold of 10,000 $MTCO_2e$ per year. GHG emissions not exceeding the City threshold do not comprise a potentially significant impact on the environment. Therefore, the potential for the Project to generate direct or indirect GHG emissions that would result in a significant impact on the environment is considered less-than-significant.

Level of Significance: Less-Than-Significant.

Potential Impact: *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

Impact Analysis: For the Project, SB 32 (2017 Scoping Plan) and measures implemented by the City of Moreno Valley comprise the "applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases."

Project consistency with SB 32/2017 Scoping Plan is summarized at Table 4.4-6.

Table 4.4-6
Project SB 32/2017 Scoping Plan Consistency

Action	Responsible Party(ies)	Remarks
Implement SB 350 by 2030		
Increase the Renewables Portfolio Standard to 50% of retail sales by 2030 and ensure grid reliability.	CPUC, CEC, CARB	Consistent. The Project would use energy from Southern California Edison (SCE). SCE has committed to diversify its portfolio of energy sources by increasing energy from wind and solar sources. The Project would not interfere with or obstruct SCE energy source diversification efforts.
Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.		Consistent. The Project would be designed and constructed to implement the energy efficiency measures for new industrial developments and would include several measures designed to reduce energy consumption. The Project would not interfere with or obstruct policies or strategies to establish annual targets for statewide energy efficiency savings and demand reduction.
Reduce GHG emissions in the electricity sector through the implementation of the above measures and other actions as modeled in Integrated Resource Planning (IRP) to meet GHG emissions reductions planning targets in the IRP process. Load-serving entities and publicly-owned utilities meet GHG emissions reductions planning targets through a combination of measures as described in IRPs.		Consistent. The proposed Project would be designed and constructed to implement the energy efficiency measures, where applicable by including several measures designed to reduce energy consumption. The proposed Project includes energy efficient field lighting and fixtures that meet the current Title 24 Standards throughout the Project Site and would be a modern development with energy efficient boilers, heaters, and air conditioning systems.
Implement Mobile Source Strategy (Cleaner Technology and Fuels)		
At least 1.5 million zero emission and plug-in hybrid light-duty EVs by 2025.	CARB, California State Transportation Agency (CalSTA), Strategic Growth Council (SGC), California Department of Transportation (Caltrans), CEC, OPR, Local Agencies	Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2025 targets. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and will therefore comply with the strategy.
At least 4.2 million zero emission and plug-in hybrid light-duty EVs by 2030.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB zero emission and plug-in hybrid light-duty EV 2030 targets. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and will therefore comply with the strategy.

Table 4.4-6
Project SB 32/2017 Scoping Plan Consistency

Action	Responsible Party(ies)	Remarks
Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean cars regulations. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and will therefore comply with the strategy.
Medium- and Heavy-Duty GHG Phase 2.		Consistent. This is a CARB Mobile Source Strategy. The Project would not obstruct or interfere with CARB efforts to implement Medium- and Heavy-Duty GHG Phase 2. As this is a CARB enforced standard, vehicles that access the Project are required to comply with the standards and will therefore comply with the strategy.
Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20% of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100% of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NO_X standard.		Consistent. This Project would not obstruct or interfere with implementation of SB 375 and would therefore not conflict with this measure.
Last Mile Delivery: New regulation that would result in the use of low NO_X or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5% of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10% in 2025 and remaining flat through 2030.		Consistent. This Project would not obstruct or interfere with implementation of SB 375 and would therefore not conflict with this measure.
Further reduce VMT through continued implementation of SB 375 and regional Sustainable Communities Strategies; forthcoming statewide implementation of SB 743; and potential additional VMT reduction strategies not specified in the Mobile Source Strategy but included in the document "Potential VMT Reduction Strategies for Discussion."		Consistent. This Project would not obstruct or interfere with implementation of SB 375 and would therefore not conflict with this measure.
Increase stringency of SB 375 Sustainable Communities Strategy (2035 targets).	CARB	Consistent. This Project would not obstruct or interfere with implementation of SB 375

Table 4.4-6
Project SB 32/2017 Scoping Plan Consistency

Action	Responsible Party(ies)	Remarks
		and would therefore not conflict with this measure.
Harmonize project performance with emissions reductions and increase competitiveness of transit and active transportation modes (e.g., via guideline documents, funding programs, project selection, etc.).	CalSTA, SGC, OPR, CARB, Governor's Office of Business and Economic Development (GO-Biz), California Infrastructure and Economic Development Bank (IBank), Department of Finance (DOF), California Transportation Commission (CTC), Caltrans	Consistent. The Project would not obstruct or interfere with agency efforts to harmonize transportation facility project performance with emissions reductions and increase competitiveness of transit and active transportation modes.
By 2019, develop pricing policies to support low-GHG transportation (e.g., low-emission vehicle zones for heavy duty, road user, parking pricing, transit discounts).	CalSTA, Caltrans, CTC, OPR, SGC, CARB	Consistent. The Project would not obstruct or interfere with agency efforts to develop pricing policies to support low-GHG transportation.
Implement California Sustainable Freight Action Plan		
Improve freight system efficiency.	CalSTA, CalEPA, CNRA, CARB, Caltrans, CEC, GO-Biz	Consistent. This measure would apply to all trucks accessing the Project site, this may include existing trucks or new trucks that are part of the statewide goods movement sector. The Project would not obstruct or interfere with agency efforts to Improve freight system efficiency.
Deploy over 100,000 freight vehicles and equipment capable of zero emission operation and maximize both zero and near-zero emission freight vehicles and equipment powered by renewable energy by 2030.		Consistent. This Project would not obstruct or interfere with implementation of this measure.

Table 4.4-6
Project SB 32/2017 Scoping Plan Consistency

Action	Responsible Party(ies)	Remarks
Adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.	CARB	Consistent. When adopted, this measure would apply to all fuel purchased and used by the Project in the state. The Project would not obstruct or interfere with agency efforts to adopt a Low Carbon Fuel Standard with a Carbon Intensity reduction of 18%.
Implement the Short-Lived Climate Pollutant Strategy (SLPS) by 2030		
40% reduction in methane and hydrofluorocarbon emissions below 2013 levels.	CARB, CalRecycle, CDFA, California State Water Resource Control Board (SWRCB), Local Air Districts	Consistent. This Project would not obstruct or interfere with implementation of this measure.
50% reduction in black carbon emissions below 2013 levels.		
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	CARB, CalRecycle, CDFA, SWRCB, Local Air Districts	Consistent. This Project would not obstruct or interfere with implementation of this measure.
Implement the post-2020 Cap-and-Trade Program with declining annual caps.	CARB	Consistent. The Project would be required to comply with any applicable Cap-and-Trade Program provisions. The Project would not obstruct or interfere with agency efforts to implement the post-2020 Cap-and-Trade Program.
By 2018, develop Integrated Natural and Working Lands Implementation Plan to secure California's land base as a net carbon sink		
Protect land from conversion through conservation easements and other incentives.	CNRA, Departments Within CDFA, CalEPA, CARB	Consistent. This Project would not obstruct or interfere with the implementation of this measure. Moreover, the Project site is not an identified property that needs to be conserved.
Increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.		Consistent. The Project site is vacant disturbed property and does not comprise an area that would effectively provide for carbon sequestration. The Project would not obstruct or interfere agency efforts to increase the long-term resilience of carbon storage in the land base and enhance sequestration capacity.
Utilize wood and agricultural products to increase the amount of carbon stored in the natural and built environments.		Consistent. Where appropriate, Project designs will incorporate wood or wood products. The Project would not obstruct or interfere with agency efforts to encourage use of wood and agricultural products to

Table 4.4-6
Project SB 32/2017 Scoping Plan Consistency

Action	Responsible Party(ies)	Remarks
		increase the amount of carbon stored in the natural and built environments.
Establish scenario projections to serve as the foundation for the Implementation Plan.		Consistent. This Project would not obstruct or interfere with implementation of this measure.
Establish a carbon accounting framework for natural and working lands as described in SB 859 by 2018.	CARB	Consistent. This Project would not obstruct or interfere with implementation of this measure.
Implement Forest Carbon Plan.	CNRA, California Department of Forestry and Fire Protection (CAL FIRE), CalEPA and Departments Within	Consistent. This Project would not obstruct or interfere with the implementation of this measure.
Identify and expand funding and financing mechanisms to support GHG reductions across all sectors.	State Agencies & Local Agencies	Consistent. This Project would not obstruct or interfere with implementation of this measure.

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.

City of Moreno Valley General Plan Consistency

The City of Moreno Valley General Plan does not identify specific GHG or climate change policies or goals. However, Objectives and Policies identified in the General Plan Air Quality Element act to reduce or control criteria pollutant emissions and peripherally reduce GHG emissions. Project consistency with relevant City of Moreno Valley General Plan Objectives/Policies is summarized at Table 4.4-7.

Table 4.4-7
Project General Plan Consistency

Objective/Policy	Remarks
Objective 6.6: Promote land use patterns that reduce daily automotive trips and reduce trip distance for work, shopping, school, and recreation.	Consistent. The Project would provide locally available employment opportunities, acting to generally reduce worker commute distances and total trips.
Objective 6.7: Reduce mobile and stationary source air pollutant emissions.	Consistent. The Project site is located proximate to existing and proposed major roadways, acting to generally reduce vehicle trip lengths, thereby reducing mobile source emissions. The Project will further reduce mobile source emissions by creating local employment opportunities, reducing commuter VMT within the region. Additionally,

Table 4.4-7
Project General Plan Consistency

Objective/Policy	Remarks
	the Project will implement energy efficient designs and operational programs meeting or surpassing Title 24 Building Standards, including but not limited to compliance with or betterment of, energy conservation requirements identified at Title 24, Part 6, Energy Code. Energy efficient designs and programs implemented by the Project reduce resources consumption with correlating reductions in stationary-source emissions.
Policy 6.7.5: Require grading activities to comply with SCAQMD District's Rule 403 regarding the control of fugitive dust.	Consistent. The Project would be required to implement fugitive dust control measures consistent with SCAQMD Rule 403.
Policy 6.7.6: Require building construction to comply with the energy conservation requirements of Title 24 of the California Administrative Code [CCR].	Consistent. Pursuant to City and State Building Code requirements, the Project would meet or surpass applicable CCR Title 24 energy conservation requirements.

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.

City of Moreno Valley Energy Efficiency and Climate Action Strategy (CAS) Consistency

The City of Moreno Valley CAS establishes policies to reduce energy and water consumption and related GHG emissions. Table 4.4-8 summarizes Project consistency with the policies in the CAS.

Table 4.4-8
Project CAS Consistency

Policy	Remarks
R2-T1: Land Use Based Trips and VMT Reduction Policies. Encourage the development of Transit Priority Projects along High-Quality Transit Corridors identified in the SCAG Sustainable Communities Plan, to allow a reduction in VMT.	Consistent. The Project site is located proximate to existing and proposed major roadways, acting to generally reduce vehicle trip lengths, thereby reducing mobile source emissions. The Project would further reduce mobile source emissions by creating local employment opportunities, reducing commuter VMT within the region.
R2-T3: Employment-Based Trip Reductions. Require a Transportation Demand Management (TDM) program for new development to reduce automobile travel by encouraging ride-sharing, carpooling, and alternative modes of transportation.	Consistent. Consistent with City Conditions of Approval, the Project would implement appropriate Transportation Demand Management measures.
R2-E1: New Construction Residential Energy Efficiency Requirements. Require energy efficient design for all new residential buildings to be 10% beyond the current Title 24 standards.	Consistent. This Project would not obstruct or interfere with implementation of this measure.

Table 4.4-8
Project CAS Consistency

Policy	Remarks
R2-E2: New Construction Residential Renewable Energy. Facilitate the use of renewable energy (such as solar (photovoltaic) panels or small wind turbines) for new residential developments. Alternative approach would be the purchase of renewable energy resources offsite.	Consistent. This Project would not obstruct or interfere with implementation of this measure.
R2-E5: New Construction Commercial Energy Efficiency Requirements. Require energy efficient design for all new commercial buildings to be 10% beyond the 2008 Title 24 standards (which were in effect at the time the CAP was adopted).	Consistent. Current Title 24 requirements would achieve greater reduction than envisioned by the City's CAS. Further, the Project would be required to comply with any adopted municipal code requirements set forth by the City of Moreno Valley.
R3-E1: Energy Efficient Development, and Renewable Energy Deployment Facilitation and Streamlining. Updating of codes and zoning requirements and guidelines to further implement green building practices. This could include incentives for energy efficient projects.	Consistent. This Project reflects contemporary energy-efficient designs. The Project would not obstruct or interfere with implementation of this measure.
R3-L2: Heat Island Plan. Develop measures that address "heat islands." Potential measures include using strategically placed shade trees, using paving materials with a Solar Reflective Index of at least 29, an open grid pavement system, or covered parking.	Consistent. The Project is required to comply with the City of Moreno Valley's landscaping requirements acting to minimize potential creation of heat islands.
R2-W1: Water Use Reduction Initiative. Consider adopting a per capita water use reduction goal, which mandates the reduction of water use of 20% per capita with requirements applicable to new development and with cooperative support of the water agencies.	Consistent. The Project is required to comply with California Green Building Standards Code, Chapter 5, Division 5.3, Section 5.303.2. The cited Standards mandate that indoor water use be reduced by 20%. Section 5.304.3 requires irrigation controllers and sensors.
R3-W1: Water Efficiency Training and Education. Work with EMWD and local water companies to implement a public information and education program that promotes water conservation.	Consistent. This Project would not obstruct or interfere with implementation of this measure.
R2-S1: City Diversion Program. For Solid Waste, consider a target of increasing the waste diverted from the landfill to a total of 75% by 2020.	Consistent. The Project is required to comply with the City of Moreno Valley's waste reduction and diversion measures.

Source: *Moreno Valley Business Park - Phase II, Greenhouse Gas Analysis* (Urban Crossroads, Inc.) January 17, 2022.

As presented at Tables 4.4-6 through 4.4-8, the Project would be consistent with and would not conflict with or obstruct implementation of an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. On this basis, the potential for the Project to conflict with an applicable plan, policy or

regulation adopted for the purpose of reducing the emissions of greenhouse gases is considered less-than-significant.

Level of Significance: Less-Than-Significant.

4.5 ENERGY

4.5 ENERGY

Abstract

This Section identifies and addresses potential energy impacts that may result from construction and operation of the Project. More specifically, the energy impact analysis evaluates the potential for the Project to cause or result in the following:

- *A potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or*

- *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.*

As supported by the analysis presented in this Section, potential energy impacts of the Project would be less-than-significant.

Information presented in this Section is based on and summarized from: Moreno Valley Business Park – Phase II, Energy Tables *(Urban Crossroads, Inc.) January 17, 2022 (Project Energy Assessment, EIR Appendix F).*

4.5.1 BACKGROUND AND INTRODUCTION

In 1975, largely in response to the oil crisis of the 1970s, the State Legislature adopted AB 1575, which created the California Energy Commission (CEC). The statutory mission of the CEC is to forecast future energy needs; license thermal power plants of 50 megawatts or larger; develop energy technologies and renewable energy resources; plan for and direct responses to energy emergencies; and, perhaps most importantly, to promote energy efficiency through the adoption and enforcement of appliance and building energy efficiency standards.

AB 1575 also amended Public Resources Code Section 21100(b)(3) to require EIRs to consider the potential for wasteful, inefficient, and/or unnecessary consumption of energy caused by or resulting from a project. Appendix F to the *CEQA Guidelines* (Guidelines) assists EIR preparers in this regard. *CEQA Guidelines* (Guidelines) Appendix F, *Energy Conservation* establishes parameters and context for determining whether a project would result in the inefficient, wasteful, and unnecessary consumption of energy.

Guidelines Section 15126.2 *Consideration and Discussion of Significant Environmental Impacts,* as amended December 28, 2018, recognizes the need to consider Guidelines Appendix F *Energy Conservation* when analyzing project impacts (for EIRs). Guidelines Section 15126.2 (b), excerpted below, provides the following guidance:

> **Energy Impacts.** If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary consumption use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. (Guidance on information that may be included in such an analysis is presented in Appendix F.) This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the lead agency.

In summary, the Project would provide for, and promote, energy efficiencies consistent with applicable state or federal standards and regulations. The Project would also conform to City of Moreno Valley energy efficiency and energy conservation measures.

Moreover, energy consumed by the Project would be comparable to, or less than, energy consumed by other development proposals of similar scale and intensity. On this basis, the Project would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy-producing facilities or energy delivery systems. The Project would therefore not result in significant environmental effects due to wasteful, inefficient, or unnecessary consumption use of energy, or wasteful use of energy resources. Nor would the Project result in significant environmental effects due to conflict with, or obstruction of, a state or local plan for renewable energy or energy efficiency.

4.5.2 EXISTING CONDITIONS

Existing conditions providing general context for the Project energy demands are presented below. The following discussions are summarized from**:** *Final 2020 Integrated Energy Policy Report Update* (CEC) March 2021. See also: https://www.energy.ca.gov/data-reports/reports/integrated-energy-policy-report/2020-integrated-energy-policy-report-update.

Electricity

The California Energy Commission (CEC) provides forecasts for electricity and natural gas demand every two years as part of the Integrated Energy Policy Report (IEPR) process. The forecasts include 3 energy demand cases (high, low, and middle) designed to capture a reasonable range of demand outcomes over the next 10 years. The high energy demand case incorporates relatively high economic/demographic growth, relatively low electricity and natural gas rates, and relatively low committed efficiency program, self-generation, and climate change impacts. The low energy demand case includes lower economic/demographic growth, higher assumed rates, and higher committed efficiency program and self-generation impacts. The mid case uses input assumptions at levels between the high and low cases. The forecasts include estimates of the effects of new legislation and trends in electric consumption such as the use of zero-emission automobiles. IEPR data indicates relatively stable consumption rates from 2005 through 2018, with an increase in consumption beginning in 2020.

Southern California Edison (SCE) is the electrical utility provider for the City. SCE also provides information on energy efficiency, rotating outages, emergency preparedness, electrical safety tips, and tree planting guidelines to ensure non-interference with electrical utility lines.

Transportation Energy

California is home to 30 million registered cars, trucks, buses, and other motorized on-road vehicles. The state's history has been, in part, a history of the automobile and the associated impacts on personal mobility, land-use planning, and air quality. In recognition of these challenges, California has enacted a suite of policies and goals to shift the transportation sector toward cleaner, sustainable fuels and more efficient technology vehicles. IEPR data indicates very stable consumption rates for jet fuel and diesel through 2030. Gasoline consumption is forecasted to decline through 2030.

Natural Gas

Natural gas provides energy to heat homes, cook food, and generate electricity. Currently in California, natural gas serves more than 10.5 million homes, about 445,000 businesses, about 37,000 factories and industrial consumers, and more than 640 electric generating units. The greatest consumers of natural gas in decreasing order are electric power generation, residential, industrial, mining, commercial, and other. In California since 1990, natural gas demand has remained relatively flat in all but the electric power sector which has steadily increased.

IEPR data generally shows a decreasing reliance on natural gas through 2024. The CEC indicates increased reliance on natural gas for power generation between 2024 and 2026 due to expiration of long-term power supply contracts (purchase agreements) with coal facilities outside California.

Southern California Gas Company (The Gas Company) provides natural gas to the City. The Gas Company also provides customers with appliance services, an energy efficiency and rebate program, and information on emergency preparedness and air quality.

4.5.3 STATE AND LOCAL ENERGY EFFICIENCY/ENERGY CONSERVATION PLANS

Project consistency with State of California and City of Moreno Valley Energy Efficiency/Energy Conservation Plans and related policies and/or regulations is summarized at Table 4.5-1.

Table 4.5-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency

PLANS, POLICIES, REGULATIONS	Remarks
STATE of CALIFORNIA	
State Energy Plan The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.	**Consistent:** *The Project site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access; takes advantage of existing infrastructure systems; and as approved by the Lead Agency, would introduce compatible development at the subject site. The Project therefore supports urban design and planning processes identified in the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan.* *Based on the preceding, the Project is considered to be consistent with the State Energy Plan.*
California Code Title 24, Part 6: Energy Efficiency Standards California Code Title 24, Part 6 (also referred to as the California Energy Code), was promulgated by the CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption. To these ends, the California Energy Code provides energy efficiency standards for residential and nonresidential buildings. The Project would be required to comply with energy efficiency standards in effect at the time of building permit application(s).	**Consistent:** *The Project would be designed, constructed and operated to meet or exceed incumbent Title 24 Energy Efficiency Standards. On this basis, the Project is determined to be consistent with, and would not interfere with, nor otherwise obstruct implementation of Title 24 Energy Efficiency Standards.* *Based on the preceding, the Project is considered to be consistent with California Code Title 24, Part 6: Energy Efficiency Standards.*
California Code of Regulations, Title 24, Part 11: California Green Building Standards Code (CALGreen). CALGreen is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011. CALGreen is updated on a regular basis, with the most recent update consisting of the 2016 California Green Building Code Standards that became effective January 1, 2017. Under state law, local jurisdictions are permitted to adopt more stringent requirements.	**Consistent:** *The Project would be designed, constructed and operated to meet or exceed incumbent Title 24 CALGreen Standards. On this basis, the Project is determined to be consistent with, and would not interfere with, nor otherwise obstruct implementation of Title 24 CALGreen Standards.* *Based on the preceding, the Project is considered to be consistent with California Code of Regulations, Title 24, Part 11: California Green Building Standards Code (CALGreen).*

Table 4.5-1
State and Local Energy Efficiency/Energy Conservation Plan Consistency

PLANS, POLICIES, REGULATIONS	Remarks
CITY of MORENO VALLEY	
City of Moreno Valley Building Code	
The City of Moreno Valley implements the California Building Code (incumbent edition) as codified in the City of Moreno Valley Municipal Code. See also: http://www.moreno-valley.ca.us/cdd/department/divisions-building-safety.html The Building Code regulations require that all development be designed and constructed consistent with incumbent energy efficiency/energy conservation standards.	*By ordinance, the Project would be required to comply with all Building Code standards and regulations, including energy efficiency/energy conservation standards. Based on the preceding, the Project is considered to be consistent with the California Building Code as implemented by the City.*

Sources: Plan, Policy/Regulatory information from: State Energy Plan, California Code Title 24, Part 6: Energy Efficiency Standards; California Code of Regulations, Title 24, Part 11: California Green Building Standards Code (CALGreen); City of Moreno Valley Municipal Code, Remarks by Applied Planning, Inc.

Additionally, regulatory measures, standards, and policies directed at reducing air pollutant emissions and GHG emissions would also act to promote energy conservation and reduce Project energy consumption. Please refer to related discussions presented at EIR Section 4.3, *Air Quality* and EIR Section 4.4, *Greenhouse Gas Emissions*.

4.5.4 STANDARDS OF SIGNIFICANCE

Appendix G of the California Environmental Quality Act (*CEQA*) Guidelines indicates a Project will normally have a potentially significant effect related to energy if it would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or

- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

4.5.5 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.5.5.1 Impact Statements

Potential Impact: *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.*

Impact Analysis:

Project Energy Demands and Energy Efficiency/Conservation Measures

Estimated energy demands of Project construction and Project operations are summarized in the following discussions and are presented in detail in *Moreno Valley Business Park – Phase II, Energy Tables* (Urban Crossroads, Inc.) January 17, 2022 (Project Energy Assessment, EIR Appendix F).

Project design features and operational programs, as well as regulations that promote energy conservation end energy conservation are also identified. The Project in total would be required to comply with incumbent performance standards established under the Building Energy Efficiency Standards contained in the California Code of Regulations (CCR), Title 24, Part 6 (Title 24, Energy Efficiency Standards). Also, developers and owners/tenants have vested financial incentives to avoid imprudent energy consumption practices. In this regard, there is growing recognition among developers and owners/tenants that efficient and sustainable construction and operational practices yield both environmental and economic benefits. On this basis, and as further supported by the following discussions, the Project would not result in or cause wasteful, inefficient, and unnecessary consumption of energy.

Construction Energy Consumption Estimates and Energy Efficiency/Conservation Measures

Construction Fuel/Power Consumption Estimates

Energy consumption in support of, or related to, Project construction would include electricity consumption by various equipment and tools; diesel fuel consumed by construction equipment and construction vendor trips; and gasoline consumed by construction worker commutes. As presented in the Project Energy Assessment:

- Over the approximately 11-month construction period, Project construction activities would consume approximately 90,406 kWH of electricity (Project Energy Assessment, p. 2).

- Over the approximately 11-month construction period, Project construction equipment operations would consume approximately 57,616 gallons of diesel fuel (Project Energy Assessment, p. 3).

- Over the approximately 11-month construction period, Project construction vendor trips would consume and estimated 146,356 gallons of diesel fuel (Project Energy Assessment, p. 29).

- Over the approximately 11-month construction period, Project construction worker commutes would consume approximately 21,840 gallons of gasoline (Project Energy Assessment, pp. 4-5).

- Over the approximately 11-month construction period, Project construction vendor commutes would consume approximately 11,880 gallons of gasoline (Project Energy Assessment, p. 5).

Diesel fuel and gasoline for construction activities would be provided by existing area vendors. Construction electricity demands would be provided via connection to existing SCE services.

Project construction activities would comprise temporary, single-event demands for diesel fuel and electricity and would not require on-going or permanent commitment of fuel for these purposes.

Construction Energy Efficiency/Conservation Measures

Equipment and vehicles used during Project construction would conform to CARB regulations and California emissions standards, and would demonstrate related fuel efficiencies. There are no unusual Project characteristics or construction processes that would require the use of vehicles or equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to incumbent power/fuel efficiency standards. Project construction activities would therefore not result in inefficient, wasteful, or unnecessary consumption of power or fuel.

Additionally, certain incidental construction-source energy efficiencies would likely accrue through implementation of California regulations. More specifically, California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) *Idling*, limits idling times of construction vehicles to no more than five minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Indirect construction energy efficiencies and energy conservation would be achieved through the use of recycled/recyclable materials and related procedures, and energy efficiencies realized from bulk purchase, transport and use of construction materials. Use of recycled and recyclable materials and use of materials in bulk also reduces energy demands associated with preparation and transport of construction materials as transport and disposal of construction waste and solid waste in general, with corollary

reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations.

Construction Waste Management Plan

A Project Construction Waste Management Plan would be required consistent with Section 5.408, *Construction Waste Reduction, Disposal, and Recycling* of the California Green Building Standards Code (CALGreen Code), as adopted by the City of Moreno Valley. The Project would be required to recycle or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste.

OPERATIONAL ENERGY CONSUMPTION AND ENERGY EFFICIENCY/CONSERVATION MEASURES

Operational Energy Consumption

Energy consumption in support of, or related to, Project operations would include transportation energy demands (energy consumed by vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). As presented in the Project Energy Assessment:

- Vehicles accessing the Project site activities would consume approximately 192,858 gallons of fuel annually (Project Energy Assessment, p. 6).

- Project building and site operations would consume approximately 3,089,103 kBTU natural gas annually (Project Energy Assessment, p. 7).

- Project building and site operations would consume approximately 2,017,348 kWh electricity annually (Project Energy Assessment, p. 7).

Operational Energy Efficiency/Conservation Measures

Facilities Energy Demand Efficiencies

The Project would be required to meet or surpass standards established under incumbent California Code Title 24, Part 6 (the California Energy Code) and California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City, to include building "solar zones" accommodating on-site photovoltaic energy sources.[1]

Enhanced Vehicle Fuel Efficiencies

Potential maximum vehicle fuel consumption from vehicles accessing the Project would occur under Project Opening Year (2026) Conditions. Under future conditions, average fuel economies of vehicles accessing the Project site can be expected to improve as older, less fuel-efficient vehicles are removed from circulation. Average fuel economies of vehicles accessing the Project site can also be expected to improve over time in response to fuel economy and emissions standards imposed on newer vehicles entering the transportation system.

Project Design and Access

The Project proposes light industrial uses within an urbanizing context, proximate to, and readily accessible from regional and local roadways. In these regards, the Project setting proximate to transportation corridors facilitates access to the Project generally.

Alternative Transportation Modes

The availability of alternative transportation modes described below would act to generally reduce commuter-related fuel consumption.

[1] Per the 2022 California Energy Code, the Project building roof designs would be required to provide "solar zones" reserved for the future installation of a solar electric or solar thermal system. Energy Code Section 110.10 B states that: "The solar zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project, and shall have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy."

Bus Service

Riverside Transit Agency (RTA) provides bus service to the City of Moreno Valley and surrounding areas. In the vicinity of the Project site, RTA Route 11 currently provides bus services along Ironwood Avenue, the northern boundary of the Project site. RTA route maps and schedules are available at: https://www.riversidetransit.com/riding-the-bus/maps-schedules.

Bus service routes and schedules are reviewed and updated by RTA periodically to address ridership, budget, and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate.

Bicycle Access

The City has adopted and implemented a Bicycle Master Plan. The Plan identifies existing and proposed bike paths within the City of Moreno Valley, and that connect the City with neighboring communities. In the Project vicinity, a Class 3 Bike Route exists along Ironwood Avenue (E – W), the northern Project boundary; and a Class 2 Bike Lane exists along Heacock Street (N – S), the western Project boundary. The Project would provide on-site bike amenities consistent with requirements of the City Municipal Code and Specific Plan No. 205.

Pedestrian Access

Road rights-of-way are currently improved in the Project vicinity, including sidewalk access. Pedestrian access within the Project site would be required to conform to standards and specifications identified in the City Municipal Code and Specific Plan No. 205.

Landscaping Energy Efficiencies

Drought-tolerant plants would be used where appropriate. Project landscaping would be required to conform to standards and specifications identified in the City Municipal Code and Specific Plan No. 205.

Solid Waste Diversion/Recycling

The Project would be required to comply with applicable State of California and City solid waste diversion/recycling rules and regulations. These laws and regulations include but are not limited to: State AB 939, State AB 341; State AB 1826; and CALGreen Code Section 5.408, *Construction Waste Reduction, Disposal, and Recycling*. In combination, these laws and regulations act to reduce the amount of solid waste transported to, and disposed at, area landfills. Corollary reduced demands on area landfill capacities and energy consumed by waste transport and landfill operations would likely result.

CONCLUSION

As supported by the preceding analyses, Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy, and potential Project impacts in these regards would be less-than-significant. Further, energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy-producing or energy transmission facilities and would not create or otherwise result in a potentially significant impact affecting energy resources or energy delivery systems. On this basis, the potential for the Project to result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources is considered less-than-significant.

Level of Significance: Less-Than-Significant.

Potential Impact: *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.*

Impact Analysis: Consistency of the Project with state or local plan for renewable energy or energy efficiency is summarized at previous Table 4.5-1. As substantiated at Table 4.5-1, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The potential for the Project to conflict with or obstruct a state or local plan for renewable energy or energy efficiency is therefore considered less-than-significant.

Level of Significance: Less-Than-Significant.

4.6 NOISE

4.6 NOISE

Abstract

This Section assesses whether the Project would substantially increase ambient noise levels, or expose land uses to noise, groundborne noise, or groundborne vibration levels exceeding established standards. In this regard, potential impacts considered within this Section include:

- *Potential generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies.*

- *Potential generation of excessive groundborne vibration or groundborne noise levels.*

As presented in the following analyses, all potential noise impacts of the Project are determined to be less-than-significant.

4.6.1 INTRODUCTION

This Section presents the noise setting, methodology, standards of significance, and potential noise impacts associated with the Project. The information presented herein has been summarized from *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023 (Project Noise Impact Analysis). The Project Noise Impact Analysis in its entirety is presented at EIR Appendix G.

4.6.2 SETTING

Following are discussions of noise fundamentals applicable to the Project, together with assessments of existing ambient noise levels and noise sources in the Project vicinity.

4.6.2.1 Fundamentals of Noise

Noise levels are measured on a logarithmic scale in decibels which are then weighted and added over a 24-hour period to reflect not only the magnitude of the sound, but also its duration, frequency, and time of occurrence. In this manner, various acoustical scales and units of measurement have been developed, including equivalent sound levels (Leq), day-night average sound levels (Ldn) and community noise equivalent levels (CNEL).

"A-weighted" decibels (dBA) approximate the subjective response of the human ear to a broad frequency noise source by discriminating against the very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear. The decibel scale has a value of 0.0 dBA at the threshold of hearing and 120 dBA at the threshold of pain. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. Thus, a 1.0 decibel increase is just audible, whereas a 10 decibel increase means the sound is perceived as being twice as loud as before. Typical decibel levels of various noise sources are illustrated at Figure 4.6-1.

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	INTOLERABLE OR DEAFENING	HEARING LOSS
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	VERY NOISY	
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80		SPEECH INTERFERENCE
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70	LOUD	
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50	MODERATE	SLEEP DISTURBANCE
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30	FAINT	NO EFFECT
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10	VERY FAINT	
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0		

Source: Urban Crossroads, Inc.

Noise Rating Schemes

Equivalent sound levels are not measured directly, but rather are calculated from sound pressure levels typically measured in dBA. The equivalent sound level (Leq) is the constant level that, over a given period, transmits the same amount of acoustic energy as the actual time-varying sound. Equivalent sound levels are the basis for both the Ldn and CNEL scales.

Day-night average sound levels (Ldn) are a measure of the cumulative noise exposure of the community. The Ldn value results from a summation of hourly Leqs over a 24-hour period with an increased weighting factor applied to the nighttime period between 10:00 p.m. and 7:00 a.m. This noise rating scheme accounts for subjectively more annoying noise events which occur during normal sleep hours.

Community noise equivalent levels (CNEL) also carry a weighting penalty for noise occurring during nighttime hours. CNEL levels also include a penalty for noise events occurring during the evening hours (10:00 p.m. to 7:00 a.m). Because of these weighting factors, CNEL values will always be greater than Ldn values which in turn will exceed Leq values. However, CNEL values are typically within one decibel of Ldn values.

Sound Propagation

For a "line source" of noise such as a heavily traveled roadway, noise levels attenuate by a nominal value of 3.0 decibels for each doubling of distance between the noise source and the noise receptor. The nominal value of 3.0 dBA with doubling applies to sound propagation from a line source: (1) over the top of a barrier greater than 3 meters in height; or (2) where there is a clear unobstructed view of the highway, the ground is hard, no intervening structures exist and the line-of-sight between the noise source and receptor averages more than three meters above the ground.

Notwithstanding, environmental factors such as wind conditions, temperature gradients, characteristics of the ground (hard or soft) and the air (relative humidity), and the presence of vegetation combine to typically increase the attenuation achieved outside laboratory conditions to approximately 4.5 decibels per doubling of distance. The

increase in noise attenuation in exterior environments is particularly true: (1) for freeways with an elevated or depressed profile or exhibiting expanses of intervening buildings or topography; (2) where the view of a roadway is interrupted by isolated buildings, clumps of bushes, scattered trees; (3) when the intervening ground is soft or covered with vegetation; or (4) where the source or receptor is located more than three meters above the ground.

In an area which is relatively flat and free of barriers, the sound level resulting from a single "point source" of noise drops by six decibels for each doubling of distance or 20 decibels for each factor of ten in distance. This applies to fixed noise sources and mobile noise sources which are temporarily stationary, such as an idling truck or other heavy-duty equipment operating within a confined area (such as industrial processes or construction).

Noise Barrier Attenuation

Effective noise barriers can reduce noise levels by 10 to 15 dBA. Noise barriers are most effective when placed close to the noise source or receptor. Noise barriers, however, do have limitations. For a noise barrier to work, it must be high enough and long enough to block the view of the noise source.

4.6.2.2 Factors Affecting Motor Vehicle Noise

According to the Highway Traffic Noise Analysis and Abatement Policy and Guidance, provided by the Federal Highway Administration (FHWA), the level of traffic noise depends on three primary factors: (1) volume of the traffic, (2) traffic speed, and (3) vehicle mix within the flow of traffic. Generally, the loudness of traffic noise is increased by heavier traffic volumes, higher speeds, and a greater number of trucks. Assuming speed and vehicle mix do not change, a doubling of the traffic volume results in a noise level increase of 3.0 dBA. Vehicle mix on a given roadway may also affect community noise levels. As the number of medium and heavy trucks increases and becomes a larger percentage of the vehicle mix, adjacent noise levels will increase. Vehicle noise is a combination of the noise produced by the engine, exhaust, and tires on the roadway.

To account for the ground-effect attenuation (absorption), two types of site conditions are commonly used in traffic noise models: soft- and hard-site conditions. Soft-site conditions account for the sound propagation loss over natural surfaces such as normal earth and ground vegetation. A drop-off rate of 4.5 dBA per doubling of distance is typically observed over soft ground with landscaping, as compared with a 3.0 dBA drop-off rate over hard ground such as asphalt, concrete, stone and very hard packed earth. The Project Noise Impact Analysis indicates that generally, soft-site conditions better reflect predicted noise levels within the Study Area. Related, California Department of Transportation (Caltrans) research has shown that the use of soft-site conditions is more appropriate for the application of the FHWA traffic noise prediction model used in this analysis.

4.6.2.3 Community Responses to Noise

Approximately ten percent of the population has a very low tolerance for noise and will object to any noise not of their making. Consequently, even in the quietest environment, some complaints will occur. Another 25 percent of the population will not complain even in very severe noise environments. Thus, a variety of reactions can be expected from people exposed to any given noise environment.

Despite this variability in behavior on an individual level, populations generally can be expected to exhibit the following responses to changes in noise levels. An increase or decrease of 1.0 dBA cannot be perceived except in carefully controlled laboratory experiments. A 3.0 dBA increase may be perceptible outside of the laboratory. An increase of 5.0 dBA is often necessary before any noticeable change in community response (i.e., complaints) would be expected.

Community responses to noise may range from registering a complaint by telephone or letter, to initiating court action. Factors affecting community responses to noise include:

- Fear associated with noise-producing activities;
- Noise receptor's perception that they are being unfairly treated;
- Attitudes regarding the usefulness of the noise-producing activity;

- Receptor's belief that the noise source can be controlled.

Recent studies have shown that changes in long-term noise levels are noticeable and are responded to by people. For example, about ten percent of the people exposed to traffic noise of 60 Ldn will report being highly annoyed with the noise, and each increase of one Ldn is associated with approximately two percent more people being highly annoyed. When traffic noise exceeds 60 Ldn or aircraft noise exceeds 55 Ldn, people begin complaining. Group or legal actions to stop the noise should be expected to begin at traffic noise levels near 70 Ldn and aircraft noise levels near 65 Ldn.

4.6.2.4 Land Use Compatibility with Noise

Some land uses are less tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than are commercial or industrial activities. As ambient noise levels affect the perceived amenity or liveability of a development, so too can the mismanagement of noise impacts impair the economic health and growth potential of a community by reducing the area's desirability as a place to live, shop and work. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design process.

4.6.2.5 Sensitive Receptors

Land uses classified as noise-sensitive by the State of California include: schools, hospitals, rest homes, long-term care centers, and mental care facilities. Some jurisdictions also consider day care centers, single-family dwellings, mobile home parks, churches, libraries, and recreation areas to be noise-sensitive. Moderately noise-sensitive land uses typically include: multi-family dwellings, hotels, motels, dormitories, out-patient clinics, cemeteries, golf courses, country clubs, athletic/tennis clubs, and equestrian clubs.

Land uses that are considered relatively insensitive to noise include business, commercial, and professional developments. Land uses that are typically not affected by noise include: industrial, manufacturing, utilities, agriculture, natural open space,

undeveloped land, parking lots, warehousing, liquid and solid waste facilities, salvage yards, and transit terminals.

The closest sensitive receptors in the vicinity of the Project site are scattered residential uses located a minimum of one-half mile from the site.

4.6.2.6 Current Noise Exposure

To assess existing noise levels in the Project vicinity, hourly noise levels were measured at 5 locations during typical weekday conditions over a 24-hour period. These selected noise measurement locations are illustrated at Figure 4.6-2. These noise measurement locations are representative of sites that may be affected by Project-source noise. Measurements were taken at the nearest noise sensitive uses, to assess the existing ambient hourly noise levels surrounding the Project site. The noise measurements summary is presented at Table 4.6-1.

The background ambient noise levels in the Project study area are dominated by the transportation-related noise associated with the area roadway network.

Table 4.6-1
24-Hour Ambient Noise Level Measurements

Location	Description	Energy Average Noise Level (dBA Leq)		CNEL
		Daytime	Nighttime	
L1	Located north of the Project site near single-family residence at 11989 Tabor Drive.	65.4	60.9	64.1
L2	Located north of the Project site near single-family residence at 24130 Ironwood Avenue.	71.5	68.5	70.4
L3	Located east of the Project site near single-family residence at 12079 Nita Drive.	51.8	48.3	50.5
L4	Located west of the Project site near single-family residence at 12095 Heacock Street.	67.1	65.5	66.5
L5	Located west of the Project site near single-family residence at 12065 Heacock Street.	70.1	67.8	69.3

Source: *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.

Source: Urban Crossroads, Inc.; Applied Planning, Inc.

Figure 4.6-2
Noise Monitoring Locations

4.6.3 EXISTING POLICIES AND REGULATIONS

To limit population exposure to physically and/or psychologically damaging, as well as intrusive noise levels, the federal government, the State of California, various county governments, and most municipalities in the state have established standards and ordinances to control noise. In most areas, automobile and truck traffic is the major source of environmental noise. Traffic activity generally produces an average sound level that remains fairly constant with time. Air and rail traffic, and commercial and industrial activities are also major sources of noise in some areas. Federal, state, and local agencies regulate different aspects of environmental noise. Federal and state agencies generally set noise standards for mobile sources such as aircraft and motor vehicles, while regulation of stationary sources is left to local agencies.

4.6.3.1 State of California

Noise Requirements

The State of California regulates freeway noise, sets standards for sound transmission, provides occupational noise control criteria, identifies noise standards and provides noise/land use compatibility guidance. State law requires that each county and city adopt a General Plan that includes a Noise Element which is to be prepared according to guidelines adopted by the Governor's Office of Planning and Research. The purpose of the Noise Element is to "limit the exposure of the community to excessive noise levels." In addition, the California Environmental Quality Act (CEQA) requires that all known environmental effects of a project be analyzed, including environmental noise impacts.

California Green Building Standards Code

The 2014 State of California's Green Building Standards Code contains mandatory measures for non-residential building construction in Section 5.506 on Environmental Comfort. These noise standards are applied to new construction in California for the purpose of controlling interior noise levels resulting from exterior noise sources. The regulations specify that acoustical studies must be prepared when non-residential structures are developed in areas where the exterior noise levels exceed 65 dBA CNEL, such as within a noise contour of an airport, freeway, railroad, and other areas where

noise contours are not readily available. If the development falls within an airport or freeway 65 dBA CNEL noise contour, the combined sound transmission class (STC) rating of the wall and roof-ceiling assemblies must be at least 50. For those developments in areas where noise contours are not readily available and the noise level exceeds 65 dBA Leq for any hour of operation, a wall and roof-ceiling combined STC rating of 45, and exterior windows with a minimum STC rating of 40 are required (Section 5.507.4.1).

4.6.3.2 City of Moreno Valley

Transportation Noise Standards

The City of Moreno Valley General Plan Noise Element provides overall standards for land use compatibility for community noise exposure. Noise is specifically considered in the Environmental Safety section of the General Plan Safety Element. While the General Plan provides background and noise fundamentals, it does not identify criteria to assess the impacts associated with off-site transportation-related noise impacts. For the purposes of this analysis, the transportation noise criteria are derived from standards contained in the California Office of Planning and Research (OPR) General Plan Guidelines.

The OPR Guidelines present noise compatibility criteria for industrial land uses such as the Project. Per the Guidelines, when the unmitigated exterior noise levels approach 70 dBA CNEL industrial land uses are considered normally acceptable. With exterior noise levels ranging from 70 to 80 dBA CNEL, industrial land uses are considered conditionally acceptable, and with exterior noise levels greater than 80 dBA CNEL, they are considered normally unacceptable. For normally unacceptable land use, new construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. The Project does not propose outdoor living areas requiring exterior noise mitigation as outlined in the OPR Guidelines, and therefore, only the interior noise levels experienced by employees at the Project site are evaluated against the appropriate noise level standards.

City General Policies act to ensure that when exterior noise levels exceed 65 dBA CNEL at sensitive receptors, mitigation is provided to confirm that interior noise levels of 45 dBA CNEL are maintained. General Plan Policies in this regard are consistent with, and support, the California Building Code interior noise standards.

4.6.3.3 Stationary/Area-Source Noise Standards

To analyze noise impacts originating from a designated fixed location or private property such as the Project, stationary-source (operational) noise such as the expected loading dock activity, roof-top air conditioning units, trash enclosure activity, parking lot vehicle movements, and truck movements are typically evaluated against standards established under a City's Municipal Code.

The City of Moreno Valley Municipal Code, Chapter 11.80, *Noise Regulation*, provides performance standards and noise control guidelines for determining and mitigating non-transportation or stationary-source noise impacts from operations at private properties. The City of Moreno Valley Municipal Code defines Maximum Sound Levels (in dBA) for Residential and Commercial land uses in Table 11.80.030-2. Per Municipal Code, Section 11.80.020 *Definitions*, Commercial land use means all uses of land not otherwise classified as residential, and Residential land use means all uses of land primarily for dwelling units, as well as hospitals, schools, colleges and universities, and places of religious assembly. For the purpose of this analysis, the Project is considered a commercial land use since it is not classified as residential. Based on this standard, the operational noise level limits for commercial land use of 65 dBA Leq during the daytime (8:00 a.m. to 10:00 p.m.) hours and 60 dBA Leq during the nighttime (10:01 p.m. to 7:59 a.m.) hours shall apply to the operational noise from the Project.

Further, Section 11.80.030 (C), *Prohibited Acts, Nonimpulsive Sound Decibel Limits*, states: "No person shall maintain, create, operate or cause to be operated on private property any source of sound in such a manner as to create any nonimpulsive sound which exceeds the limits set forth for the source land use category (as defined in Section 11.80.020) in Table 11.80.030-2 when measured at a distance of two hundred (200) feet or more from the real property line of the source of the sound, if the sound occurs on a privately owned

property…" Therefore, at a distance of 200 feet from the property line, the Project's operational noise levels shall not exceed the 65 dBA Leq daytime and 60 dBA Leq nighttime noise level standards for commercial land uses.

4.6.3.4 Construction-Source Noise Standards

The City of Moreno Valley Municipal Code noise standards for construction are described below to determine the potential noise impacts at nearby sensitive receiver locations. As a subset of its stationary-source noise regulations, the City Municipal Code establishes additional restrictions on construction-source noise. More specifically, Municipal Code Section 11.80.030 (D) (7), *Construction and Demolition*, provides the following:

> "No person shall operate or cause operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between the hours of eight p.m. and seven a.m. the following day such that the sound there from creates a noise disturbance, except for emergency work by public service utilities or for other work approved by the city manager or designee."

A noise disturbance, as defined by the City of Moreno Valley Municipal Code, means any sound which:

- Disturbs a reasonable person of normal sensitivities;
- Exceeds the sound level limits set forth in this chapter [Table 11.80.030-2];
- Is plainly audible as defined in this section. Where no specific distance is set forth for the determination of audibility, references to noise disturbance shall be deemed to mean plainly audible at a distance of two hundred (200) feet from the real property line of the source of the sound, if the sound occurs on a privately owned property, or from the source of the sound, if the sound occurs on public right, public space or other publicly owned property.

Therefore, based on the Section 11.80.030 (D) construction regulations, a construction-related noise disturbance occurs when the noise levels exceed the commercial land use criteria of 65 dBA Leq during the daytime hours and 60 dBA Leq during the nighttime hours at a distance of 200 feet from the property line of the source (Project site). In addition, grading operations shall be limited to the hours identified in Section 8.21.050 (O) of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on weekends and holidays or as approved by the City Engineer.

4.6.3.5 Vibration Standards

The City of Moreno Valley has not identified or adopted specific vibration level standards. However, the United States Department of Transportation Federal Transit Administration (FTA) provides relevant guidelines for maximum-acceptable vibration criteria for different types of land uses. The FTA guidelines allow 80 VdB for residential uses and buildings where people normally sleep.

Operational and construction activities can result in varying degrees of groundborne vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction vibration is generally associated with pile driving and rock blasting. Other construction equipment such as air compressors, light trucks, hydraulic loaders, etc., generate little or no ground vibration. Large bulldozers and loaded trucks can cause perceptible vibration levels proximate receptors. The FTA guidelines of 80 VdB for sensitive land uses provide a substantiated basis for determining the relative significance of potential Project-related vibration impacts due to on-site operational and construction activities.

4.6.3.6 Sensitive Receptors

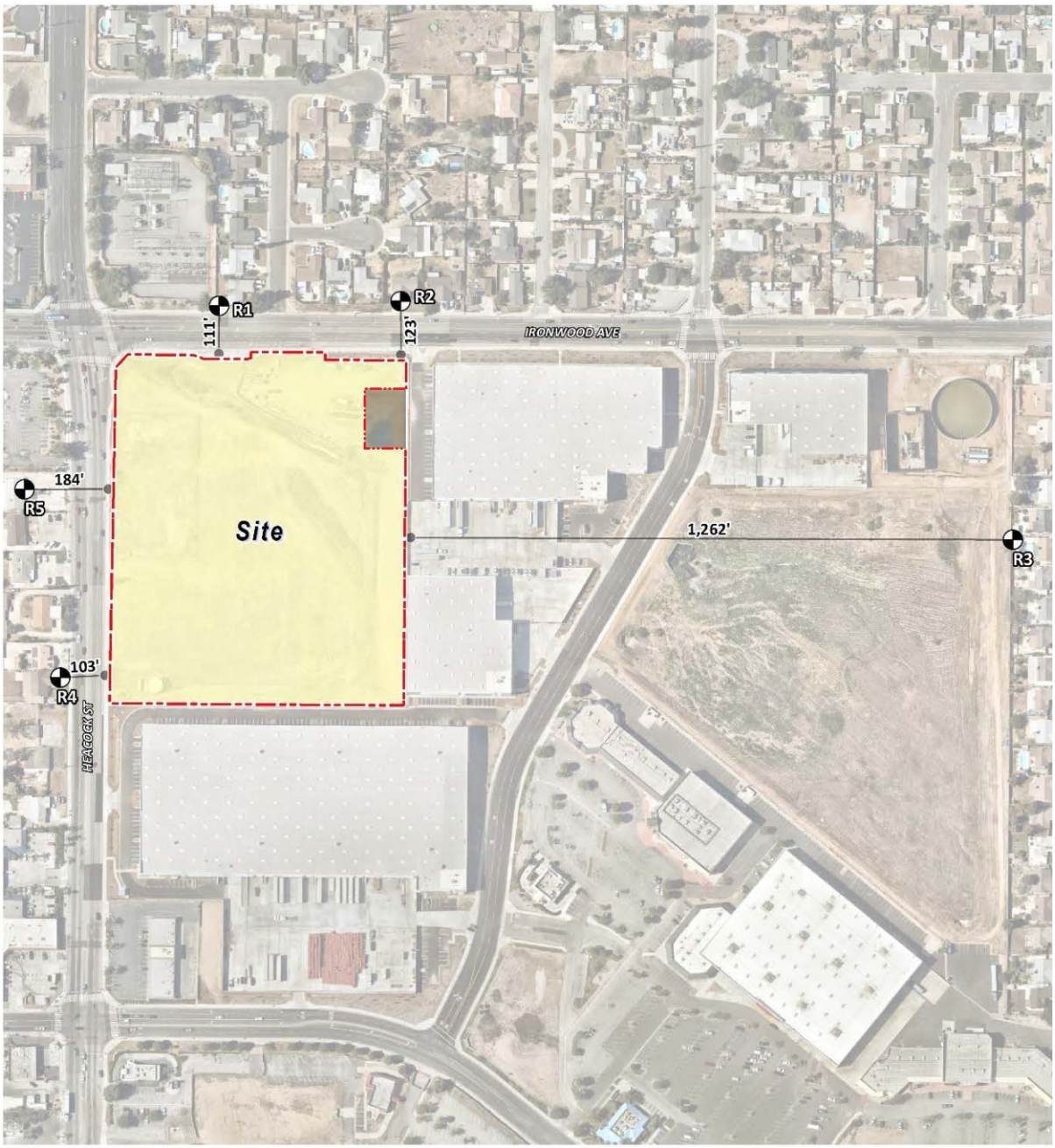
The Project Noise Impact Analysis identified sensitive receptors that could be potentially affected by Project-source noise. Sensitive receivers are defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. Noise-sensitive land uses comprise schools, hospitals, single-family dwellings, mobile home parks, churches, libraries, and recreation areas. Potentially affected sensitive receptors are described at Table 4.6-2 and

illustrated at Figure 4.6-3. Other sensitive land uses in the Project study area that are located at greater distances than those identified in the noise study will experience lower noise levels due to the additional attenuation from distance and the shielding of intervening structures.

Table 4.6-2
Potentially Affected Sensitive Receptors

Location	Description
R1	Location R1 represents existing noise sensitive residence at 11989 Tabor Drive, approximately 111 feet north of the Project site. R1 is placed in the private outdoor living areas (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L1, to describe the ambient noise environment.
R2	Location R2 represents the existing noise sensitive residence at 24130 Ironwood Avenue, approximately 123 feet north of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R2 is placed at the building façade. A 24-hour noise measurement was taken near this location, L2, to describe the ambient noise environment.
R3	Location R3 represents the existing noise sensitive residence at 12079 Nita Drive, approximately 1,262 feet east of the Project site. R3 is placed in the private outdoor living areas (backyard) facing the Project site. A 24-hour noise measurement was taken near this location, L3, to describe the ambient noise environment.
R4	Location R4 represents the existing noise sensitive residence at 12107 Heacock Street, approximately 103 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R4 is placed at the building façade. A 24-hour noise measurement was taken near this location, L4, to describe the ambient noise environment.
R5	Location R5 represents the existing noise sensitive residence at 12065 Heacock Street, approximately 184 feet west of the Project site. Since there are no private outdoor living areas (backyards) facing the Project site, receiver R5 is placed at the building façade. A 24-hour noise measurement was taken near this location, L5, to describe the ambient noise environment.

Source: *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.
Notes: Cited distances are measured in a straight line from the Project boundary to each receiver location.



Source: Urban Crossroads, Inc.; Applied Planning, Inc.

Figure 4.6-3
Receiver Locations

4.6.4 STANDARDS OF SIGNIFICANCE

Based on the noise criteria presented above, and direction provided within the *CEQA Guidelines* as implemented by the City of Moreno Valley, Project noise impacts would be considered potentially significant if the Project is determined to result in or cause the following conditions:

- Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies;

- Generation of excessive groundborne vibration or groundborne noise levels;

- If located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.

In evaluating the above CEQA concerns, the discussion of potential noise impacts (subsequent Section 4.6.5) is organized to reflect categories or types of noise sources, including construction-source noise; vehicular-source noise; operational/area-source noise; vibration; and exposure to airport/aircraft noise.

Table 4.6-3 summarizes applicable noise/vibration impact thresholds. Project noise/vibration impacts would be considered potentially significant if the applicable noise/vibration impact threshold is exceeded.

Table 4.6-3
Noise/Vibration Impact Thresholds Summary

Analysis Scenario	Receiving Land Use	Condition(s)	Significance Threshold	
			Daytime	Nighttime
Operational	Noise-Sensitive	At 200' from the property line of the source	65 dBA Leq	60 dBA Leq
		if ambient is < 60 dBA Leq	≥ 5 dBA Leq Project increase	
		if ambient is 60 - 65 dBA Leq	≥ 3 dBA Leq Project increase	
		if ambient is > 65 dBA Leq	≥ 1.5 dBA Leq Project increase	
Construction	Noise-Sensitive	At 200' from the property line of the source	65 dBA Leq	60 dBA Leq
		Vibration Level Threshold	0.3 PPV (in/sec)	

Source: *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.

4.6.5 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.6.5.1 Introduction

The following discussions focus on areas where it has been determined that the Project may result in potentially significant noise/vibration impacts, based on the analysis presented within this Section and included within the EIR Initial Study (EIR Appendix A). Please refer also to Initial Study Checklist Item XIII. *Noise*.

Of the CEQA threshold considerations identified above at Section 4.6.4, and as substantiated in the Initial Study (EIR Appendix A), the Project's potential impacts under the following topic are determined to have no impact and are not further substantively discussed here:

- If located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.

All other CEQA topics concerning the Project's potential impacts to noise are discussed below. Please refer also to Draft EIR Appendix A, Initial Study Checklist Item XIII., *Noise*.

4.6.5.2 Impact Statements

Following is an analysis of potential noise impacts that are expected to occur as a result of the Project. Noise levels will change both on-site and off-site if the Project is approved and implemented. The discussion of potential noise impacts is organized to reflect categories or types of noise sources, including:

- Construction-Source Noise;
- Vehicular-Source Noise;
- Operational/Area-Source Noise; and
- Vibration.

For each topical discussion, potential impacts are evaluated under applicable criteria established above at Section 4.6.4, *Standards of Significance*.

CONSTRUCTION-SOURCE NOISE

Potential Impact: *Project construction activities and associated noise could result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.*

Impact Analysis: Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that, when combined, can reach high levels. Construction is expected to occur in the following stages:

- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

The construction-source noise analysis was prepared using reference noise level measurements to describe the typical construction activity noise levels for each stage of Project construction. Please refer to Noise Impact Analysis Section 8.2, *Construction Reference Noise Levels* for a listing of reference noise levels employed in the evaluation of construction-source noise.

To prevent high levels of construction noise from impacting noise-sensitive land uses, City of Moreno Valley Municipal Code Section 11.80.030 (D)(7) limits general construction activities within 200 feet of residential uses to weekdays, between 7:00 a.m. and 8:00 p.m. In addition, grading operations shall be limited to the hours identified in Section 8.21.050 (O) of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on weekends and holidays or as approved by the City Engineer. The Project would be required to comply with all City of Moreno Valley Municipal regulations and ordinances.

Based on construction equipment reference noise levels and distance to the Project site, noise levels at the potentially affected sensitive receptor locations identified previously at Section 4.6.3.6 have been developed, and are summarized at Table 4.6-4.

Table 4.6-4
Received Construction-Source Noise Levels

Receiver Location	Construction Noise Levels (dBA Leq)					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Peak
R1	59.1	62.1	60.1	62.1	56.1	62.1
R2	57.2	60.2	58.2	60.2	54.2	60.2
R3	46.4	49.4	47.4	49.4	43.4	49.4
R4	58.2	61.2	59.2	61.2	55.2	61.2
R5	57.2	60.2	58.2	60.2	54.2	60.2
at 200'	56.1	59.1	57.1	59.1	53.1	59.1

Source: *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.

As indicated at Table 4.6-4, unmitigated Project construction-source noise levels at 200 feet are estimated at 59.1 dBA Leq, and would not exceed the Municipal Code threshold condition of 65 dBA Leq Project construction-source noise is not subject to standards of other agencies.

Based on the preceding, the potential for Project construction-source noise to exceed standards established in the local general plan or noise ordinance, or applicable standards of other agencies is considered less-than-significant.

Level of Significance: Less-Than-Significant.

OPERATIONAL/AREA-SOURCE NOISE

Potential Impact: *Project operational noise could result in exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.*

Impact Analysis: To estimate the Project operational/area-source noise impacts, reference noise level measurements were collected from similar types of activities to represent the noise levels expected with the development of the proposed Project. Please refer to Noise Impact Analysis Section 7.2, *Reference Noise Levels* for a listing of reference noise levels employed in the evaluation of operational/area-source noise.

It is important to note that the following projected noise levels assume the worst-case noise environment with the idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements all operating simultaneously. These noise levels will likely vary throughout the day. It is further noted that the Project would be required to comply with all City of Moreno Valley Municipal Code noise ordinances and regulations addressing operational area-source noise. Project operational/area-source noise is not subject to noise standards of other agencies.

Using the reference noise levels, it is possible to estimate the operational source noise levels generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Please refer also to Noise Impact Analysis Appendix 9.1 for detailed calculations of the Project operational/area-source noise levels.

Table 4.6-5 summarizes Project operational-source noise levels that would be received at area receptors, and at 200 feet from the Project boundary. As indicated, the received operational-source noise levels would comply with the City of Moreno Valley 65 dBA Leq daytime and 60 dBA Leq nighttime exterior noise level standards at all the nearest receiver locations and at 200 feet from the property line of the source.

Table 4.6-5
Received Project Operational/Area Source Noise

Receiver Location	Received Noise Levels (dBA Leq)		Noise Level Standards (dBA Leq)		Noise Level Standards Exceeded?	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	56.0	55.8	65	60	No	No
R2	55.8	55.7	65	60	No	No
R3	47.3	47.3	65	60	No	No
R4	55.6	55.4	65	60	No	No
R5	54.5	54.3	65	60	No	No
at 200'	57.1	57.1	65	60	No	No

Source: *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.

Based on the preceding, the potential for Project operational/area-source noise to result in exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies would be less-than-significant.

Level of Significance: Less-Than-Significant.

VIBRATION

Potential Impact: *The Project could result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise.*

Construction

Vibration

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that groundborne vibration from Project construction activities would cause only intermittent, localized intrusion. The proposed Project's construction activities most likely to cause vibration impacts are:

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.

- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

The Project does not propose or require uses or operations that would result in substantial on-going vibration or groundborne noise.

Groundborne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration. Table 4.6-6 presents the expected Project-related vibration levels at potentially affected receiver locations.

Table 4.6-6
Received Construction-Source Vibration Levels

Receiver Location	Distance to Const. Activity (Feet)	Sources and Received Vibration Levels PPV (in/sec)[3]					Threshold PPV (in/sec)	Threshold Exceeded?
		Small Bulldozer	Jackhammer	Loaded Trucks	Large Bulldozer	Maximum Vibration Level		
R1	111'	0.000	0.004	0.008	0.010	0.010	0.3	No
R2	123'	0.000	0.003	0.007	0.008	0.008	0.3	No
R3	1,262'	0.000	0.000	0.000	0.000	0.000	0.3	No
R4	103'	0.000	0.004	0.009	0.011	0.011	0.3	No
R5	184'	0.000	0.002	0.004	0.004	0.004	0.3	No
at 200'	200'	0.000	0.002	0.003	0.004	0.004	0.3	No

Source: *Moreno Valley Business Park - Phase II, Noise Impact Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) May 16, 2023.

Based on maximum acceptable continuous vibration threshold of 0.3 PPV (in/sec), received Project construction-source vibration levels would fall below thresholds at all potentially affected receiver locations, and at 200 feet from the Project boundary. On this basis, the potential for the Project to result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise would be less-than-significant.

Level of Significance: Less-Than-Significant.

4.7 BIOLOGICAL RESOURCES

4.7 BIOLOGICAL RESOURCES

Abstract

This Section identifies and addresses potential impacts to biological resources resulting from the Project. More specifically, the analysis presented here examines whether the Project would:

- *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

- *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

- *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

- *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.*

As supported by the analysis presented in this Section, with application of proposed mitigation measures, the Project's potential impacts to biological resources would be less-than-significant.

4.7.1 INTRODUCTION

Following are discussions of existing biological resources characteristic of the Project area, with focused consideration on species of special interest known to occur, or that could potentially occur on the Project site. Potential impacts to biological resources are identified, and mitigation of potentially significant impacts is proposed. Information presented in this Section is summarized and excerpted from: *Western Riverside County Multiple Species Habitat Conservation Plan* [MSHCP], *Consistency Analysis Report for the Specific Plan No. 205, Amendment No. 2 Project* (Harmsworth Associates) November 2021 (Project Biological Resources Report). The Project Biological Resources Report is included in its entirety at EIR Appendix H.

4.7.2 SETTING

4.7.2.1 Overview

The Project site comprises undeveloped land that has been significantly impacted due to years of disking, grading, disturbance, trash, off-road trails, and footpaths. The site is level, topography varies from an elevation of approximately 1,656 feet above mean sea level (msl) at the southwestern corner to 1,646 feet above msl at the southeastern corner of the site (Project Biological Resources Report, p. 2).

4.7.2.2 Biologic Setting

The following discussions provide the existing biologic setting for the Project site.

Vegetation

Currently, the site contains two vegetation community/land types; ruderal and annual brome grasslands, as discussed below.

Ruderal

Ruderal is a low to medium growing herbaceous vegetation type dominated by annual grasses and forbs of Mediterranean origin. It is a type of non-native grassland community. The onsite ruderal area was highly disturbed from regular disking, grading, and other disturbances. Some areas had gravel deposits and other soil disturbances. A water tower was located in the southwest corner and a temporary, shallow earthen

detention basin was located along the southeastern boundary. Bare soil areas were found throughout this area, on which no considerable vegetation occurred (Project Biological Resources Report, p. 9).

The most abundant plant species were brittlebush (*Encelia farinosa*), Russian thistle (*Salsola australis*) and Mediterranean mustard (*Hirschfeldia incana*), making up a small fraction of overall ground cover. A few non-native perennial, woody species were also present, including tree of heaven (*Ailanthus altissima*), peppertree (*Schinus molle*), red gum (*Eucalyptus camaldulensis*) and European olive (*Olea europaea*) (Project Biological Resources Report, p. 9).

Throughout much of the cleared area, many grass seedlings had sprouted at the time of the survey, which was a few days after a relatively heavy rain event. These seedlings were most likely ripgut brome (*Bromus diandrus*) and given a longer period of time without disturbance or clearance, these cleared areas would presumably become covered with ripgut brome association vegetation. The areas that were covered with gravel did not have a substantial number of any seedlings growing (Project Biological Resources Report, p. 9).

Approximately 9.08 acres of ruderal vegetation exists within the Project site (Project Biological Resources Report, p. 9).

Annual brome grasslands - Bromus (diandrus) semi-natural herbaceous stands

This vegetation type describes areas dominated by the non-native Eurasian annual grasses, where ripgut brome (*Bromus diandrus*), is a dominant or co-dominant species, with a large component of ruderal herbs/forbs.

Annual brome grassland was found in two patches in the northern portion of the site. These patches of vegetation were strongly dominated by the non-native Eurasian annual grass ripgut brome. Other species in this onsite vegetation (Russian thistle, summer mustard and tree tobacco) were represented by a small number of individuals.

Towards the northwestern end of the northern patch of Annual brome grassland there was evidence of a past stand of Fremont cottonwood (*Populus fremontii*) and Goodding's black willow (*Salix gooddingii*). The trees were recently cleared, and all the willow were dead at the time of the survey, although a few branches of some of the cottonwoods still had green and living foliage. This area has been included in the Annual brome grassland vegetation category due to the absence of tree cover at the time of the survey and since existing site vegetation in this area consisted mostly of ripgut brome. A total of 0.9 acres of annual brome grasslands occurred onsite (Project Biological Resources Report, pp. 9, 10).

Riparian/Riverine Areas

A formal delineation was conducted for Riparian/riverine areas. The Project area was checked for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils, and any areas that would qualify as Riparian/riverine areas as defined under the MSHCP.

Historically, an ephemeral channel crossed the northern portion of the site and drained from the northwest to southeast. City-approved storm drain re-alignment and undergrounding of stormwater lines in 2009 redirected all flows entering the property from the north and west into an underground storm drain north of the property (Project Biological Resources Report, p. 12).

The undergrounding of stormwater lines starved the onsite channel of upstream water flows and turned the onsite channel into an isolated remnant channel. Development of downstream properties has further isolated this channel. More recent grading eliminated the southern-most portion of the channel on the Project site (Project Biological Resources Report, p. 12).

The onsite remnant channel is isolated from both upstream and downstream aquatic resources. No off-site water can reach the channel. The only water that can enter the channel would be direct rainfall on the Project site. As the site is flat and soils porous, rainfall run-off into the channel would be minimal. There is no evidence of rainfall run-

off into the channel and no evidence of current or recent flows in the channel (Project Biological Resources Report, p. 12).

Currently, the onsite remnant channel runs from the northwest corner of the site southeast for approximately 209 feet. There was a fairly clearly defined bed and bank, with the channel approximately 2-6 feet wide, and overall covered approximately 1,392 square feet (0.03 acres) onsite. The substrate was sandy clay and was dry at the time of the site survey. The channel and banks were vegetated with annual brome grasslands similar to the adjacent areas. Because the remnant channel no longer conveys water and is isolated from both upstream and downstream aquatic resources, the channel is not considered to comprise an MSHCP jurisdictional Riparian/riverine area (Project Biological Resources Report, p. 12).

A temporary, shallow earthen detention basin was located along the southeastern boundary. The basin was installed for erosion control, as part of the adjacent site grading in 2019. The bottom of the basin was approximately 2 inches below the drain in the outlet pipe. As site soils drain quickly and have limited capacity to store water, the detention basin has limited capacity to pond water. Likely, the detention basin ponds for no more than 4-5 days after heavy rains, to a maximum depth of approximately 2 inches. The temporary detention basin does not qualify as a Riparian/riverine area (Project Biological Resources Report, p. 12).

No other streambeds, definable channels, wetland/riparian vegetation, hydric soils, or any areas that would qualify as Riparian/riverine areas as defined under the MSHCP, were present onsite. No portion of the site had the potential to support ponded water for any significant period (Project Biological Resources Report, p. 12).

Vernal Pools

Vernal pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season, but normally lack wetlands indicators of hydrology and/or vegetation during the drier portion of the growing season. The Project area was checked in the field for the presence of vernal pools, temporary pools, wetland/riparian

vegetation, hydric soils, hydrology, and the potential for any portions of the site to support ponded water.

No vernal pools or temporary rain pools occur within the Project site, and no portion of the site had the potential to support ponded water for any significant period. There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. The site occurs in uplands and slopes gently from west to east so the hydrology is not suitable for ponding water. There are no flat areas, depressions, or other areas where water could pond. The onsite temporary detention basin does not qualify as a vernal pool. Upland vegetation occurs throughout the site and there were no areas with aquatic vegetation or the absence of vegetation indicating standing water (Project Biological Resources Report, p. 15).

Fairy Shrimp

Fairy shrimp occur in vernal pools but can also be found in non-vernal pool features such as stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water.

The Project area was checked for the presence of vernal pools, temporary pools, streambeds, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water.

No vernal pools, temporary rain pools, stock ponds, ephemeral pools, road ruts, human-made depressions, or other depressions that may pond water for any significant period occur within the Project site. There are no hydric soils onsite and all site soils drain quickly and have limited capacity to store water. No portion of the site had the potential to support ponded water for any significant period. The temporary detention basin does not pond long enough to potentially support fairy shrimp. In addition, the detention basin was only installed in 2019. In the absence of suitable habitat for fairy shrimp species onsite, protocol-level focused surveys for these species are not required (Project Biological Resources Report, p. 16).

Riparian Birds

Riparian birds include least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*) and yellow-billed cuckoo (*Coccyzus americanus*).

The Project area was checked in the field for the presence of streambeds, definable channels, wetland/riparian vegetation, hydric soils, and any areas that could support habitat suitable for riparian birds.

There was evidence of a past stand of Fremont cottonwood (*Populus fremontii*) and Goodding's black willow (*Salix gooddingii*) along the former channel alignment within the Project site. Even prior to clearing, the trees in this area were too sparse and too low in cover to provide suitable habitat that could potentially support riparian birds. In the absence of suitable habitat for riparian bird species onsite, protocol-level focused surveys for these species are not required (Project Biological Resources Report, p. 17).

Burrowing Owl

The Project site is located within the mapped survey area for burrowing owl. Focused burrowing owl surveys were conducted in July 2015 (Hernandez Environmental Services). No burrowing owl was detected. Similarly, no burrowing owls or their sign were detected during the current surveys and there was no evidence that any burrowing owls occur onsite. In addition, this species has not been recorded from the Project site in the past. Burrowing owls are presumed absent from the site (Project Biological Resources Report, p. 18).

Other MSHCP Considerations

- The site is located outside any lands depicted as Public Quasi-Public Lands on the MSHCP Plan map.
- There is no Cell(s) or Cell Group within the Project site and no part of the site is required for conservation or reserve assembly under the MSHCP.
- No MSHCP Covered Roads are involved in this Project.
- The site is not located within a Section 6.1.3 Narrow Endemic Plant Species Survey Area.

- The site is not located within a mapped survey area for Criteria Area plant species.
- The site is not located within a mapped survey area for amphibian species.
- The site is not located within a mapped survey area for mammal species.
- The site is located outside any area mapped with Delhi soils within the MSHCP baseline data.
- None of the species listed in the MSHCP Table 9-3 occur on the site.
- There are no onsite conservation areas and we are no existing or future MSHCP Conservation Areas in the Project vicinity. The Project area is entirely surrounded by development. Consequently, there are no urban/wildlife interfaces for this Project.

[Project Biological Resources Report, pp. 8 – 18]

4.7.3 EXISTING POLICIES AND REGULATIONS

4.7.3.1 Federal Endangered Species Act/California Endangered Species Act

The United States Congress passed the Federal Endangered Species Act (ESA) in 1973 to protect those species that are endangered or threatened with extinction. The State of California enacted a similar law, the California Endangered Species Act (CESA) in 1984. The State and Federal Endangered Species Acts are intended to operate in conjunction with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend. The United States Fish and Wildlife Service (USFWS) is responsible for implementation of ESA, while the CDFW implements CESA. During Project review, each agency is given the opportunity to comment on the potential for the Project to affect listed plants and animals.

4.7.3.2 State of California, Fish and Game Code Section 1600 *et seq.*

The CDFW has jurisdiction under Section 1600 *et seq.* of the California Fish and Game Code over fish and wildlife resources of the state. Under Section 1602, a private party must notify the CDFW if a project will "substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds, except when the department has been notified pursuant to Section 1601." If an existing fish or wildlife resource may

be substantially adversely affected by the activity, the CDFW may propose reasonable measures that will allow protection of those resources. If these measures are agreeable to the initiating party, they may enter into an agreement with the CDFW identifying the approved activities and associated mitigation measures.

4.7.3.3 Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), focusing on conservation of species and their associated habitat in western Riverside County. The goal of the MSHCP is to maintain biological and ecological diversity within a rapidly urbanizing region. The MSHCP is administered by the Riverside County Regional Conservation Authority (RCA).

The MSHCP allows participating jurisdictions within the plan area to incorporate projects onto the incidental "take" permit for all species covered by the MSHCP, including State and federally listed species as well as other identified sensitive species and/or their habitat. Each city or local agency imposes a Development Mitigation Fee for projects within their jurisdiction.

Payment of the mitigation fee and compliance with the requirements of the MSHCP are intended to provide full mitigation under CEQA, although certain areas within the MSHCP boundaries require additional surveys to determine the presence or absence of specific MSHCP-covered resources, including sensitive plants, burrowing owls, and riparian or riverine areas. Depending upon the outcome of the survey(s), the area could be considered occupied suitable habitat and, if it is unfeasible to conserve at least 90 percent of this area, then the applicant must submit an analysis supporting a Determination of Biologically Equivalent or Superior Preservation (DBESP). The DBESP discussion details the reasons that avoidance is not possible, quantifies unavoidable impacts, proposes project design features and mitigation measures that reduce indirect effects, and demonstrates that the project would be biologically equivalent or superior to avoidance. The Project is required by ordinance to, and would, comply with the MSHCP (City of Moreno Valley Municipal Code Chapter 3.48, *Western Riverside County Multiple Species Habitat Conservation Plan Fee Program*). At Building Permit Issuance, MSHCP fees

shall be paid based on the current fee in place at the time of issuance.

4.7.3.4 Habitat Conservation Plan for the Stephens' Kangaroo Rat (SKR) in Western Riverside County, California (SKRHCP)

The City of Moreno Valley has adopted the SKRHCP and has been issued an incidental take permit for SKR from the United States Fish and Wildlife Service and a Management Authorization from the California Department of Fish and Wildlife. Mitigation for impacts to SKR and SKR habitat is realized through payment of SKR Impact Mitigation Fees. The Project is required by ordinance to, and would, comply with the SKR Impact Mitigation Fee requirements (City of Moreno Valley Municipal Code Chapter 8.60, *Threatened and Endangered Species*). Prior to any disturbance of the site/grading permit issuance, Stephens' Kangaroo Rat (SKR) Impacts Mitigation fees shall be paid based on the current fee in place at the time of lands disturbance.

4.7.3.5 Other Statutes, Codes, and Policies

In addition to ESA and CESA listings, plant and wildlife species receive consideration during the CEQA review processes, as discussed below.

Species of Special Concern

Species of Special Concern are generally defined as those California species whose numbers, reproductive success, or habitat may be threatened. Potential impacts to Species of Special Concern receive consideration under CEQA review.

CNPS-Listed Plants

The California Native Plant Society (CNPS) maintains a list of plant species native to California with minimal populations, limited distribution, or are otherwise threatened with extinction. This information is published in the Inventory of Rare and Endangered Vascular Plants of California. Potential impacts to populations of CNPS-listed plants receive consideration under CEQA review.

Raptors and Migratory Birds

Raptors (birds of prey), migratory birds, and other avian species are protected by state and federal laws. The federal Migratory Bird Treaty Act (MBTA) prohibits the killing,

possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of Interior. Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Potential impacts to raptors and migratory birds receive consideration under CEQA review.

4.7.4 STANDARDS OF SIGNIFICANCE

CEQA has identified the following significance thresholds relative to biological resources. If the Project would result in any one of the following, its impacts to biological resources would be considered significant.

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game, CDFG) or United States Fish and Wildlife Service (USFWS);

- Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or California plans, policies or regulations or by the CDFW or USFWS;

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

4.7.5 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.7.5.1 Introduction

The following discussions focus on those areas where it has been determined that the Project may result in potentially significant biological resources impacts, based on the analysis presented within this Section and analysis included within the EIR Initial Study (EIR Appendix A).

Of the CEQA threshold considerations identified above at Section 4.7.4, and as substantiated in the Initial Study, the Project's potential impacts under the following topics are determined to be less-than-significant, and are not further substantively discussed here:

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

All other CEQA topics concerning the Project's potential impacts to biological resources are discussed below. Please refer also to Draft EIR Appendix A, Initial Study Checklist Item IV., *Biological Resources*.

4.7.5.2 Impact Statements

Potential Impact: *Substantially affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW, formerly California Department of Fish and Game) or United States Fish and Wildlife Service (USFWS).*

Impact Analysis: As previously stated, the Project site has been significantly impacted due to years of disking, grading, disturbance, trash, off-road trails, and footpaths. Due to extensive disturbance of the Project site, no special-status plant species are considered present onsite. Thus, no potentially significant impacts to special-status plant species are anticipated as a result of site development. Due to the absence of native vegetation and the disturbance at the Project site, special-status wildlife species are unlikely to be present at the Project site.

No nesting birds were observed. Given the heavy level of disturbance and routine maintenance activities, none are expected to occur. Regardless, raptors (birds of prey), migratory birds, and other avian species are protected by the federal Migratory Bird Treaty Act (MBTA). Mitigation Measure 4.7.1 (following) has been incorporated to ensure avoidance of any potential impacts, in accordance with MBTA requirements.

Additionally, the Project site is located within the mapped survey area for burrowing owl. Although no burrowing owls or their sign were detected during the current surveys, Mitigation Measure 4.7.2 is incorporated to verify the continued absence of owls.

With the implementation of mitigation, the Project's potential impacts to nesting migratory bird species and the burrowing owl are considered less-than-significant.

Level of Significance before Mitigation: Potentially Significant (potential impacts to nesting birds and the burrowing owl).

Mitigation Measures:

4.7.1 To avoid impacts to nesting birds and to comply with the federal Migratory Bird Treaty Act of 1918 (MBTA):

- *If possible, all vegetation removal activities shall be scheduled from August 1 to February 15, which is outside the nesting season. This would ensure that no active nests would be disturbed and that removal could proceed rapidly.*

- *If vegetation is to be cleared during the nesting season (February 15 – July 31), all suitable habitat shall be thoroughly surveyed for the presence of nesting birds by a qualified biologist 72 hours prior to clearing. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum 50-foot buffer and up to 300 feet for raptors, with the final buffer distance to be determined by the qualified biologist. The buffer area shall be avoided until the nesting cycle is complete or it is determined that the nest has failed. In addition, the biologist will be present on the site to monitor the vegetation removal to ensure that any nests, which were not detected during the initial survey, are not disturbed.*

4.7.2 Within 30 days prior to disturbance at the project site, a pre-construction survey will be conducted for burrowing owl (Athene cunicularia). If owls are present, they shall be relocated following accepted protocols to comply with the MSHCP.

4.7.3 All temporary work areas, including stockpiles, will be located outside any sensitive biological resources.

4.7.4 The limits of the work will be flagged prior to start of work.

Level of Significance after Mitigation: Less-Than-Significant.

Potential Impact: *Have a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or California plans, policies or regulations or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS); Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

Impact Analysis: No wetlands, riparian habitat or other sensitive communities exist within the Project site. Nor does the Project propose uses or activities that would substantially or adversely affect any off-site wetlands or riparian areas. As such, the Project will not affect any riparian habitat, any other sensitive natural community, or

federally protected wetlands.

Level of Significance: Less-Than-Significant.

Potential Impact: *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.*

Impact Analysis: During preparation of the MSHCP, wildlife corridors and habitat linkages throughout western Riverside County were analyzed extensively. No MSHCP wildlife habitat linkages or movement corridors were identified at the Project site. Nor does the Project propose facilities or activities that would substantively and adversely affect any offsite designated wildlife habitat linkage or movement corridor. Based on the preceding, impacts to wildlife corridors, habitat linkages, or wildlife nursery sites that would occur as a result of the Project are determined to be less-than-significant.

Level of Significance: Less-Than-Significant.

4.8 CULTURAL RESOURCES/TRIBAL CULTURAL RESOURCES

4.8 CULTURAL RESOURCES/ TRIBAL CULTURAL RESOURCES

Abstract

This Section examines the potential for the Project to impact cultural resources and/or Tribal Cultural Resources (TCRs). Specifically, this analysis evaluates whether the Project would:

- *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5.*

- *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.*

- *Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

    - *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

    - *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

- *Potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.*[1]

Information contained within this Section is summarized from Phase I Cultural Resources Assessment, 9.98 Acre Property, Moreno Valley, City of Moreno Valley, Riverside County, California (BCR Consulting LLC) *April 26, 2024 (Project Cultural Resources Assessment). The Project Cultural Resources Assessment is presented at EIR Appendix I. As supported by the analysis presented in this Section, as mitigated, the Project's potential to result in adverse cultural resources impacts would be less-than-significant.*

4.8.1 INTRODUCTION

Cultural resources can be of scientific, aesthetic, educational, archaeological, architectural, or historical significance to the community. The following discussions identify and classify the significance of prehistoric and/or historic cultural resources which may exist within the subject site, and assesses the Project's potential to impact such resources.

4.8.2 CULTURAL SETTING

Prehistoric Context

In ecological terms, Southern California prehistory can be defined by five periods: Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric. Characteristic artifacts of these periods are summarized below. Please refer also to the detailed discussion of the site's prehistoric setting presented at Project Cultural Resources Assessment pp. 6 – 8.

[1] It is recognized that this topic is typically addressed under the environmental heading of "Geology and Soils." All other potential Geology and Soils impacts are substantiated to be less-than-significant within the EIR Initial Study (IS) EIR Appendix A. Please refer to Initial Study Checklist Item VII., *Geology and Soils.* The topic of potential impacts to paleontological resources and unique geological resources has been appropriately located in this Section as the topics also relate to impacts to cultural resources. By avoiding creation of an entire EIR section devoted to a single topic (in this case, paleontological resources) this organization of topics also reduces unnecessary paperwork as suggested under CEQA.

Lake Mojave Period (10,000 to 7000 Before Present [BP]). Artifacts that characterize this period include stemmed points, flake and core scrapers, choppers, hammerstones, and crescents (Project Cultural Resources Assessment, p. 7).

Pinto Period (7000 to 4000 BP). Artifacts from this era include Pinto projectile points and a flake industry similar to the Lake Mojave tool complex, though use of Pinto projectile points as an index artifact for the era has been disputed. Milling stones have also occasionally been associated with sites of this period (Project Cultural Resources Assessment, p. 7).

Gypsum Period (4000 to 1500 BP). The diverse artifact assemblage during this period reflects intensified reliance on plant resources. New artifacts types include milling stones, mortars, pestles, and a proliferation of Humboldt Concave Base, Gypsum Cave, Elko Eared, and Elko Corner- notched dart points (Project Cultural Resources Assessment, p. 7).

Saratoga Springs Period (1500 to 800 BP). Characteristic artifacts of the period include milling stones, mortars, pestles, ceramics, and ornamental and ritual objects (Project Cultural Resources Assessment, p. 7).

Shoshonean Period (800 BP to Contact). Characteristic artifacts of the period diagnostic include desert side-notch and cottonwood triangular arrow points. Ceramics continue to proliferate, though are more common in southeastern Riverside County during this period (Project Cultural Resources Assessment, p. 7).

Historic Context

Historic-era California is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present) (Project Cultural Resources Assessment, p. 9).

Spanish Period. The Spanish period (1769-1821) is represented by exploration of the region; establishment of the San Diego Presidio and missions at San Gabriel and San Luis Rey; and the introduction of livestock, agricultural goods, and European architecture and construction techniques. Spanish influence continued to some extent after 1821 due to the continued implementation of the mission system (Project Cultural Resources Assessment, p. 9).

Mexican Period. The Mexican period (1821-1848) began with Mexican independence from Spain and continued until the end of the Mexican-American War (Cleland 1951). The Secularization Act of 1834 resulted in the transfer, through land grants (called ranchos) of large mission tracts to politically prominent individuals. Sixteen ranchos were granted in Riverside County. At that time, cattle ranching was a more substantial business than agricultural activities, and trade in hides and tallow increased during the early portion of this period. Until the Gold Rush of 1849, livestock and horticulture dominated California's economy (Project Cultural Resources Assessment, p. 9).

American Period. The American Period, 1848–Present, began with the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily due to the population increase created by the Gold Rush of 1849. The cattle industry reached its greatest prosperity during the first years of the American Period. Mexican Period land grants had created large pastoral estates in California, and demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning about 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861–1862, followed by a significant drought, further diminished the economic impact of local ranching. This decline combined with ubiquitous agricultural and real estate developments of the late 19th century, set the stage for diversified contemporary economic pursuits (Project Cultural Resources Assessment, pp. 9 – 10).

4.8.3 REGULATORY SETTING

4.8.3.1 Federal

National Historic Preservation Act

The National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of their undertakings on historic properties. Historic properties are cultural resources (e.g., archeological sites, historic built environment features, or Native American sites) that are listed, or determined to be eligible for listing, on the National Register of Historic Places. The implementing regulations of this mandate, found in the Code of Federal Regulations (36 CFR 800), outline an involved consultation process known as the Section 106 process. The Section 106 process requires a project lead federal agency to consult with the State Historic Preservation Officer.

American Indian Religious Freedom Act

The American Indian Religious Freedom Act, passed in 1978, serves to protect and preserve the traditional religious rights of American Indians, Eskimos, Aleuts, and Native Hawaiians. Before the Act was passed, certain federal laws interfered with the traditional religious practices of many American Indians.

Native American Graves Protection and Repatriation Act of 1990

The Native American Graves Protection and Repatriation Act establishes a federal policy of respect for, and protection of, Native American religious practices. It also has provisions for allowing limited access to Native American religious sites. The Act provides for the repatriation of certain items from the federal government and certain museums to the native groups to which they once belonged. The Act defines "cultural items," "sacred objects," and "objects of cultural patrimony" and establishes a means for determining ownership of these items. However, the provisions for repatriation only apply to items found on federal lands.

Executive Order 13007 and Executive Order 13084

Executive Order 13007 requires federal agencies with land management responsibilities to allow access to and use of Indian sacred sites on public lands, and to avoid adversely affecting these sites. Executive Order 13084 reaffirms the government-to-government relationship between the federal government and recognized Indian tribes, and requires federal agencies to establish procedures for consultation with tribes. These executive orders only apply to projects that include federal undertakings.

4.8.3.2 State

CEQA and the California Register of Historical Resources

Historical resources are recognized as part of the environment under the California Environmental Quality Act (CEQA). The California Register of Historical Resources (California Register) is the authoritative guide for the State's historical resources, and properties included in the California Register are considered significant for the purposes of CEQA. The California Register includes resources listed, or formally determined eligible for listing, on the National Register of Historic Places, and some California State Landmarks and Points of Historical Interest. Properties of local significance designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the California Register and are presumed to be significant resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC § 5024.1, 14 CCR § 4850).

An archaeological site may be considered a historical resource if it is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California (PRC § 5020.1(j)), or if it meets the criteria for listing on the California Register (14 CCR § 4850).

The *CEQA Guidelines* direct lead agencies to evaluate an archaeological site to determine if it meets the criteria for listing in the California Register. If it does, potential adverse impacts must be considered. If an archaeological site is not a historical resource, but meets

the definition of a "unique archaeological resource" as defined in PRC §21583.2, then it should be treated in accordance with the provisions of that section.

Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired (PRC § 5020.1(q)). While demolition and destruction would constitute significant impacts, it is sometimes more difficult to assess when change, alteration, or relocation results in a substantial adverse change. The *CEQA Guidelines* provide that a project that alters those physical characteristics of historical resources that convey its significance (i.e., its character-defining features) can be considered to materially impair the resource's significance.

California Native American Graves Protection and Repatriation Act (2001)

The California Health and Safety Code, Division 7, Part 2, Chapter 5 (Sections 8010-8030) contains broad provisions for the protection of Native American cultural resources. The California Native American Graves Protection and Repatriation Act establishes policy to ensure that California Native American human remains and cultural items are treated with respect and dignity. The Act also provides the mechanism for disclosure and return of these items held by publicly-funded agencies and museums in California. Additionally, the Act outlines the mechanism by which California Native American tribes not recognized by the federal government may file claims for human remains and cultural items held in agencies or museums.

California Public Resources Code

The California Public Resources Code contains several sections applicable to the preservation of cultural resources and human remains. These sections detail procedures to be followed whenever Native American remains are found, and delineate the unauthorized disturbance or removal of archaeological, historical, paleontological resources, or human remains as an act punishable by law (Sections 5020, 5097.5, 5097.9-5097.996, 7050.5, 7051). As matter of law, the Project would comply with applicable provisions of the California Public Resources Code addressing preservation and protection of cultural resources and human remains.

California Code of Regulations

Under Title 14, Division 3, Section 4308, no person shall remove, injure, disfigure, deface, or destroy any object of archeological or historical interest or value.

Assembly Bill 52 (AB 52) Tribal Cultural Resources

Enacted as of July 1, 2015, AB 52 established a new category of resources under CEQA called "tribal cultural resources" that considers the tribal cultural values in addition to the scientific and archaeological values when determining impacts and mitigation. The Bill was built on the concept that California Native American tribes have the expertise "with regard to tribal history and practices" to identify significant cultural resources. To this end, AB 52 requires early consultation in the CEQA process to ensure that local and Tribal governments, public agencies, and project proponents have information available, early in the CEQA environmental review process, for the purpose of identifying and addressing potential adverse impacts to tribal cultural resources.

AB 52 requires that the lead agency contact (in writing) all culturally affiliated tribes that could be affected by a project, within 14 days of deeming a development application complete. The notice commences a 30-day period for the tribe to request consultation. Upon receipt of a requested consultation, the lead agency has an additional 30 days to begin the consultation process. AB 52 states that the consultation concludes when either "1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal resource, or 2) a party, acting on good faith and after a reasonable effort, concludes that mutual agreement cannot be reached." AB 52 notes that the consultation can be ongoing throughout the CEQA process.

4.8.4 STANDARDS OF SIGNIFICANCE

Consistent with the standards of significance outlined in the *CEQA Guidelines*, Project-related impacts to cultural resources would be considered potentially significant if they cause or result in any of the following:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5;

- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5;
- Disturb any human remains, including those interred outside of formal cemeteries; or
- Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

For the purposes of CEQA, an "important archaeological, historical, or paleontological resource" is defined as follows.

A) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

B) A resource included in a local register of historical resources, or identified as significant in an historical resource survey, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

C) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources, including the following:

1) A resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

2) A resource is associated with the lives of persons important in our past.

3) A resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values, or has yielded, or may be likely to yield, information important in prehistory or history.

4.8.5 POTENTIAL IMPACTS AND MITIGATION MEASURES

4.8.5.1 Analysis Methodology, Site and Records Survey Results

The following impact analyses focus on areas where it has been determined that the Project may result in potentially significant impacts.[2] Primary components of the analysis and the analysis results are presented below.

Overview

The Project Cultural Resources Assessment was completed pursuant to the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Chapter 2.6, Section 21083.2, and California Code of Regulations (CCR) Title 14, Chapter 3, Article 5, Section 15064.5. A pedestrian cultural resources survey was completed as part of the Project Cultural Resources Assessment in order to locate and document previously-recorded or new cultural resources, including archaeological sites, features, isolates, and historic-period buildings, that exceed 45 years in age within defined Project boundaries. The Project site was examined using 10 to 15 meter transect intervals.

The Project Cultural Resources Assessment evaluated whether cultural resources were located within the Project boundaries, whether any cultural resources would be potentially significant pursuant to the above-referenced regulations and standards, and to develop specific mitigation measures to address any potential impacts to known or probable resources. Tasks completed included:

[2] As substantiated in the EIR Initial Study (EIR Appendix A), the Project's potential to disturb any human remains, including those interred outside of formal cemeteries was previously determined to be less-than-significant. Please refer to EIR Appendix A, Initial Study Checklist Items V., *Cultural Resources* and XVIII., *Tribal Cultural Resources*. All other potential cultural resources impacts of the Project are discussed within this Section.

- Sacred Lands File search through the Native American Heritage Commission, and communications with recommended tribes and individuals;
- Cultural resources records search through the Eastern Information Center (EIC) to review any previous studies conducted and the resulting cultural resources recorded within one half-mile of the Project site boundaries;
- Systematic pedestrian survey of the entire Project site.

Records Search. Prior to fieldwork, a records search request was submitted to the EIC. The records search included a review of all prerecorded historic-period and prehistoric cultural resources, as well as a review of known cultural resources surveys and excavation reports generated from projects located within one half-mile of the Project site. In addition, a review was conducted of the Built Environment Resource Directory which summarizes listings from National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and documents and inventories from the California Office of Historic Preservation (OHP) including the lists of California Historical Landmarks, California Points of Historical Interest, and the Inventory of Historic Structures (Project Cultural Resources Assessment, p. 11).

Field Survey. An intensive-level cultural resources field survey of the Project site was conducted on January 4, 2022 and an updated survey was completed on May 26, 2023. The survey was conducted by walking parallel transects spaced approximately 10-15 meters apart across 100 percent of the accessible Project site. Digital photographs were taken at various points within the Project boundaries and all soil exposures were carefully examined for evidence of cultural resources (Project Cultural Resources Assessment, p. 11).

Records Research and Survey Results

Records Search. A cultural resource records search was conducted by the EIC at the University of California, Riverside. The records search revealed that eight cultural resource studies have taken place resulting in the recording of five cultural resources within the research radius. None of these studies have assessed the Project site for

cultural resources, and no cultural resources have been previously identified within its boundaries (Project Cultural Resources Assessment, p. 11).

Additional Land Use Research. A review of aerial photos indicate that the Project site once had a dirt road through the property from 1966 to 1985. Aerial photographs show that a vertically-oriented steel water tank and a horizontal propane tank were constructed on the Project site near the southwest corner prior to 1966 (United States Department of Agriculture 1966). These may have been features of a well that was formerly located on the property (USGS 1980) (Project Cultural Resources Assessment, p. 11).

Predictive Modeling. Cultural resources recorded in this portion of Riverside County indicate that historic agricultural and residential developments are locally common. Additionally, prehistoric use of bedrock for milling stations and lithic scatters and fire affected rock have also been identified in the general area, although these were not identified locally during the records search. These resources are commonly associated with vegetal (particularly seed) processing, chipped stone tool manufacture, trade, and cooking. The field survey emphasized careful inspection for artifacts and features associated with historic agricultural and residential use, and of suitable rock outcrops and soil exposures for the presence of related features and artifacts (Project Cultural Resources Assessment, p. 12).

Field Survey

The Project site was surveyed on January 4, 2022 and again on May 26, 2023. During the field surveys, the Project archaeologists carefully inspected the site for evidence of cultural resources, using the methods described above. Ground visibility was 100 percent within the Project site boundaries during the survey (Project Cultural Resources Assessment, p. 11).

Site sediment included brown, moist, semi-loose clay with moderate levels of gravel. The Project site has been subject to mechanical clearing and discing for weed abatement and modern refuse dumping and grading. Two historic- period steel tanks occupied the Project site during the initial survey, but have been removed by the time the second field

survey was completed. No cultural resources of any kind (including historic-period or prehistoric archaeological resources or historic-period built environment resources) remain in place within the Project site (Project Cultural Resources Assessment, p. 11).

4.8.5.1 Impact Statements

Potential Impact: *Would the Project cause a substantial adverse change in the significance of a historic or archaeological resources as defined in §15064.5?*

Impact Analysis: Records research and site survey results noted above substantiate that no cultural resources of any kind (including historic-period or prehistoric archaeological resources or historic-period built environment resources) remain in place within the Project site. Project development and operations would therefore not cause a substantial adverse change in the significance of historic and archaeological resources. The Project does not otherwise propose or require facilities or operations that could result in potential adverse impacts to historic and archaeological resources.

Based on the preceding, the potential for the Project to cause a substantial adverse change in the significance of historic and archaeological resources would be less-than-significant. Notwithstanding the above, there is the potential for Project site-disturbing activities to adversely affect undetected subsurface historic or archaeological resources. On this basis, the potential for the Project to cause a substantial adverse change in the significance of a historic or archaeological resources is considered potentially significant.

Level of Significance: Potentially Significant.

Mitigation Measures: To ensure that potential impacts to historic or archaeological resources are maintained at levels that would be less-than-significant, the following measures are recommended:

4.8.1 Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a qualified professional

archaeologist stating that they have been retained to provide on-call services in the event archaeological or historical resources are encountered.

In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and the qualified archaeologist shall be contacted to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register or the National Register, plans for the evaluation and treatment, evaluation of the find shall be developed.

Level of Significance After Mitigation: Less-Than-Significant.

Potential Impact: *Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Impact Analysis:

Paleontological Resources

The General Plan EIR indicates that the Project site and vicinity properties are not within a paleontological resource sensitive area (General Plan EIR Figure 5.10-3, *Paleontologic Resource Sensitive Areas*). Further, the Project Geotechnical Investigation (Appendix I) indicates that the soils found at the Project site "primarily consist of deposits of highly compressible, dry to damp, loose, silty gravelly sandy fills up to about 10 feet below grade, overlying deposits of variegating layers of moderately dense gravely medium to coarse sands to the maximum 31 feet depth explored. No shallow-depth groundwater or bedrock was encountered."[3] This is consistent with conditions noted in the General Plan EIR . . . "much of Moreno Valley is covered with recent alluvium. These sediments overlie fossiliferous sedimentary units of the Mt. Eden Formation and the San Timoteo

[3] For ease of reference, the Project Geotechnical Investigation (*Report of Geotechnical Investigations & Soil Infiltration Testing, Proposed Heacock Industrial Development* [Soils Southwest, Inc.] August 5, 2020), previously appended to the Project IS, has been included at Appendix I.

Formation. Excavation to depths normal for development would probably not penetrate recent alluvial sediments to encounter fossiliferous deposits (General Plan EIR, p. 5,10-15).

Additionally, the Paleontological Overview provided at Project Cultural Resources Investigation Appendix B indicates that "material found [at the Project site] is unlikely to be fossil material due to the relatively modern associated dates of the deposits. However, if development requires any substantial depth of disturbance, the likelihood of reaching Pleistocene alluvial sediments would increase…While the presence of any fossil material is unlikely, if excavation activity disturbs deeper sediment dating to the earliest parts of the Holocene or Late Pleistocene periods, the material would be scientifically significant. Excavation activity associated with the development of the Project area is unlikely to be paleontologically sensitive, but caution during development should be observed."[4] In an abundance of caution, and pending precise grading/development plans for the Project, potential impacts to paleontological resources are considered potentially significant.

Level of Significance: Potentially Significant.

Mitigation Measure:

4.8.2 *Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the City of Moreno Valley Planning Department, or designee, from a qualified professional paleontologist (Project Paleontological Monitor) stating that the Project Paleontological Monitor has been retained to provide on-call services in the event paleontological resources are encountered.*

Should resources be discovered, the Project Paleontological Monitor shall develop an acceptable monitoring and fossil remains treatment plan (Paleontological Management Treatment Plan - PMTP) for construction-related activities that could disturb potential unique paleontological resources within the Project area. Minimum provisions of the PMTP are outlined below:

[4] October 19, 2021 Correspondence to BCR Consulting from Western Science Center.

- *Paleontological monitoring shall be conducted during all grading and trenching operations. Monitoring shall be conducted intermittently during initial cuts until early Holocene or Late Pleistocene period deposits (if any) are encountered. Once (if) early Holocene or Late Pleistocene period deposits are identified, paleontological monitoring shall be conducted on a full-time basis.*

- *The Project Paleontological Monitor shall be equipped to salvage fossils as they are unearthed to avoid construction delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if they are present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources.*

- *Recovered specimens shall be prepared to a point of identification and permanent preservation, including screen-washing sediments to recover small invertebrates and vertebrates if indicated by the results of test sampling.*

- *All recovered fossils shall be deposited in an accredited institution (university or museum) that maintains collections of paleontological materials. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, shall be the responsibility of the developer(s).*

- *Within 60 days of completion of grading, excavation and ground-disturbing activities at the site, the Project Paleontological Monitor shall prepare a Final Mitigation and Monitoring Report (Final Report). The Final Report shall identify findings and significance of findings, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). A letter documenting receipt and acceptance of all fossil collections by the receiving institution shall be included in the Final Report. The Final Report, when submitted to and accepted by the Lead Agency (City of Moreno Valley), shall signify satisfactory completion of mitigation of potential impacts to paleontological resources.*

Level of Significance After Mitigation: Less-Than-Significant.

Geological Features

With regard to unique geological features, the City has not established criteria for determining what comprises a unique geological feature. Other relevant agency criteria however indicates that a geological feature could be generally considered unique if it:

- Is the best example of its kind locally or regionally;
- Embodies the distinctive characteristics of a geologic principle that is exclusive locally or regionally;
- Provides a key piece of geologic information important in geology or geologic history;
- Is a "type locality" of a geological feature;
- Is a geologic formation that is exclusive locally or regionally;
- Contains a mineral that is not known to occur elsewhere in the County; or
- Is used repeatedly as a teaching tool.[5]

As noted previously, the Project site soils primarily consist of deposits of highly compressible, dry to damp, loose, silty gravelly sandy fills up to about 10 feet below grade, overlying deposits of variegating layers of moderately dense gravely medium to coarse sands (Project Geotechnical Investigation, p. 2).

These soil types are common within the City and Southern California, and do not comprise unique geological features as described above. The Project does not propose uses or activities that would indirectly contribute to or result in potentially adverse impacts to a unique geological feature.

Based on the preceding, the potential for the Project to directly or indirectly destroy a unique geological feature is considered less-than-significant.

[5] *County of San Diego Guidelines for Determining Significance Unique Geology* (County of San Diego, Department of Planning and Land Use Department of Public Works) June 30, 2007, p. 1.

Level of Significance [impacts to geological features]: Less-Than-Significant.

Potential Impact: *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?*

Impact Analysis: A sacred lands search request was sent to the Native American Heritage Commission (NAHC); a response was received on November 17, 2021. As noted in the NAHC response: "A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites" (Project Cultural Resources Assessment, Appendix A, *Native American Heritage Commission Sacred Lands File Search*).

Consistent with NAHC recommendations, AB52, and SB18 requirements, the City sent notification of the Project to Native American tribes with possible traditional or cultural affiliation to the Project area. The City consulted with each tribe that requested consultation and concluded AB52, with the understanding that SB18 will conclude once the Project is approved.

To date, responses have been received from the Pechanga Band of Luiseno Indians, the Morongo Band of Mission Indians, the Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians and San Manuel Nation. In the response(s), the Tribe(s) concluded that the Project could potentially result in adverse impacts to Tribal Cultural Resources (TCRs).

There are no known TCRs that would be affected by Project site-disturbing activities, however unknown TCRs may exist within the site in a buried context. All tribes who participated in the AB 52 consultation will be notified of any finds during construction and grading/ground-disturbing activities will be halted until the resource is evaluated.

Tribes responding through the AB 52 and SB18 consultation process have identified mitigation that would reduce potential impacts to TCRs. To avoid potential impacts to TCRs that could be encountered during site-disturbing activities, Mitigation Measures 4.8.3 through 4.8.10 are incorporated in the Project to ensure that potential impacts to TCRs are maintained at levels that would be less-than-significant.

Level of Significance: Potentially Significant.

Mitigation Measures:

4.8.3 *Archaeological Monitoring. Prior to the issuance of a grading permit, the Project Applicant shall retain a professional archaeologist to conduct monitoring of all ground-disturbing activities. The Project Archaeologist shall have the authority to temporarily redirect earthmoving activities in the event that suspected archaeological resources are unearthed during Project construction. The Project Archaeologist, in consultation with the Consulting Tribe(s)[6] including the Pechanga Band of Indians and the Morongo Band of Indians, the contractor, and the City, shall develop a CRMP as defined in Mitigation Measure 4.8.5. The Project archeologist shall attend the pre-grading meeting with the City, the construction manager, and any contractors and will conduct a mandatory Cultural Resources Worker Sensitivity Training to those in attendance. The archaeological monitor shall have the authority to temporarily halt and redirect earth-moving activities in the affected area in the event that suspected archaeological resources are unearthed.*

4.8.4 *Native American Monitoring. Prior to the issuance of a grading permit, the Project Applicant shall secure agreements with the Pechanga Band of Indians and the Morongo Band of Mission Indians for tribal monitoring. The Project Applicant is also required to provide a minimum of 30 days advance notice to the Tribes of all ground-disturbing activities. The Native American Tribal Representatives shall have the authority to temporarily halt and redirect earth-moving activities in the affected area in the event that*

[6] A Consulting Tribe is defined as a Tribe that has initiated the AB 52 tribal consultation process for the Project, has not opted out of the AB 52 consultation process, and has completed AB 52 consultation with the City as provided for at Cal Pub Res Code Section 21080.3.2(b)(1) of AB 52.

suspected archaeological resources are unearthed. The Native American Monitor(s) shall attend the pre-grading meeting with the Project Archaeologist, City, the construction manager, and any contractors and will conduct the Tribal Perspective of the mandatory Cultural Resources Worker Sensitivity Training to those in attendance.

4.8.5 Cultural Resource Monitoring Plan (CRMP). The Project Archaeologist, in consultation with the Consulting Tribe(s), the contractor, and the City, shall develop a CRMP in consultation pursuant to the definition in AB52 to address the details, timing, and responsibility of all archaeological and cultural monitoring activities that will occur on the Project site. The CRMP shall include:

- *a. Project description and location;*
- *b. Project grading and development scheduling;*
- *c. Roles and responsibilities of individuals on the Project;*
- *d. Pre-grading meeting and Cultural Resources Worker Sensitivity Training details;*
- *e. Protocols and stipulations that the contractor, City, Consulting Tribe (s) and Project archaeologist will follow in the event of inadvertent cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation;*
- *f. The type of recordation needed for inadvertent finds and the stipulations of recordation of sacred items; and*
- *g. Contact information of relevant individuals for the Project.*

4.8.6 Cultural Resource Disposition. In the event that Native American cultural resources are encountered during the course of ground-disturbing activities (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

- *a. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Moreno Valley Planning Department:*
  - *i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place they were found with no development affecting the integrity of the resources.*
  - *ii. Onsite reburial of the discovered items as detailed in the treatment plan required pursuant to Mitigation Measure CR-1. This shall include measures and provisions*

to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed. No recordation of sacred items is permitted without the written consent of all Consulting Native American Tribal Governments as defined in CR-3 The location for the future reburial area shall be identified on a confidential exhibit on file with the City, and concurred to by the Consulting Native American Tribal Governments prior to certification of the environmental document.

Additionally, the City shall verify that the following note is included on all Grading Plans:

"If any suspected archaeological resources are encountered during ground–disturbing activities and the Project Archaeologist or Native American Tribal Representatives are not present, the construction supervisor is obligated to halt work in a 100-foot radius around the find and call the Project Archaeologist and the Tribal Representatives to the site to assess the significance of the find."

4.8.7 Inadvertent Finds. If previously unevaluated potential cultural resources are encountered during Project excavation or construction activities, all ground-disturbing activities within 100 feet of the encountered resource (the find) shall cease immediately. A qualified person meeting the Secretary of the Interior's standards (Code of Federal Regulations, Title 36, Section 61), Tribal Representatives, and all site monitors per these mitigation measures shall consult with the City to evaluate the find, and appropriate measures to avoid, minimize, or mitigate potential negative effects to the find shall be implemented. Further ground disturbance shall not resume within the area of the find (the buffer area) until an agreement has been reached by all parties as to the appropriate measures to be implemented. Determinations and recommendations regarding the agreed upon measures shall be immediately submitted to the Planning Division for consideration, and the agreed upon measures shall be implemented as deemed appropriate by the Community Development Director, in consultation with the State Historic Preservation Officer (SHPO) and Consulting Tribes as defined in Mitigation Measure 4.8.4 before any further work commences in the affected area. If the find is determined to be significant and avoidance of the find is not feasible, a Phase III Data Recovery Plan (Plan) shall be prepared by the

Project Archeologist, in consultation with Consulting Tribe(s). The Plan shall be submitted to the City for review and approval prior to implementation of the Plan.

Work outside of the buffer area shall be allowed to continue and such work shall be monitored per the CRMP.

4.8.8 Human Remains. If human remains are discovered, no further disturbance shall occur in the affected area until the County Coroner has made necessary findings as to origin. If the County Coroner determines that the remains are potentially Native American, the California Native American Heritage Commission shall be notified within 24 hours of the published finding to be given a reasonable opportunity to identify the "most likely descendant." The "most likely descendant" shall then make recommendations, and engage in consultations concerning the treatment of the remains (California Public Resources Code 5097.98). No photographs are to be taken except by the Coroner, with written approval by the consulting Tribe[s].

4.8.9 Non-Disclosure of Reburial Locations. It is understood by all parties that, unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r)., parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

4.8.10 Archeology Report - Phase III and IV. Prior to final inspection, the Project Applicant/permit holder shall prompt the Project Archeologist to submit two (2) copies of the Phase III Data Recovery report (if required for the Project) and the Phase IV Cultural Resources Monitoring Report that complies with the Community Development Department's requirements for such reports. The Phase IV report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Community Development Department shall review the reports to determine adequate mitigation compliance. Provided the reports are adequate, the Community

Development Department shall clear this condition. Once the report(s) are determined to be adequate, two (2) copies shall be submitted to the Eastern Information Center (EIC) at the University of California Riverside (UCR) and one (1) copy shall be submitted to the Consulting Tribe(s) Cultural Resources Department(s).

Level of Significance After Mitigation: Less-Than-Significant.

5.0 OTHER CEQA CONSIDERATIONS

5.0 OTHER CEQA CONSIDERATIONS

This Section of the EIR addresses other environmental considerations and topics mandated under the California Environmental Quality Act (CEQA). These topics include Cumulative Impacts, Alternatives to the Project, Growth Inducement, Significant Environmental Effects of the Project, and Significant and Irreversible Environmental Changes.

5.1 CUMULATIVE IMPACT ANALYSIS

The *CEQA Guidelines* require that an EIR identify any significant cumulative impacts associated with a project [*CEQA Guidelines*, Section 15130(a)]. When cumulative impacts are not deemed potentially significant, the document should explain the basis for that conclusion. Cumulative impacts are "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." [*CEQA Guidelines*, Section 15355]. Thus, a legally adequate cumulative impact analysis is an analysis of a given project viewed over time and with other related past, present, and foreseeable probable future projects, whose impacts might compound or interrelate with those of the Project considered here.

CEQA notes that the discussion of cumulative impacts should be guided by standards of practicality and reasonableness [*CEQA Guidelines*, Section 15130(b)]. Only those projects whose impacts might compound or interrelate with those of the Project under consideration require evaluation. CEQA does not require as much detail in the analysis of cumulative environmental impacts as must be provided for the Project alone.

The *CEQA Guidelines* identify two basic methods for satisfying the cumulative impacts analysis requirement: the list-of-projects methodology, and the summary-of-projections methodology. Because each environmental resource is affected by its surroundings in different manners, either of the two methodologies, or a combination of both, may be applied to the analysis of cumulative impacts to each resource. For example, because the approval and construction elements of development typically takes at least one to two years, the list-of-projects method is likely to provide a more accurate projection of growth in the near term. This method may overstate potential cumulative impacts because the considered list-of-projects may include proposals that would never be developed. Because development proposals are rarely publicly known until within five years of the expected development, the summary-of-projections method provides a more accurate projection of growth over the long term. This method may not accurately predict growth in any given year but aggregates various growth trends over the long term.

For each topical discussion, the cumulative geographic context is identified. This in turn relates to the amount and type of growth within the geographic area under consideration. The manner in which each resource may be affected also dictates the geographic scope of the cumulative impact analysis.

5.1.1 DISCUSSION OF CUMULATIVE IMPACTS

Unless otherwise noted herein, the cumulative impact analysis ultimately evaluates effects of the Project within the context of anticipated buildout of the City of Moreno Valley (City) as envisioned under the City General Plan. Specific cumulative projects have also been identified where this information may be different, is more detailed than that provided within the General Plan or applicable regional plans, or where such specific information otherwise benefits the cumulative impact analyses. Potential cumulative impacts for each of the EIR's environmental topics are discussed below and include:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Energy;

- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Land Use and Planning;
- Noise; and
- Transportation.

Under other environmental topics, Project impacts have been previously determined through the Initial Study process not to be potentially significant. No further substantive analysis is provided under these topics, which include:

Aesthetics

- Potential to have a substantial effect upon a scenic highway corridor within which it is located.

- Potential to substantially damage scenic resources, including, but not limited to, trees, rocks, outcroppings and historic buildings within a state scenic highway.

- Potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings.

- Potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Agriculture and Forest Resources

- Potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

- Potential to conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

- Potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

- Potential to result in the loss of forest land or conversion of forest land to non-forest use.

- Potential to involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Air Quality

- Potential to result in other emissions adversely affecting a substantial number of people.

Biological Resources

- Potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

- Potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Cultural Resources

- Potential to disturb any human remains, including those interred outside of formal cemeteries.

Geology and Soils

- Potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving earthquake fault rupture, seismic ground shaking, seismic-related ground failure, or landslides.

- Potential to result in substantial soil erosion or loss of topsoil.

- Potential to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

- Potential to be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

- Potential to have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

Hazards and Hazardous Materials

- Potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- Potential to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- Potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- Potential to be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

- If located within an airport land use plan, or within two miles of a public airport or public use airport – potential to result in a safety hazard for people residing or working in the project area.

- Potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- Potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires

Hydrology and Water Quality

- Potential to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

- Potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

- Potential to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

    - Result in a substantial erosion or siltation on- or off-site;
    - Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
    - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
    - Impede or redirect flood flows.

- If located in a flood hazard, tsunami, or seiche zone – potential to risk release of pollutants due to project inundation.

- Potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Land Use and Planning

- Potential to physically divide an established community.

Mineral Resources

- Potential to result in loss of availability of a known mineral resource that would be of value to the region and to the residents of the state.

- Potential to result in loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Noise

- If located within the vicinity of a private airstrip – potential to expose people residing or working in the Project area to excessive noise levels from public airport or public use airport operations.

Population and Housing

- Potential to induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

- Potential to displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Public Services

- Potential to result in substantial adverse physical impacts associated with the provision of the new or physically altered:

    - Fire protection facilities;
    - Police protection facilities;
    - School facilities;

- Park facilities; or
- "Other" public facilities.

Recreation

- Potential to increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

- Potential to include or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Utilities and Service Systems

- Potential to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

- Potential to result in or be subject to insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

- Potential to result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

- Potential to generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

- Potential to conflict with federal, state, and local management and reduction statutes and regulations related to solid waste.

Wildfire

- Potential to substantially impair an adopted emergency response plan or emergency evacuation plan.

- Potential to exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.

- Potential to require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or

- Potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Please refer also to EIR Section 1.8, *Impacts Not Found to be Potentially Significant*.

5.1.1.1 Cumulative Impacts Related to Land Use and Planning

The cumulative impact area when considering potential cumulative land use and planning issues includes areas that are currently, or are anticipated to be, subject to provisions of the City of Moreno Valley General Plan, Zoning Ordinance, and/or Special Planning Documents (e.g., Specific Plans).

General Plan and Zoning Considerations

General Plan

The existing General Plan Land Use Designation of the Project site is "Commercial." To allow for the Project light industrial uses and maintain consistency between the site's Specific Plan Land Use and General Plan Land Use designations, the Project proposes a General Plan Land Use Amendment. The proposed General Plan Land Use Amendment would redesignate the Project site General Plan Land Use from "Commercial" to

"Business Park/Light Industrial."[1] The Project would be allowed under the proposed Business Park/Light Industrial General Plan Land Use designation. More specifically, as described in the General Plan, "[t]he primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average floor area ratio should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14).

The Project will include approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) Project Site – yielding an FAR of approximately 0.51. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project's FAR (0.51) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation.

Zoning

Current zoning of the Project site and abutting properties to the south and east is established under Specific Plan No. 205 (SP No. 205), Moreno Valley Festival Specific Plan. As proposed under the Project, the Specific Plan Land Use designation for the Project site would be changed from "Commercial/Retail" to "Mix of Uses." The Project would not otherwise affect Specific Plan No. 205 land use designations.

[1] In May 2024, the Riverside County Superior Court issued a Judgment and Writ ("Writ") directing that the City set aside certification of the 2040 General Plan EIR due to inadequacies identified in the Final Program EIR as to the issues of baseline greenhouse gas emissions (GHG), air quality, and energy use and to set aside approval of the 2040 General Plan and related Zoning Amendments. This had the effect of reviving the City's 2006 General Plan and associated zoning which applies to the Project.

Summary

The Project proposed land use amendments would achieve land use designations that best represent the development and land use activities contemplated by the Project. When a project includes an amendment to the applicable land use designation, inconsistency with the existing designation is an element of the project itself, which then requires a legislative policy decision of the agency. The request and subsequent approval of a change in designation in this regard does not signify a potential environmental effect. Environmental impacts of the Project's proposed land use amendments would therefore be less-than-significant.

The Project land uses, development concepts, and operations would conform to all governing land use plans (as amended). The Project concepts conform to regulations and standards established by the City. The City would ensure compliance of the Project final designs with applicable regulations and standards through established design and development review processes.[2] The Project would not conflict with or obstruct relevant local and regional plans.

Based on the preceding, the Project's contributions to potential cumulative land use and planning impacts are therefore not considerable, and the cumulative effects of the Project would be less-than-significant.

5.1.1.2 Cumulative Impacts Related to Transportation

The Project Vehicle Miles Traveled (VMT) Assessment cumulative impact area coincides with relevant Riverside County Transportation Analysis Model Traffic Analysis Zones (TAZs).

Cumulative VMT Impacts

As summarized at EIR Section 4.2, *Transportation*, the Project VMT per employee impact is substantiated to be less-than-significant under Base Year and Cumulative Year

[2] See: https://www.moreno-valley.ca.us/cdd/documents/approval-process.html

conditions. The Project's cumulative VMT impact is therefore considered less-than-significant.

Other Transportation Topics

- Potential to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities;

- Potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); and

- Potential to result in inadequate emergency access.

Under the above-listed topics, as discussed at EIR Section 4.2, *Transportation*, Project impacts would be less-than-significant. Project contributions to cumulatively significant impacts would be similarly less-than-significant.

5.1.1.3 Cumulative Impacts Related to Air Quality

The cumulative impact area for air quality considerations is generally defined by the encompassing Air Basin and boundaries of the jurisdictional air quality management agency. In this case, the South Coast Air Basin (Basin) and the South Coast Air Quality Management District (SCAQMD), respectively. Project air pollutant emissions within the context of SCAQMD's regional emissions thresholds provide an indicator of potential cumulative impacts in the Basin. Due to the defining geographic and meteorological characteristics of the Basin, criteria pollutant emissions that could cumulatively impact air quality would be, for practical purposes, restricted to the Basin. Accordingly, the geographic area encompassed by the Basin is the appropriate limit for the cumulative Air Quality analysis.

Construction-source Emissions Air Quality Impacts

Regional Impacts

As discussed at EIR Section 4.3, *Air Quality*, Project construction-source air pollutant emissions would not exceed applicable SCAQMD regional thresholds and would be less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative construction-source emissions regional air quality impacts would be less-than-significant.

Localized Impacts

As discussed at EIR Section 4.3, *Air Quality*, Project construction-source air quality emissions would not exceed applicable SCAQMD Localized Significance Thresholds (LSTs) and would therefore be less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative construction-source emissions localized air quality impacts would be less-than-significant.

Nonattainment Impacts

The Project is located within ozone and PM_{10}/$PM_{2.5}$ nonattainment areas (NO_x is a precursor to ozone and PM_{10}/$PM_{2.5}$). As discussed at EIR Section 4.3, *Air Quality*, Project construction-source emissions would not exceed applicable SCAQMD thresholds and would therefore not result in a cumulatively considerable net increase in criteria pollutants (ozone and PM_{10}/$PM_{2.5}$) for which the encompassing region is nonattainment. Project-level and cumulative impacts would therefore be less-than-significant. Project cumulative construction-source emissions nonattainment impacts would be less-than-significant.

AQMP Consistency Impacts

As discussed at EIR Section 4.3, *Air Quality*, Project construction-source air pollutant emissions would not exceed any applicable thresholds and would therefore be less-than-significant. On this basis, the potential for the Project construction-source emissions to conflict with or obstruct implementation of the AQMP would be less-than-significant. Per

SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative construction-source emissions AQMP consistency impacts would be less-than-significant.

Operational-Source Emissions Air Quality Impacts

Regional Impacts

The Project AQIA and the discussions at EIR Section 4.3, *Air Quality*, substantiate that the Project operational-source air quality impacts would be less-than-significant. The Project would incorporate design features including contemporary energy-efficient technologies and operational programs and would be required to comply with SCAQMD emissions reductions measures and rules. These measures would further reduce already less-than-significant Project operational-source air pollutant emissions. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative operational-source emissions regional air quality impacts would be less-than-significant.

Localized Impacts

As discussed at EIR Section 4.3, *Air Quality*, Project operational-source air quality emissions would not exceed applicable SCAQMD Localized Significance Thresholds (LSTs) and would therefore be less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative operational-source emissions localized air quality impacts would be less-than-significant.

Nonattainment Impacts

The Project is located within ozone and $PM_{10}/PM_{2.5}$ nonattainment areas (NO_x is a precursor to ozone and $PM_{10}/PM_{2.5}$). As discussed at EIR Section 4.3, *Air Quality*, and summarized here, Project operational-source emissions would not exceed applicable SCAQMD thresholds and would therefore not result in a cumulatively considerable net increase in criteria pollutants (ozone and $PM_{10}/PM_{2.5}$) for which the encompassing region

is nonattainment. Project cumulative operational-source emissions nonattainment impacts would be less-than-significant.

AQMP Consistency Impacts

Project operational-source emissions would not exceed applicable SCAQMD thresholds. Moreover, the Project's proposed land use amendments would likely reduce emissions when compared to emissions assumptions reflected in the AQMP. Project operational-source emissions would not otherwise be inconsistent with or obstruct implementation of the AQMP. Project cumulative operational-source emissions AQMP consistency impacts would be less-than-significant.

Health Risk Impacts and Potential Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

Construction-Source Emissions

Project construction activities would yield a total maximum increased Toxic Air Contaminant (TAC)-source cancer risk exposure of 6.04 incidents per million population. The applicable SCAQMD significance threshold for Project-level TAC-source cancer risk impacts is 10 incidents per million population. The 6.04 incidents per million population increment resulting from Project construction activities is therefore less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative construction-source emissions cancer risk impacts would be less-than-significant.

The maximum non-cancer risk from Project construction activities would total 0.02 and would not exceed the SCAQMD Hazard Index of 1.0. The non-cancer risk exposure resulting from the Project construction activities is therefore less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative construction-source emissions non-cancer risk impacts would be less-than-significant.

Operational-Source Emissions

Project operations would yield a total maximum increased TAC-source cancer risk exposure of 0.79 incidents per million population. The applicable SCAQMD significance threshold for Project-level TAC-source cancer risk impacts is 10 incidents per million population. The 0.79 incidents per million population increment resulting from the Project operations is therefore less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative operational-source emissions cancer risk impacts would be less-than-significant.

The maximum non-cancer risk from Project operations activities would total <0.01 and would not exceed the SCAQMD Hazard Index of 1.0. The non-cancer risk exposure resulting from Project operations is therefore less-than-significant. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable. Project cumulative operational-source emissions non-cancer risk impacts would be less-than-significant.

As discussed at EIR Section 4.3, *Air Quality*, and summarized here, all other air pollutant emissions generated by the Project would not exceed applicable thresholds and would therefore be less-than-significant at the Project level. Per SCAQMD criteria, less-than-significant impacts at the Project level are not cumulatively considerable.

Based on the preceding, TAC health risk impacts of the Project are not cumulatively considerable, and the Project cumulative TAC health risk impacts would be less-than-significant. Additionally, impacts of other emissions generated by the Project are not cumulatively considerable, and would not result in exposure of sensitive receptors to substantial pollutant concentrations.

5.1.1.4 Cumulative Impacts Related to GHG Emissions/Global Climate Change

CEQA emphasizes that the effects of greenhouse gas emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis. (*CEQA Guidelines* Section 15130(f)). The Project Greenhouse Gas (GHG)

Analysis (EIR Appendix E) is by nature a cumulative analysis. Because GHG emissions and climate change are a global issue, any approved project regardless of its location has the potential to contribute to a cumulative global accumulation of GHG emissions. The geographic context of the cumulative contributions to GHGs and climate change is worldwide. Practically however, lead agencies and responsible agencies are only able to regulate GHG emissions within their respective jurisdictions. Accordingly, for the purposes of this analysis, the cumulative impact area for GHG/Global Climate Change considerations is the City and the encompassing SCAQMD jurisdictional area.

Consistent with *CEQA Guidelines* direction, the Project GHG Analysis and this EIR evaluate Project GHG emissions under the following topical headings:

- Potential for the Project to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and

- Potential for the Project to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The City has further determined that each of the above thresholds establishes a separate and independent basis upon which to substantiate the significance of the Project's potential GHG emissions impact. Project impacts within the context of the above threshold considerations are evaluated in the following discussions.

As discussed at EIR Section 4.4, *Greenhouse Gas Emissions*, the Project would not generate GHG emissions that may directly or indirectly have a significant impact on the environment. In this respect, the Project's potential to contribute considerably (either individually or cumulatively) to global climate change impacts through GHG emissions is therefore considered less-than-significant.

As also discussed at EIR Section 4.4, *Greenhouse Gas Emissions*, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The Project's potential GHG emissions impacts in this

respect are therefore determined to be less-than-significant as mitigated and would not be cumulatively considerable.

Other related projects within the cumulative impact area would be required to minimize GHG emissions and demonstrate compliance with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

5.1.1.5 Cumulative Impacts Related to Energy

Primary natural gas and electricity providers for the Project facilities would be:

- Southern California Gas Company, SoCalGas (natural gas); and
- Southern California Edison, SCE (electricity).

The geographic scope of cumulative energy impacts is generally limited to the above-noted energy provider service area(s). The analysis at EIR Section 4.5, *Energy*, substantiates that the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. These plans and policies address development-level and cumulative impacts to energy resources. Moreover, as noted at DEIR Section 3.0, *Project Description*, the Project would be designed and constructed in a manner that, at a minimum, would achieve Leadership in Energy and Environmental Design (LEED) "Silver" equivalency.

The Project energy efficient designs, in combination with Project consistency with state and local plans for renewable energy and energy efficiency, demonstrates that the Project cumulative energy impacts would not be cumulatively considerable, and the Project cumulative energy impacts would be less-than-significant.

Based on the preceding, energy impacts of the Project are not cumulatively considerable, and the Project cumulative energy impacts would be less-than-significant.

5.1.1.6 Cumulative Impacts Related to Noise

The cumulative impact area for noise considerations comprises surrounding properties that could receive Project-generated noise (either construction-source or operational-source) and would also include roadway corridors affected by Project-related traffic and associated vehicular noise. Potential noise impacts of the Project are discussed at EIR Section 4.6, *Noise*, and EIR Appendix G.

Construction-Source Noise

As discussed at EIR Section 4.6, *Noise*, Project construction-source noise would not exceed applicable thresholds and would not substantially contribute to ambient noise conditions or to other related noise sources. Based on the preceding, the potential for Project construction-source noise to result in or cause cumulatively significant impacts is considered less-than-significant.

Operational Noise-Area Sources

As discussed at EIR Section 4.6, *Noise*, Project operational noise from area sources would not exceed applicable thresholds. Noise levels resulting from Project operations would not substantially contribute to ambient noise conditions or to other related noise sources. Based on the preceding, the potential for Project operational area-source noise to result in or cause cumulatively significant impacts is considered less-than-significant.

5.1.1.7 Cumulative Impacts Related to Biological Resources

The cumulative impact areas for biological resources are generally defined by available habitat, species' range(s), physical constraints, and other limiting factors as discussed within the Project Biological Resources Assessment, EIR Appendix H.

As discussed at EIR Section 4.7, *Biological Resources*, mitigation proposed in the EIR reduces potential impacts to wildlife species to levels that would be less-than-significant. Mitigation of Project-specific biological resources impacts would also reduce the Project's potential incremental contributions to cumulative biological resources impacts within the region. The Project would have no potentially significant effects on other biological

resources. These Project impacts would be individually and cumulatively less-than-significant.

Based on the preceding, the Project's potential contribution to cumulative impacts in regard to biological resources is not considerable, and the cumulative effects of the Project are determined to be less-than-significant.

5.1.1.8 Cumulative Impacts Related to Cultural Resources/Tribal Cultural Resources

The cumulative impact area for prehistoric, archaeological, historic, and tribal cultural resources generally includes the County and surrounding areas. Impacts to any cultural resources or tribal cultural resources within this area would be site-specific. In the event that potentially significant cultural or tribal resources are encountered at any development sites within the cumulative impact area, specific mitigation measures would be applied before construction activities could proceed. Potential impacts to cultural resources and tribal cultural resources are determined to be less-than-significant as mitigated. In this regard, mitigation proposed for the Project (i.e., monitoring of construction activities; and recordation, cataloguing, and curation of any potentially significant cultural resources) is typical of, and consistent with, mitigation required for construction within urban and suburban areas throughout the County and surrounding region.

Based on the preceding, cultural resources/tribal cultural resources impacts of the Project are not cumulatively considerable and the Project cumulative cultural resources/tribal cultural resources impacts would be less-than-significant.

5.2 ALTERNATIVES ANALYSIS

5.2.1 Alternatives Overview

Consistent with provisions of the *CEQA Guidelines*, this EIR evaluates alternatives to the Project that would lessen its significant environmental effects while allowing for

attainment of the basic Project Objectives. It is noted here that the Project would not result in any significant environmental effects.

As required under CEQA, a "No Project" alternative has been evaluated. Other alternatives to the Project considered herein provide context for the Project environmental impacts relative to other development that could feasibly be implemented at the subject site. Alternatives considered are listed below:

- No Project Alternatives (No Build Scenario, and Commercial Development Scenario);
- Reduced Intensity Alternative.

Alternatives considered and rejected include:

- Alternative Sites.

5.2.2 Description of Alternatives

Alternatives to the Project that are considered in this analysis are described below.

5.2.2.1 No Project Alternative

Overview

The *CEQA Guidelines* specifically require that an EIR include evaluation of a No Project Alternative. The No Project Alternative should make a reasoned assessment as to future disposition of the subject site should the Project under consideration not be developed. In this latter regard, the *CEQA Guidelines* state in pertinent part:

> "If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in its existing state against environmental effects which would occur if the project is approved. If disapproval of the project under

> consideration would result in predictable actions by others, such as the proposal of some other project, this "no project" consequence should be discussed. In certain instances, the no project alternative means "no build" wherein the existing environmental setting is maintained. However, where failure to proceed with the project will not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment." (*CEQA Guidelines*, Section 15126.6 (e)(3)(B)).

Within this analysis, two No Project Scenarios are considered – "No Build" and "Commercial Development Scenario."

No Project Alternative: No Build Scenario

The No Project Alternative: No Build Scenario assumes the site remains in its current undeveloped condition. If a No Build Scenario were maintained, its comparative environmental impacts would replicate the existing conditions discussions for each of the environmental topics evaluated in this EIR; and comparative impacts of the Project would be as presented under each of the EIR environmental topics.

No Project Alternative: Commercial Development Scenario

The No Project Alternative: Commercial Development Scenario assumes development of the subject site with a building area equal to that of the Project (220,390 total square feet). The No Project Alternative: Commercial Uses Development Scenario would comprise commercial uses only, rather than the light industrial uses assumed under the Project.

5.2.2.2 Reduced Intensity Alternative

Overview

The Project would not result in any significant environmental impacts. The Reduced Intensity Alternative considered in this EIR would diminish the Project's already less-than-significant impacts.

For illustrative purposes, the Reduced Intensity Alternative considers a development scenario representing a 25 percent reduction in development that would otherwise result from the Project. When compared to the Project scope (220,390 square feet), the Reduced Intensity Alternative would realize approximately 165,293 square feet of light industrial uses. All other aspects of the Reduced Intensity Alternative (building configuration, allocation of internal space, opening year, hours/days of operation, all operations internal to the building) would be consistent with the Project.

5.2.2.3 Alternatives Considered and Rejected

Alternative Sites Considered and Rejected

As stated at *CEQA Guidelines* §15126.6 (f)(1)(2)(A), the "key question and first step in [the] analysis [of alternative locations] is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." *CEQA Guidelines* §15126.6 (f) (1) also provides that when considering the feasibility of potential alternative sites, the factors that may be taken into account include: "site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (or the site is already owned by the proponent). None of these factors establishes a fixed limit on the scope of reasonable alternatives."

As noted previously, the Project would not result in any significant environmental effects. Per *CEQA Guidelines* §15126.6 (f)(1)(2)(A) . . . "[o]nly locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." Because the Project would not result in any significant environmental effects, there is no requirement for identification of, or analysis of, an Alternative Site.

5.2.3 Comparative Impacts of Alternatives

For each environmental topic addressed in the EIR, environmental impacts associated with each of the considered Alternatives are described relative to impacts of the Project. Comparative attainment of the Project Objectives under each Alternative is summarized at Table 5.2-5. At the conclusion of these discussions, Table 5.2-6 compares relative impacts of the considered Alternatives.

5.2.3.1 Comparative Land Use and Planning Impacts

PROJECT

As substantiated at EIR Section 4.1, *Land Use and Planning*, all Project land use and planning impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under the No Build Scenario, no changes in land use or development would occur. Discretionary actions, land use changes, and new development otherwise resulting from the Project would not occur. Less-than-significant land use and planning impacts resulting from the Project would be diminished under this Alternative.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Under the Commercial Development Scenario, no changes in land use would be required. The site would be developed with commercial uses allowed under the existing General Plan and the existing Specific Plan No. 205. Discretionary actions and land use changes otherwise resulting from the Project would not occur. Less-than-significant land use and planning impacts resulting from the Project would be diminished under this Alternative.

REDUCED INTENSITY ALTERNATIVE

Under the Reduced Intensity Alternative, the scope of light industrial development would be reduced when compared to the Project. As with the Project, to allow for proposed light industrial uses, amendment of the City General Plan (Land Use Element) and adoption of a Specific Plan Amendment would be required under this Alternative.

Less-than-significant land use and planning impacts resulting from the Project and this Alternative would be similar.

5.2.3.2 Comparative Transportation Impacts

PROJECT

VMT Impacts

As substantiated at EIR Section 4.2, *Transportation*, Project VMT impacts would be less-than-significant.

Other Transportation Topics

The Study Area is currently served by the Riverside Transit Agency (RTA). The Applicant, Lead Agency, and RTA would coordinate transit services and amenities available to the Project area. The Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The Project does not propose inherently hazardous transportation design features. The Project would not impair or conflict with emergency access. The Project Site Plan Concept provides for adequate and safe access. Final Site Plan design, including site access, internal circulation, and parking are subject to review and approval by the County. On this basis, the potential for the Project to result in or cause adverse impacts related to hazardous features or improper access and internal circulation features would be less-than-significant. Please refer also to EIR Section 4.2, *Transportation*.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

VMT Impacts

This Alternative would maintain existing areawide VMT/employee conditions. This Alternative would result in decreased total areawide VMT when compared to the Project

because no new development at the Project site and no new vehicle trips would occur. VMT impacts would be less-than-significant.

Other Transportation Topics

No new traffic would be generated, and no new or additional impacts related to other transportation topics would result under this Alternative. As with the Project, airport land use compatibility, traffic hazards, and emergency access impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

VMT Impacts

While not a direct correlation to VMT impacts, a rough approximation of comparative VMT impacts can be derived from estimated trip generation per employee for the Project and the Commercial Development Scenario. In this regard, the Project light industrial uses would generate approximately 3.07 passenger car equivalent trips/day/thousand square feet (PCE trips/day/TSF). In comparison, trip generation for the site if developed with general commercial uses at a scope and intensity comparable to the Project would be approximately 24.44 PCE trips/day/TSF.[3]

Based on the preceding, the Project at approximately 220,390 square feet of light industrial uses would generate an estimated 677 PCE trips/day. At one employee per 1,030 sf,[4] the Project's 220,390 square feet of light industrial uses would provide an estimated 214 jobs. This would equate to approximately 3.16 PCE trips/day/job.

[3] See: DEIR Appendix C, Transportation Analysis Scoping Agreement, Table 5, *Trip Generation Comparison.*

[4] County of Riverside General Plan, Appendix E-2, Table E-5. Light Industrial employment factor = 1 employee per 1,030 sf; Commercial Retail employment factor = 1 employee per 500 sf.
See: https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-genplan-general-Plan-2017-appendices-Appendix-E-2-April-2017.pdf

If developed with 220,390 square feet of commercial uses under the Commercial Development Scenario, trip generation would be approximately 5,386 PCE trips/day. Estimated employment for the Commercial Development Scenario would be 1 job per 500 sf,[5] or 441 jobs. This would equate to approximately 12.21 PCE trips/day/job. As indicated, trips/job and therefore VMT impacts under the Commercial Development Scenario would likely increase substantially when compared to the Project VMT impacts.

Other Transportation Topics

This Alternative would result in increased trip generation and increased VMT impacts when compared to the Project. As with the Project, this Alternative would be designed and implemented pursuant to City Design and Engineering Standards, Policies, and Conditions of Approval addressing traffic hazards, and emergency access impacts. As with the Project, impacts in these regards would be less-than-significant.

REDUCED INTENSITY ALTERNATIVE

VMT Impacts

Based on the 25% reduction in development scope under this Alternative, a corollary approximate 25% reduction in trip generation under would be expected. VMT also would be reduced proportionally. The number of employees under this Alternative would also be reduced by 25%. On this basis, under this Alternative, the VMT per employee ratio would be the same as under the Project. VMT impacts would be comparable to the Project and would be less-than-significant.

Other Transportation Topics

This Alternative would result in decreased trip generation when compared to the Project. As with the Project, this Alternative would be designed and implemented pursuant to County Standards, Policies, and Conditions of Approval addressing airport land use compatibility, traffic hazards, and emergency access impacts. As with the Project, impacts in these regards would be less-than-significant.

[5] Ibid.

5.2.3.3 Comparative Air Quality Impacts

PROJECT

All Project air quality impacts would be less-than-significant. See EIR Section 4.3, *Air Quality*.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under this Alternative, existing air quality conditions would be maintained. This Alternative would realize no new development and would generate no additional air pollutant emissions. This Alternative would result in reduced air quality impacts when compared to the Project and impacts would continue to be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Under the Project, construction-source emissions impacts would be less-than-significant. Construction equipment operations and site disturbance under this Alternative would be similar to the Project. Under this Alternative and the Project, construction-source emissions impacts would be less-than-significant.

As noted above under the discussion of comparative transportation impacts, the Project would generate approximately 677 PCE trips/day. This Alternative would generate an estimated 5,386 PCE trips/day. For typical urban uses such as the Project considered here, the predominance of operational-source air pollutant emissions derive from mobile sources (traffic). In this respect, trip generation (traffic) is a general proxy that broadly represents relative air quality impacts of development proposals. The approximately 8-fold increase in trip generation under this Alternative would roughly translate to a proportional increase in operational-source air pollutant emissions.

Table 5.2-1 provides a comparison of operational-source air pollutant emissions under the Project and this Alternative.

Table 5.2-1
Project and No Project Alternative: Commercial Development Scenario
Operational-Source Emissions Comparison
(Pounds per Day, Maximum Total Summer/Winter Emissions)

Pollutant	SCAQMD Threshold	Project		No Project Alternative Commercial Development Scenario	
		Emissions	Threshold Exceeded?	Emissions	Threshold Exceeded?
VOC	55	7.07	No	56.56	Yes
NOx	55	21.80	No	174.4	**Yes**
CO	550	22.14	No	177.12	No
SOx	150	0.15	No	1.20	No
PM_{10}	150	8.26	No	66.08	No
$PM_{2.5}$	55	2.51	No	20.08	No

Sources: Project operational-source emissions estimates from: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis* (Urban Crossroads, Inc.) January 17, 2022. No Project Alternative operational-source emissions estimates: Applied Planning, Inc.

As indicated in Table 5.2-1, this Alternative would result in increases in all operational-source air pollutant emissions when compared to the Project air pollutant emissions. This is primarily due to increased trip generation that would result from this Alternative. NO_x emissions thresholds exceedances would likely occur under this Alternative. NO_x emissions thresholds exceedances under this Alternative would indicate corollary non-attainment impacts and AQMP inconsistency impacts.

Increased traffic generated by this Alternative could also include increased truck traffic. Increased truck DPM emissions and DPM-source cancer and non-cancer risks would likely be increased when compared to the Project. However, even assuming that maximum DPM-source cancer and non-cancer risks under this Alternative would be 12 times that resulting from the Project (0.79 in one million cancer risk; <0.1 non-cancer risk), applicable SCAQMD thresholds (10 in one million cancer risk; 1.0 non-cancer risk) would not be exceeded.

Other operational-source air quality impacts under this Alternative would be similar to the Project and would be less-than-significant.

REDUCED INTENSITY ALTERNATIVE

Construction activities and use of construction equipment would be similar to the Project. As with the Project, construction-source emissions would not exceed SCAQMD emissions thresholds.

Under the Reduced Intensity Alternative, the Project development intensity and overall trip generation would be reduced by approximately 25% when compared to the Project. The reduction in vehicular trips under the Reduced Intensity Alternative would diminish its operational-source air pollutant emissions. The approximately 25% reduction in trip generation under the Reduced Intensity Alternative would translate to a roughly proportional decrease in air pollutant emissions. Table 5.2-2 provides a comparison of operational-source air pollutant emissions under the Project and Reduced Intensity Alternative.

Table 5.2-2
Project and Reduced Intensity Alternative
Operational-Source Emissions Comparison
(Pounds per Day, Maximum Total Summer/Winter Emissions)

Pollutant	SCAQMD Threshold	Project		Reduced intensity Alternative	
		Emissions	Threshold Exceeded?	Emissions	Threshold Exceeded?
VOC	55	7.07	No	5.30	No
NOx	55	21.80	No	16.35	No
CO	550	22.14	No	16.60	No
SOx	150	0.15	No	0.11	No
PM_{10}	150	8.26	No	6.20	No
$PM_{2.5}$	55	2.51	No	1.88	No

Sources: Project operational-source emissions estimates from: *Moreno Valley Business Park – Phase II, Air Quality Impact Analysis* (Urban Crossroads, Inc.) January 17, 2022. No Project Alternative operational-source emissions estimates: Applied Planning, Inc.

As indicated at Table 5.2-2, under the Reduced Intensity Alternative, operational-source emissions would be globally reduced when compared to the Project. This is primarily due to increased trip generation that would result from this Alternative. All emissions levels would be maintained below applicable SCAQMD thresholds and would therefore

be less-than-significant. Related non-attainment impacts and AQMP inconsistency impacts would be less-than-significant.

5.2.3.4 Comparative Greenhouse Gas/Global Climate Change Impacts

PROJECT

As discussed at EIR Section 4.4, *Greenhouse Gas Emissions*, quantified Project-source GHG emissions total approximately 2,813.72 $MTCO_2e$/year and would not exceed the City GHG emissions threshold of 10,000 $MTCO_2e$/year. GHG emissions not exceeding the City threshold do not comprise a potentially significant impact on the environment. Therefore, the potential for the Project to generate direct or indirect GHG emissions that would result in a significant impact on the environment is considered less-than-significant.

As also discussed at EIR Section 4.4, *Greenhouse Gas Emissions*, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Project impacts in this regard would therefore be less-than-significant.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under this Alternative, existing GHG emissions conditions would be maintained. This Alternative would realize no new development and would generate no additional GHG emissions. This Alternative would result in reduced GHG emissions impacts when compared to the Project. GHG emissions impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Increased trip generation under this Alternative would result in increased mobile-source GHG emissions when compared to the Project. For analytic purposes, GHG emissions from all other sources is assumed to be equal under the Project and this Alternative. Reflecting the approximately 8-fold increase in trip generation and mobile-source GHG emissions under this Alternative, Project GHG emissions and GHG emissions resulting from this Alternative are compared at Table 5.2-3.

Table 5.2-3
Project and No Project Alternative: Commercial Development Scenario
GHG Emissions Comparison

Source	Project $MTCO_2e$/year	No Project Alternative Commercial Development Scenario Total $MTCO_2e$/year
Mobile Sources	1,892.88	15,143.04
All Other	920.84	920.84
Total	**2,813.72**	**16,063.88**

Sources: Project GHG emissions estimates from: *Moreno Valley Business Park – Phase II, Greenhouse Gas Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022. No Project Alternative GHG emissions estimates: Applied Planning, Inc.

Due primarily to increased trip generation, GHG emissions under this Alternative would be increased when compared to the Project and would exceed the City threshold of 10,000 $MTCO_2e$/year. On this basis, this Alternative would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts in this regard are therefore considered to be individually and cumulatively significant and unavoidable. Environmental effects of GHG emissions would be increased when compared to the Project.

This Alternative is assumed to comply with applicable plans and policies addressing GHG emissions. On this basis, this Alternative would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less-than-significant and comparable to the Project.

REDUCED INTENSITY ALTERNATIVE

The reduction in scope under the Reduced Intensity Alternative would result in diminished GHG emissions when compared to the Project. For the purposes of this analysis, GHG emissions under the Reduced Intensity Alternative are assumed to be reduced roughly proportional to the reduction in development scope (approximately 25%) that would result from this Alternative. A comparison of Project and Reduced Intensity Alternative GHG emissions is presented in Table 5.2-4.

Table 5.2-4
Project and Reduced Intensity Alternative
GHG Emissions Comparison

Source	Project GHG Emissions $MTCO_2e$/year	Reduced Intensity Alternative GHG Emissions $MTCO_2e$/year
Mobile Sources	1,892.88	1,419.66
All Other	920.84	690.63
Total	**2,813.72**	**2,110.29**

Sources: Project GHG emissions estimates from: *Moreno Valley Business Park – Phase II, Greenhouse Gas Analysis, City of Moreno Valley* (Urban Crossroads, Inc.) January 17, 2022. No Project Alternative GHG emissions estimates: Applied Planning, Inc.

As indicated at Table 5.2-4, as with the Project, GHG emissions under this Alternative would not exceed the City threshold of 10,000 $MTCO_2e$/year. Therefore, the potential for this Alternative to generate direct or indirect GHG emissions that would result in a significant impact on the environment is considered less-than-significant.

It is assumed that the Reduced Intensity Alternative would be required to comply with applicable plans and policies addressing GHG emissions. On this basis, the Reduced Intensity Alternative would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be comparable to the Project.

5.2.3.5 Comparative Energy Impacts

PROJECT

The analysis presented at EIR Section 4.5, *Energy* substantiates that the Project would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The analysis substantiates further, that the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under this Alternative, existing energy conditions would be maintained. This Alternative would realize no new development and would not result in increased energy demands.

This Alternative would result in reduced energy impacts when compared to the Project. Impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Under this Alternative, building energy demands would be comparable to the Project. Increased trip generation under this Alternative may translate to increased vehicular-source energy consumption. Like the Project, this Alternative would be required to implement energy-efficient facilities, and to otherwise demonstrate effective energy use. Under this Alternative, proposed development would also be required to substantiate compliance with state or local plan for renewable energy or energy efficiency. Impacts would be similar to the Project and would be less-than-significant.

REDUCED INTENSITY ALTERNATIVE

The reduction in development scope under the Reduced Intensity Project Alternative would likely reduce total energy demands and total energy consumption. As with the Project, the Reduced Intensity Alternative would be required to implement energy-efficient facilities, and to otherwise demonstrate effective energy use. Under the Reduced Intensity Alternative, proposed development would also be required to substantiate compliance with state or local plan for renewable energy or energy efficiency. Impacts would be similar to the Project and would be less-than-significant.

5.2.3.6 Comparative Noise/Vibration Impacts

PROJECT

Project construction-source noise and construction-source vibration impacts would be less-than-significant. Project operational area-source noise impacts and vehicular-source noise would be less-than-significant. Project operational-source vibration impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under this Alternative, existing noise/vibration conditions would be maintained. This Alternative would realize no new development and would generate no additional

noise/vibration. This Alternative would result in reduced noise/vibration impacts when compared to the Project. Noise/vibration impacts under this Alternative would be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Under this Alternative, the types of construction activities and equipment employed would likely be similar to those associated with construction of the Project. Maximum construction-source noise/vibration levels received at off-site locations would be comparable to those resulting from construction of the Project. Under this Alternative and the Project, construction-source noise/vibration impacts would be less-than-significant.

This Alternative does not propose uses that would generate or result in operational area-source noise or vibration impacts substantively different than would result from uses proposed by the Project. This Alternative would not require or implement uses that would be substantive vibration sources. Under this Alternative and the Project, operational area-source noise impacts and operational area-source vibration impacts would be less-than-significant.

REDUCED INTENSITY ALTERNATIVE

Under the Reduced Intensity Alternative, the types of construction activities and equipment employed would likely be similar to those associated with construction of the Project. Maximum construction-source noise/vibration levels received at off-site locations would be comparable to those resulting from construction of the Project. Under the Reduced Intensity Alternative and the Project, construction-source noise/vibration impacts would be less-than-significant.

The Reduced Intensity Alternative uses would not generate or result in operational area-source noise substantively different than would result from uses proposed by the Project. Mitigation would be implemented to reduce noise received from on-site noise sources to levels that would be less-than-significant. The Reduced Intensity Alternative would not require or implement uses that would be substantive vibration sources. Under the

Reduced Intensity Alternative and the Project, operational area-source noise impacts and operational vibration impacts would be less-than-significant as mitigated.

5.2.3.7 Comparative Biological Resources Impacts

PROJECT

The Project site has been significantly impacted due to years of disking, grading, general disturbance, trash disposal, and use of off-road trails and footpaths. As a result, the site is not considered to be valuable habitat and does not otherwise evidence protected or sensitive biological resources. Mitigation is incorporated to ensure that potential impacts to nesting birds and the burrowing owl would be less-than-significant. The Project would not otherwise result in potentially significant impacts to biological resources. See also EIR Section 4.7, *Biological Resources*.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under this Alternative, existing biological resources conditions would be maintained. This Alternative would realize no new development and would have no incremental effects on biological resources. This Alternative would result in reduced biological resources impacts when compared to the Project. Impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Maximum site disturbance and potential impacts to biological resources would be similar to those of the Project. It is assumed that this Alternative would incorporate mitigation that would reduce potential impacts to biological resources to levels that would be less-than-significant. Biological resources impacts of this Alternative and the Project would be comparable and would be less-than-significant as mitigated.

REDUCED INTENSITY ALTERNATIVE

Maximum site disturbance and potential impacts to biological resources would be similar to those of the Project. It is assumed that the Reduced Intensity Alternative would incorporate mitigation that would reduce potential impacts to biological resources to levels that would be less-than-significant. Biological resources impacts of the Reduced

Intensity Alternative and the Project would be comparable and would be less-than-significant as mitigated.

5.2.3.8 Comparative Cultural Resources/Tribal Cultural Resource Impacts

PROJECT

The Project incorporates mitigation that reduces potential impacts to cultural resources/tribal cultural resources to levels that would be less-than-significant. See also EIR Section 4.8, *Cultural Resources/Tribal Cultural Resources*.

NO PROJECT ALTERNATIVE: NO BUILD SCENARIO

Under this Alternative, existing cultural resources/tribal cultural resources conditions would be maintained. This Alternative would realize no new development and would result in no new or additional cultural resources/tribal cultural resources impacts. Cultural resources/tribal cultural resources impacts under this Alternative would be reduced when compared to the Project. Impacts would be less-than-significant.

NO PROJECT ALTERNATIVE: COMMERCIAL DEVELOPMENT SCENARIO

Maximum site disturbance and potential impacts to cultural resources/tribal cultural resources would be similar to those of the Project. It is assumed that this Alternative would incorporate mitigation that would reduce potential impacts to cultural resources/tribal cultural resources to levels that would be less-than-significant. Cultural resources/tribal cultural resources impacts of this Alternative and the Project would be comparable and would be less-than-significant as mitigated.

REDUCED INTENSITY ALTERNATIVE

Maximum site disturbance and potential impacts to cultural resources/tribal cultural resources would be similar to those of the Project. It is assumed that the Reduced Intensity Alternative would incorporate mitigation that would reduce potential impacts to cultural resources/tribal cultural resources to levels that would be less-than-significant. Cultural resources/tribal cultural resources impacts of the Reduced Intensity Alternative and the Project would be comparable and would be less-than-significant as mitigated.

5.2.4 Comparative Attainment of Project Objectives

The Project Objectives and comparative attainment of the Project Objectives under the No Project Alternative: No Build Scenario, No Project Alternative: Commercial Development Scenario, and Reduced Intensity Alternative are summarized at Table 5.2-5.

As presented at Table 5.2-5, under the No Project Alternative: No Build Scenario, the Project Objectives would not be realized. Under the No Project Alternative: Commercial Development Scenario, only 2 of the 9 Project Objectives would be realized. Under the Reduced Intensity Alternative, all of the Project Objectives would be realized in some manner. However, attainment of 4 of 9 the Project Objectives would be constrained.

Table 5.2-5 Comparative Attainment of Project Objectives			
	EVALUATED ALTERNATIVES		
	No Project Alternative: No Build Scenario	**No Project Alternative: Commercial Development Scenario**	**Reduced Intensity Alternative**
	The No Project Alternative: No Build Scenario assumes the site remains in its current undeveloped condition. If a No Build Scenario were maintained, its comparative environmental impacts would replicate the existing conditions discussions for each of the environmental topics evaluated in this EIR; and comparative impacts of the Project would be as presented under each of the EIR environmental topics.	The No Project Alternative: Commercial Development Scenario assumes development of the subject site with a building area equal to that of the Project (220,390 total square feet). The No Project Alternative: Commercial Development Scenario would however comprise general commercial uses only, rather than the light industrial uses proposed by the Project.	Under this Alternative, it is assumed that uses similar to the Project would be implemented but at a 25 reduction in scope. When compared to the Project scope (220,390 square feet), the Reduced Intensity Alternative would realize approximately 165,293 square feet of light industrial uses.
PROJECT OBJECTIVES	**Attainment of Project Objectives**		
	No Project Alternative: No Build Scenario	**No Project Alternative: Commercial Development Scenario**	**Reduced Intensity Alternative**
Implement the City Plan (General Plan) through development that is consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs.	No new development would be implemented. ***This Objective would not be realized.***	Commercial uses that would be implemented under this Alternative are allowed under and are consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs. These uses would also be allowed under the current SP No. 205. *Attainment of this Objective would be comparable to the Project.*	As with the Project, light industrial uses that would be implemented under this Alternative would require amendment of SP No. 205. The proposed light industrial uses would be consistent with the General Plan and SP No. 205 as amended. *Attainment of this Objective would be comparable to the Project.*
Implement Specific Plan No. 205, as amended herein, through development of new light industrial uses that are consistent with the amended Specific Plan land uses and development concepts, and in total supports the Specific Plan Vision.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	Like the Project, this Alternative would require amendment of SP No. 205. Light industrial uses that would be implemented under this Alternative would be consistent with the amended Specific Plan land uses and development concepts and would support the amended Specific Plan Vision. *Attainment of this Objective would be comparable to the Project.*

Table 5.2-5
Comparative Attainment of Project Objectives

	EVALUATED ALTERNATIVES		
	No Project Alternative: No Build Scenario	**No Project Alternative: Commercial Development Scenario**	**Reduced Intensity Alternative**
Provide roadway and wet and dry utility infrastructure adequate to serve the Project.	No new development would be implemented. Additional or enhanced infrastructure systems would not be constructed. ***This Objective would not be realized.***	It is assumed that all necessary roadway and wet and dry utility infrastructure systems would be implemented under this Alternative. *Attainment of this Objective would be comparable to the Project.*	It is assumed that all necessary roadway and wet and dry utility infrastructure systems would be implemented under this Alternative. *Attainment of this Objective would be comparable to the Project.*
Implement light industrial uses that are compatible with adjacent land uses.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	It is assumed that the light industrial uses implemented under this Alternative would be designed and implemented in a manner that is compatible with adjacent land uses. *Attainment of this Objective would be comparable to the Project.*
Implement light industrial uses in a manner that is cognizant of natural and man-made conditions and that minimizes potential adverse environmental effects.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	It is assumed that the warehouse/commercial use under this Alternative would be designed and implemented to provide an attractive and efficient development that is cognizant of natural and man-made conditions. *Attainment of this Objective would be comparable to the Project.*
Implement light industrial uses that are responsive to current and anticipated market demands.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	The 25 percent reduction in development scope under this Alternative would limit response to current and anticipated market demands for light industrial uses. ***Attainment of this Objective would be constrained when compared to the Project.***
Implement light industrial development that would increase locally available construction employment opportunities.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	The 25 percent reduction in development scope under this Alternative would comparably reduce total construction employment opportunities as well as the range of available construction employment opportunities. ***Attainment of this Objective would be constrained when compared to the Project.***

Table 5.2-5
Comparative Attainment of Project Objectives

	EVALUATED ALTERNATIVES		
	No Project Alternative: No Build Scenario	**No Project Alternative: Commercial Development Scenario**	**Reduced Intensity Alternative**
Implement light industrial development that would increase locally available long-term employment opportunities.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	By limiting rather than maximizing the buildout potential of the site, the 25 percent reduction in development scope under this Alternative would result in diminished efficiency in use of available land. The 25 percent reduction in development scope under this Alternative would comparably reduce total available employment opportunities as well as the range of available employment opportunities. The 25 percent reduction in development scope under this Alternative would comparably reduce revenue available to the City and would incrementally diminish support of the City's near-term and long-range fiscal goals and objectives. ***Attainment of this Objective would be constrained when compared to the Project.***
Attract new light industrial uses businesses and jobs and thereby foster economic growth.	No new development would be implemented. ***This Objective would not be realized.***	This Alternative would implement only commercial uses, and therefore would not support the primary goal of the Project to transition the site to productive new light industrial uses. ***This Objective would not be realized.***	The 25 percent reduction in development scope under this Alternative would comparably reduce total available employment opportunities as well as the range of available employment opportunities. The 25 percent reduction in development scope under this Alternative would comparably reduce the potential to foster economic growth. ***Attainment of this Objective would be constrained when compared to the Project.***

5.2.5 Comparison of Alternatives

Table 5.2-6 summarizes by topic, of the preceding alternatives analysis, indicating comparative impacts of the Project and the considered Alternatives.

5.2.6 Environmentally Superior Alternative

The *CEQA Guidelines* require that the environmentally superior alternative (other than the No Project Alternatives) be identified among the Project and other Alternatives considered in an EIR.

As indicated at Table 5.2-6, with exclusion of the No Project Alternatives as provided under CEQA[6], the Reduced Intensity Alternative would likely result in a general reduction in environmental effects when compared to the Project. For the purposes of CEQA, the Reduced Intensity Alternative is identified as the "environmentally superior alternative." It is however noted that the Project would not result in any significant environmental impacts. The Reduced Intensity Alternative is presented for illustrative purposes only and is not required or proposed as a means of reducing the Project's environmental effects.

[6] If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (*CEQA Guidelines* Section 15126.6 (e)(2)).

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Table 5.2-6
Summary of Potential Impacts, Alternatives Compared to Project, By Topic

EIR Topic: Project Impacts	No Project Alternative: No Build Scenario	No Project Alternative: Commercial Development Scenario	Reduced Intensity Alternative
Land Use and Planning			
All Project land use and planning impacts would be less-than-significant.	Under this Alternative, no changes in land use or development would occur. Less-than-significant land use and planning impacts resulting from the Project would be diminished under this Alternative.	Under this Alternative, no changes in land use would be required. Less-than-significant land use and planning impacts resulting from the Project would be diminished under this Alternative.	As with the Project, to allow for proposed light industrial uses under this Alternative, adoption of a Specific Plan Amendment would be required under this Alternative. Less-than-significant land use and planning impacts resulting from the Project and this Alternative would be similar.
Transportation/Traffic			
VMT Impacts Project VMT impacts would be less-than-significant. ***Other Transportation Topics*** All other impacts would be less-than-significant.	***VMT Impacts*** This Alternative would maintain existing areawide VMT/employee conditions. VMT impacts would be reduced when compared to the Project and would be less-than-significant. ***Other Transportation Topics*** All other impacts would be less-than-significant.	***VMT Impacts*** Trip generation would be increased. VMT/Employee and total VMT impacts would be increased and may be potentially significant. ***Other Transportation Topics*** All other impacts would be less-than-significant.	***VMT Impacts*** Trip generation would be reduced. VMT/employee and VMT impacts would be comparable to the Project and would be less-than-significant. ***Other Transportation Topics*** All other impacts would be less-than-significant.
Air Quality			
All Project air quality impacts would be less-than-significant.	Existing air quality conditions would be maintained. Air quality impacts would be reduced when compared to the Project. Air quality impacts would be less-than-significant.	Construction equipment operations and site disturbance under this Alternative would be similar to the Project. Under this Alternative and the Project, construction-source emissions impacts would be less-than-significant. Increased trip generation under this Alternative would result in increases in all operational-source air pollutant emissions when compared to the Project air pollutant emissions. NOx emissions thresholds exceedances would likely occur under this Alternative. NOx emissions thresholds exceedances under this Alternative would indicate corollary non-attainment impacts and AQMP inconsistency impacts. Impacts would be increased when compared to the Project. All other impacts would be less-than-significant.	Construction activities and use of construction equipment would be similar to the Project. As with the Project, mitigated construction-related emissions would not exceed SCAQMD emissions thresholds. Under the Reduced Intensity Alternative, the Project development intensity and overall trip generation would be reduced by approximately 25% when compared to the Project. The reduction in vehicular trips under the Reduced Intensity Alternative would reduce operational-source air pollutant emissions. The approximately 25% reduction in ADT generation under the Reduced Intensity Alternative would translate to a roughly proportional decrease in air pollutant emissions. Table 5.2-2 provides a comparison of operational-source air pollutant emissions under the Project and Reduced Intensity Alternative.

Table 5.2-6
Summary of Potential Impacts, Alternatives Compared to Project, By Topic

EIR Topic: Project Impacts	No Project Alternative: No Build Scenario	No Project Alternative: Commercial Development Scenario	Reduced Intensity Alternative
Greenhouse Gas Emissions (GHG)/Global Climate Change (GCC)			
All Project GHG emissions impacts would be less-than-significant. .	Existing GHG emissions conditions would be maintained. This Alternative would result in reduced GHG emissions impacts when compared to the Project. All GHG emissions impacts would be less-than-significant.	GHG emissions generated by this Alternative would be increased when compared to the Project and would be individually and cumulatively significant and unavoidable. GHG emissions impacts would be increased when compared to the Project. This Alternative would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less-than-significant and comparable to the Project.	GHG emissions impacts would be reduced when compared to the Project and would be less-than-significant.
Energy			
All Project energy impacts would be less-than-significant.	Existing energy conditions would be maintained. This Alternative would result in reduced energy impacts when compared to the Project. Impacts would be less-than-significant.	Energy impacts would be similar to the Project and would be less-than-significant.	Energy impacts would be similar to the Project and would be less-than-significant.
Noise			
All Project noise and vibration impacts would be less-than-significant.	Existing noise/vibration conditions would be maintained. All noise/vibration impacts would be reduced when compared to the Project. Noise/vibration impacts under this Alternative would be less-than-significant.	Construction-source noise impacts would be similar to those of the Project and would be less-than-significant. Operational/area-source noise impacts would be similar to those of the Project and would be less-than-significant.	Construction-source noise impacts would be similar to those of the Project and would be less-than-significant. Operational/area-source noise impacts would be similar to those of the Project and would be less-than-significant.
Biological Resources			
Project biological resources impacts would be less-than-significant as mitigated.	Existing biological resources conditions would be maintained. This Alternative would realize no new development and would generate no additional biological resources impacts. Impacts would be	Biological resources impacts would be similar to those of the Project and would be less-than-significant as mitigated.	Biological resources impacts would be similar to those of the Project and would be less-than-significant as mitigated.

Table 5.2-6
Summary of Potential Impacts, Alternatives Compared to Project, By Topic

EIR Topic: Project Impacts	No Project Alternative: No Build Scenario	No Project Alternative: Commercial Development Scenario	Reduced Intensity Alternative
	reduced when compared to the Project and would be less-than-significant.		
Cultural Resources/Tribal Cultural Resources			
Project cultural resources/tribal cultural resources impacts would be less-than-significant as mitigated.	Existing cultural resources/tribal cultural resources conditions would be maintained. This Alternative would realize no new development and would generate no additional cultural resources/tribal cultural resources impacts. Impacts would be reduced when compared to the Project and would be less-than-significant.	Cultural resources/tribal cultural resources impacts would be similar to those of the Project and would be less-than-significant as mitigated.	Cultural resources/tribal cultural resources impacts would be similar to those of the Project and would be less-than-significant as mitigated.
Relative Attainment of Project Objectives: All Project Objectives would be realized.	The Project Objectives would not be realized.	Under this Alternative, only 2 of the 9 Project Objectives would be realized.	Under this Alternative, all of the Project Objectives would be realized in some manner. However, attainment of 4 of the 9 Project Objectives would be constrained.

5.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

5.3.1 Overview

CEQA Guidelines Section 15126.2 (e) *Growth-Inducing Impact of the Proposed Project* requires that an EIR:

> "Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a recycled water plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

Potential growth-inducing aspects and elements of the Project would include:

- Construction of infrastructure systems;
- Job creation; and
- Economic stimulus/other.

Infrastructure Improvements

The Project would implement infrastructure improvements that are consistent with City and purveyor master plans. This EIR evaluates likely maximum impacts associated with all Project actions and operations including, but not limited to, construction and operation of utilities and service systems distribution and conveyance lines. Construction and operation of the Project utilities and service systems distribution and conveyance

lines described in this EIR would not result in conditions or environmental impacts not already considered and addressed elsewhere in this EIR. Mitigation proposed in this EIR under other environmental topics would also address potential impacts associated with construction and operation of utilities and service systems distribution and conveyance lines. There are no unique or atypical conditions or aspects of the Project utilities and service systems distribution and conveyance lines that would result in significant environmental impacts. Further, new development that may be facilitated by availability of infrastructure constructed by the Project would be required to conduct CEQA analyses substantiating less-than-significant impacts to infrastructure systems themselves or to customers served by those infrastructure systems.

Job Creation

The Project would create new jobs. In general terms, job creation furthers growth via wages, salaries and general fiscal benefits; increased demands for housing; and increased demands for consumer goods and services. As demonstrated herein, the Project light industrial uses would not result in job creation exceeding that resulting from commercial development of the site per the General Plan. Project employment and any associated growth are therefore reflected in the General Plan and impacts of such growth are considered and addressed in the General Plan EIR. Project job creation and associated growth would not result in impacts not already considered and addressed in the General Plan EIR.

Economic Stimulus/Other

Construction and operation of the Project would act generally as an economic stimulus for the City and region. Project job creation would provide local and regional fiscal benefits and would contribute generally to increased demands for housing, goods and services. Salaries and wages paid to employees, taxes, and other revenue streams generated by the Project would provide incentive for creation of second tier businesses with accompanying economic stimulus, which in turn would create third tier businesses, with accompanying economic stimulus, etc.

Economic stimulus and related growth resulting from the Project would create additional demands for City services. The Project would construct or pay development impact fees offsetting the Project's potential growth effects and related demands for services and demands on service facilities and systems.

The Project would not otherwise encourage and facilitate known or probable activities that could significantly affect the environment, either individually or cumulatively. To the satisfaction of the City, as-yet unknown activities or developments that may derive from the Project would be independently required to evaluate and address their potential environmental impacts.

Summary

The Project could induce growth through the construction of infrastructure improvements, job creation, and economic stimulus. Project infrastructure improvements would not of themselves result in impacts not considered and addressed within the EIR body text. There are no unique or atypical conditions or aspects of the Project utilities and service systems distribution and conveyance lines that would result in significant environmental impacts. Any new development that may be facilitated by availability of infrastructure constructed by the Project would be required to conduct CEQA analyses substantiating less-than-significant impacts to infrastructure systems themselves or to customers served by those infrastructure systems.

Project job creation would not exceed employment projections developed under the General Plan. Growth resulting from Project job creation is anticipated under the General Plan, and such growth would not result in environmental impacts not already considered and addressed in the General Plan EIR.

The Project would provide economic stimulus that would directly and indirectly contribute to growth and could therefore result in increased demand for services. The Project would construct or pay development impact fees offsetting the Project's potential growth effects and related demands for services and demands on service facilities and systems.

The Project would not otherwise encourage and facilitate known or probable activities that could significantly affect the environment, either individually or cumulatively. To the satisfaction of the County, as-yet unknown activities or developments that may derive from the Project would be independently required to evaluate and address their potential environmental impacts.

5.4 SIGNIFICANT ENVIRONMENTAL EFFECTS

As substantiated in this EIR, the Project would not result in or create any significant environmental effects.

5.5 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines § § 15126, subd. (c), 15126.2, subd. (c), 15127, require that for certain types or categories of projects, an EIR must address significant irreversible environmental changes that would occur should the Project be implemented. As presented at *Guidelines* §15127, the topic of Significant Irreversible Environmental Changes need be addressed in EIRs prepared in connection with any of the following activities:

> (a) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency;
>
> (b) The adoption by a local agency formation commission of a resolution making determinations; or
>
> (c) A project which will be subject to the requirements for preparing of an environmental impact statement pursuant to the requirements of the National Environmental Policy Act of 1969, 42 U.S.C. 4321-4347.

The Project qualifies under *CEQA Guidelines* section 15127 (a) because a General Plan Amendment and Specific Plan Amendment are required to implement the Project. Accordingly, this EIR addresses potential significant irreversible environmental changes involved in the proposed action should it be implemented [*CEQA Guidelines*, §§ 15126.2(c) and 15127]. An impact would fall into this category if:

- A project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of a project would generally commit future generations to similar uses;
- A project involves uses in which irreversible damage could result from any potential environmental incidents associated with the project; or
- The proposed consumption of resources is not justified (e.g., the project results in wasteful use of energy).

Regarding the above, a given development proposal may result in significant irreversible effects should key resources be degraded or destroyed such that there would be little possibility of restoring them. No such degradation or destruction of resources is anticipated because of the Project. While the Project would represent a permanent commitment of the currently vacant site to new light industrial uses, no important natural resources would be lost because of Project implementation. Various natural resources, in the form of construction materials and energy resources, would be used in the construction of the Project, but their use is not expected to result in shortfalls in the availability of these resources.

Construction of the Project would commit the subject site to the proposed light industrial uses for the foreseeable future, and thereby limit the range of other future uses of the properties. Similarly, any development of the site (irrespective of the Project) would limit the range of other future uses of this land. Given the current undeveloped nature of the site, the limited amount of suitable unencumbered vacant property in the City, and the urbanization of surrounding properties, transition of the subject site to a developed state such as would occur under the Project is considered consistent with the highest and best uses of the site. The Project site does not contain any significant natural features which should be preserved for public recreation or open space purposes. The Project site does not contain any known features of significant cultural or historical value. Mitigation is proposed for any cultural/tribal cultural resources which may be encountered during Project development activities.

6.0 ACRONYMS AND ABBREVIATIONS

6.0 ACRONYMS AND ABBREVIATIONS

ACMs	Asbestos Containing Materials
ADT	Average Daily Traffic
ALUCP	Airport Land Use Compatibility Plan
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
AST	above-ground storage tank
AVO	Average Vehicle Occupancy
BAT	best available technology
BCT	best conventional pollutant control technology
BMP	Best Management Practice
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEPA	California Environmental Protection Agency
CALINE4	California Line Source Dispersion Model
Cal/OSHA	California Department of Industrial Relations, Division of Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CAO	Chino Airport Overlay
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code
CBDA	Chino Basin Dairy Area
CCAA	California Clean Air Act
CCAR	California Climate Action Registry

CCR	California Code of Regulations
CC&Rs	Covenants, Conditions and Restrictions
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
cfs	cubic feet per second
CH_4	Methane
CIWMB	California Integrated Waste Management Board
CMP	Congestion Management Plan
CNEL	Community Noise Equivalent Level
CO	Carbon monoxide
CO_2	Carbon dioxide
CPUC	California Public Utilities Commission
CRA	Community Redevelopment Agency
CRWQCB	California Regional Water Quality Control Board
CTP	Comprehensive Transportation Plan
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DHS	California Department of Health Services
DIF	Development Impact Fees
DOT	U. S. Department of Transportation
DPM	Diesel Particulate Matter
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	Environmental Protection Agency

ESA	Environmental Site Assessment
FCAA	Federal Clean Air Act
Fed/OSHA	Federal Occupational Safety and Health Administration
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rating Map
FMMP	Farmland Mapping & Monitoring Program
fpm	feet per minute
GCC	Global Climate Change
GHG	Greenhouse Gas
GMP	Growth Management Plan
gpd	gallons per day
HCM	Highway Capacity Manual
HDV	Heavy-Duty Vehicle
HOV	High Occupancy Vehicle
HRA	Health Risk Assessment
HSC	Health and Safety Code
HSWA	Hazardous and Solid Waste Amendments Act
HUD	U. S. Department of Housing and Urban Development
ICU	Intersection Capacity Utilization
IEUA	Inland Empire Utilities Agency
IS	Initial Study
ISTEA	Intermodal Surface Transportation Efficiency Act
ITE	Institute of Transportation Engineers
kV	kilovolt
kVA	kilovolt-ampere
LBP	Lead-Based Paint
LCFS	Low Carbon Fuel Standard or Executive Order S-01-07
Ldn	day/night average sound level
LDV	Light-Duty Vehicle

LEA	Local Enforcement Agency
Leq	equivalent sound level
LEED	Leadership in Energy and Environmental Design
LOS	Level of Service
LST	Localized Significance Threshold
M	Richter Magnitude
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day
MOE	Measure of Effectiveness
MPE	maximum probable earthquake
mph	miles per hour
MPO	Metropolitan Planning Organization
MPODC	Master Plan and Overall Design Concept
MRF	Material Recovery Facility
MSHCP	Multiple Species Habitat Conservation Plan
msl	mean sea level
MSW	Municipal Solid Waste
MTA	Metropolitan Transit Authority
$\mu g/m^3$	micrograms per cubic meter
NAAQS	National Ambient Air Quality Standards
NDFE	Non-Disposal Facility Element
NIH	National Institutes of Health
NO_2	Nitrogen dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NO_x	Oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRC	Nuclear Regulatory Commission
NTS	Natural Treatment System
O_3	Ozone
OAP	Ozone Attainment Plan
OEHHA	California Office of Environmental Health Hazard Assessment

OES	Office of Emergency Services
OSHA	Occupational Safety and Health Administration
PA	Preliminary Assessment
Pb	Lead
PCE	passenger car equivalency
$PM_{2.5}$	Particulate Matter Less Than 2.5 Microns in Diameter
PM_{10}	Particulate Matter Less Than 10 Microns in Diameter
ppm	parts per million
PV	Photovoltaic
RCRA	Resource Conservation and Recovery Act
REMEL	Reference Energy Mean Emission Level
RMP	Resources Management Plan
ROG	Reactive Organic Gases
RPS	Renewables Portfolio Standard
RTA	Riverside Transit Authority
RWMP	Regional Water Management Plan
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments & Reauthorization Act
SARWQCB	Santa Ana Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCH	State Clearinghouse
SCUP	Special Conditional Use Permit
SIP	State Implementation Plan
SLM	Sound Level Meter
SO_x	Oxides of sulfur
SRRE	Source Reduction and Recycling Element
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminants
TDS	total dissolved solids

TEA-21	Transportation Equity Act for the 21st Century
TIA	Traffic Impact Analysis
TPD	tons per day
UBC	Uniform Building Code
UFC	Uniform Fire Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
V/C	Volume to Capacity
VdB	vibration decibel
VMT	vehicle miles traveled
VOC	Volatile Organic Compound
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

7.0 REFERENCES

7.0 REFERENCES

PERSONS AND ORGANIZATIONS CONSULTED

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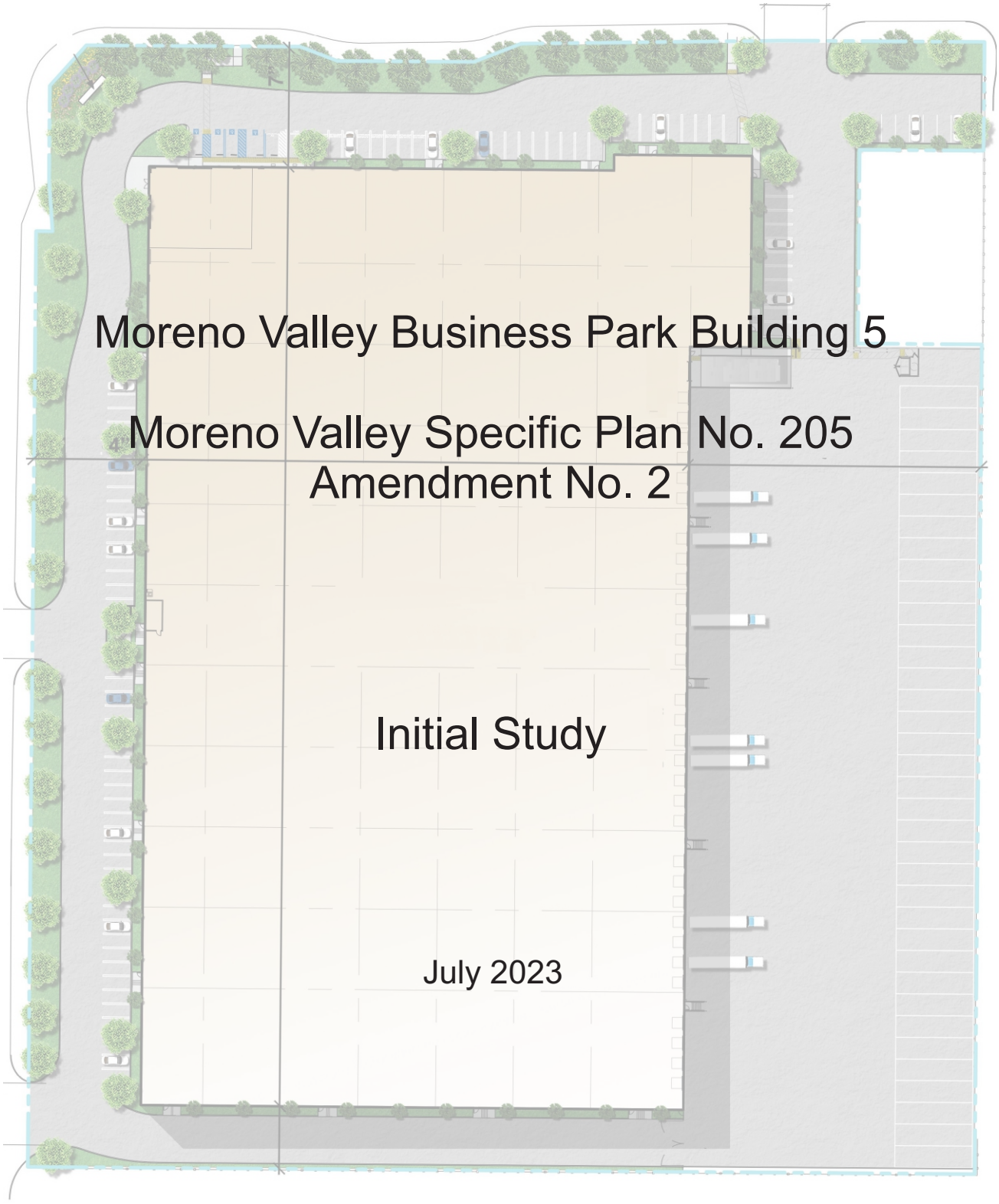

Moreno Valley Business Park Building 5

Moreno Valley Specific Plan No. 205 Amendment No. 2

Initial Study

July 2023

appliedplanning inc

INITIAL STUDY

Moreno Valley Business Park Building 5

Moreno Valley Specific Plan No. 205
Amendment No. 2

July 2023

Prepared for:
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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 BACKGOUND, PURPOSE, AND SCOPE

This Initial Study (IS) addresses potential environmental impacts associated with the construction and operation of the proposed Moreno Valley Business Park Building 5, Moreno Valley Specific Plan No. 205 Amendment No. 2.

The Moreno Valley Festival Specific Plan (Specific Plan No. 205) was adopted by the City of Moreno Valley circa 1987. The 1987 Specific Plan No. 205 (Original Specific Plan) encompassed approximately 73.74 acres located generally at the southeast corner of Ironwood Avenue (E – W) and Heacock Street (N – S). A subsequent 1991 amendment to Specific Plan No. 205 established a Specific Plan Boundary Area of 81.5 acres "where the land use was re-targeted to more commercial retail development."[1]

The Original Specific Plan was further amended in 2018 (Specific Plan No. 205, Amendment No. 1). Specific Plan No. 205, Amendment No. 1 provided a wider range of land uses and development types responding to the then current development trends. Specific Plan No. 205, Amendment No. 1 amended land uses and development standards affecting approximately 64 acres within the Specific Plan Area. Specific Plan No. 205, Amendment No. 1 specifically excluded properties located at the southeast corner of Ironwood Avenue at Heacock Street.[2]

The expanded range of allowable uses approved under Specific Plan No. 205, Amendment No. 1 included a mix of uses development, commercial/retail development, retail mix of uses, and open space designation. Specific Plan No. 205, Amendment No. 1

[1] *The Moreno Valley Festival, Amendment to Specific Plan 205*, February 15, 2018, p. 11; City of Moreno Valley Ordinance No. 935, May 1, 2018, p. 16.

[2] "The Specific Plan Amendment [No. 1] will not apply to the parcels at the southeast of [*sic*] corner of Ironwood Avenue and Heacock Street as identified in the Land Use Plan exhibit on page 21 of the Specific Plan Amendment [No. 1] text…" (City of Moreno Valley Ordinance No. 935, May 1, 2018, p. 2).

also facilitated the extension of Davis Street in a north direction to re-connect with the segment of Davis Street that extends north of Ironwood Avenue.

The proposed Project considered herein amends the Specific Plan No. 205 Land Use Plan for those properties (approximately 9.98 acres) that were excluded under Specific Plan No. 205, Amendment No. 1. The Project would redesignate the Specific Plan Land Use for these 9.98 acres from "Commercial/Retail" to "Mix of Uses." Additionally, the Amendment would allow, and the Project proposes, development of up to 212,313 square feet of light industrial uses (Building 5). Please refer also to the detailed discussion of the Project presented at IS Section 2.0, *Project Description*.

This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the City of Moreno Valley, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State and local CEQA Guidelines, as the Lead Agency, the City of Moreno Valley is solely responsible for approval of the Project. As part of the decision-making process, the City is required to review and consider the Project's potential environmental effects.

This IS serves as an informational document, providing the City of Moreno Valley decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from the Project.

1.2 DISPOSITION OF THIS DOCUMENT

This IS has been prepared to determine the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS, potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR). The IS and accompanying Notice of Preparation (NOP) for the EIR will be available for review for a total of 30 days, and can be reviewed at the City of Moreno Valley, located at 14177 Frederick Street, Moreno

Valley, CA 92552. The public is encouraged to contact the City of Moreno Valley for information regarding the Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: This Section (1.0) describes the CEQA context and IS format for the Project, and provides a summary of the findings of the IS.

Project Description: This Section (2.0) describes the Project and its objectives.

Environmental Evaluation: This Section (3.0) provides background information regarding the Project and Lead Agency, and presents responses to each question on the CEQA Initial Study Checklist regarding the possible environmental impacts of the Project. The potential environmental impacts are derived from Appendix G of the State CEQA Guidelines. Answers provided in the checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Determination: This Section (4.0) summarizes the results of the Initial Study, and presents the determination regarding the appropriate environmental document for the Project.

Source information cited within this Initial Study is available through, or by contacting, the City of Moreno Valley Planning Department.

1.4 POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Air Quality;
- Biological Resources;

- Cultural Resources/Tribal Cultural Resources;
- Energy;
- Geology and Soils (Paleontological Resources Only);
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Land Use and Planning;
- Noise; and
- Transportation.

Consistent with the conclusion and findings of this Initial Study, an EIR will be prepared for the Project. At a minimum, the EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR.

1.5 EFFECTS NOT FOUND TO BE POTENTIALLY SIGNIFICANT

While it has been determined that an EIR will be required, an additional function of an Initial Study is to focus an "EIR on the effects determined to be significant, identifying the effects determined not to be significant, (and) explaining the reasons for determining that potentially significant effects would not be significant." (State *CEQA Guidelines*, Section 15063(c)). Therefore, one of the key purposes of this Initial Study is to focus the EIR's analysis on impacts that are potentially significant while eliminating potential impacts that are clearly less than significant. The following list identifies the environmental issues that, pursuant to the findings of this Initial Study, have been determined to pose no potentially significant environmental impacts.

- Aesthetics;
- Agriculture and Forest Resources;
- Hazards/Hazardous Materials;
- Hydrology and Water Quality;
- Mineral Resources;
- Population and Housing;
- Public Services;

- Recreation;
- Utilities and Service Systems; and
- Wildfire.

The above topics are not expected to be carried forward for further evaluation within the Draft EIR. However, as noted in the preceding Section 1.4, based on additional information or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project, additional issues may be evaluated and addressed in the EIR.

2.0 PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

2.1 BACKGROUND AND PROJECT OVERVIEW

The Moreno Valley Festival Specific Plan (Specific Plan No. 205) was adopted by the City of Moreno Valley circa 1987. The 1987 Specific Plan No. 205 (Original Specific Plan) encompassed approximately 73.74 acres located at the southeast corner of Ironwood Avenue (E – W) and Heacock Street (N – S). A subsequent 1991 amendment to Specific Plan No. 205 established a Specific Plan Boundary Area of 81.5 acres "where the land use was re-targeted to more commercial retail development."[1]

The Original Specific Plan was further amended in 2018 (Specific Plan No. 205, Amendment No. 1). Specific Plan No. 205, Amendment No. 1 provided a wider range of land uses and development types responding to the then current development trends. Specific Plan No. 205, Amendment No. 1 amended land uses and development standards affecting approximately 64 acres within the Specific Plan Area. Specific Plan No. 205, Amendment No. 1 specifically excluded properties located at the southeast corner of Ironwood Avenue at Heacock Street.[2]

The expanded range of allowable uses approved under Specific Plan No. 205, Amendment No. 1 included a mix of uses development, commercial/retail development, retail mix of uses, and open space designation. Specific Plan No. 205, Amendment No. 1 also facilitated the extension of Davis Street in a north direction to re-connect with the segment of Davis Street that extends north of Ironwood Avenue.

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The proposed Project considered herein amends the Specific Plan No. 205 Land Use Plan for those properties (approximately 9.98 acres) that were excluded under Specific Plan No. 205, Amendment No. 1. The Project would redesignate the Specific Plan Land Use for these 9.98 acres from "Commercial/Retail" to "Mix of Uses." Additionally, the Amendment would allow, and the Project proposes, development of up to 212,313 square feet of light industrial uses (Building 5).

2.2 PROJECT LOCATION AND BOUNDARIES

Specific Plan No. 205 is located north of SR-60 (E – W) at Heacock Street (N – S) in the northwest portion of the City of Moreno Valley, in western Riverside County. The Project considered herein comprises approximately 9.98 acres within Specific Plan No. 205, located immediately southeast of Ironwood Avenue (E – W) at Heacock Street (N – S). Please refer to Figure 2.2-1, *Project Location*.

2.3 EXISTING LAND USES AND LAND USE DESIGNATIONS

2.3.1 Existing Land Uses

Project site and vicinity land uses are denoted at Figure 2.3-1 and are described below. Representative photos of the Project site are presented at Figure 2.3-2.

2.3.1.1 Project Site Land Use

The Project site is a roughly rectangular-shaped parcel, totaling 9.98 acres. The Project site comprises current Assessor's Parcel Numbers (APNs) 481-020-013, -029, -030, -034, -035, and -038. The Project site is essentially level, evidencing elevations generally ranging from 1,640 feet above mean sea level (MSL) to approximately 1,650 feet MSL. The site is heavily disturbed, characterized by graded areas and sparse areas of non-native vegetation. The site evidences two empty above-ground storage tanks (ASTs) and fenced area (former gravel parking lot). One of these ASTs was previously used for water storage. These ASTs and all surface features will be demolished/removed as part of the Project site preparation activities.

NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 2.2-1
Project Location

NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 2.3-1
Existing Land Uses

Source: LCG 10MV LLC.

Figure 2.3-2
Site Photos

2.3.1.2 Vicinity Land Uses

North of the Project site, across Ironwood Avenue, is an SCE substation and residential uses. West of the Project site, across Heacock Street, properties are developed with commercial/service uses. South and east adjacent to the Project site are light industrial uses similar to those proposed by the Project.

2.3.2 Land Use Designations

2.3.2.1 General Plan Land Use

General Plan Land Use and Zoning designations for the Project site and vicinity properties are depicted at Figures 2.3-3 and 2.3-4, respectively. The General Plan Land Use Designation of the Project site is "Business Park/Light Industrial." The Project would be allowed under the Business Park/Light Industrial General Plan Land Use designation. More specifically, as described in the General Plan, "[t]he primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average FAR should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14).

The implemented Project would comprise approximately 212,313 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) site – yielding an FAR of approximately 0.49. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project FAR (0.49) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation. The Project uses would be implemented consistent with zoning established under Specific Plan No. 205, as amended herein.

Source: City of Moreno Valley GP Land Use Map; Applied Planning, Inc.

applied planning inc

Figure 2.3-3
General Plan Land Use Designations

Source: City of Moreno Valley Zoning Map; Specific Plan No. 205 Land Use Plan;Applied Planning, Inc.

Figure 2.3-4
Existing & Proposed Zoning Designations

The General Plan land use designations of properties abutting the Project site to the south and east are Business Park/Light Industrial. West of the Project site, across Heacock Street, General Plan Land Use designations of properties are "Commercial" and "Office." North of the Project site, across Ironwood Avenue, General Plan Land Use designation of properties is "R5, Residential." The Project does not propose or require amendment of off-site General Plan Land Use designations.

2.3.2.2 Zoning

Current zoning of the Project site and abutting properties to the south and east is established under Specific Plan No. 205 (SP No. 205), Moreno Valley Festival Specific Plan. As proposed under the Project, the Specific Plan Land Use designation for the Project site would be changed from "Commercial/Retail" to "Mix of Uses." The Project would not otherwise affect Specific Plan No. 205 land use designations.

West of the Project site, across Heacock Street, properties are zoned "Commercial" and "Office." North of the Project site, across Ironwood Avenue, properties are zoned "Residential R5." The Project does not propose or require amendment of off-site zoning designations.

2.4 PROJECT ELEMENTS

2.4.1 Site Preparation

The Project area would be cleared of all surface features, grubbed, rough-graded, and fine-graded in preparation of building construction. Any debris generated during site preparation activities would be disposed of and/or recycled consistent with the City's Source Reduction and Recycling Element (SRRE). Existing grades within the Project site would be modified to establish suitable building pads and to facilitate site drainage.

2.4.2 Project Development Concept

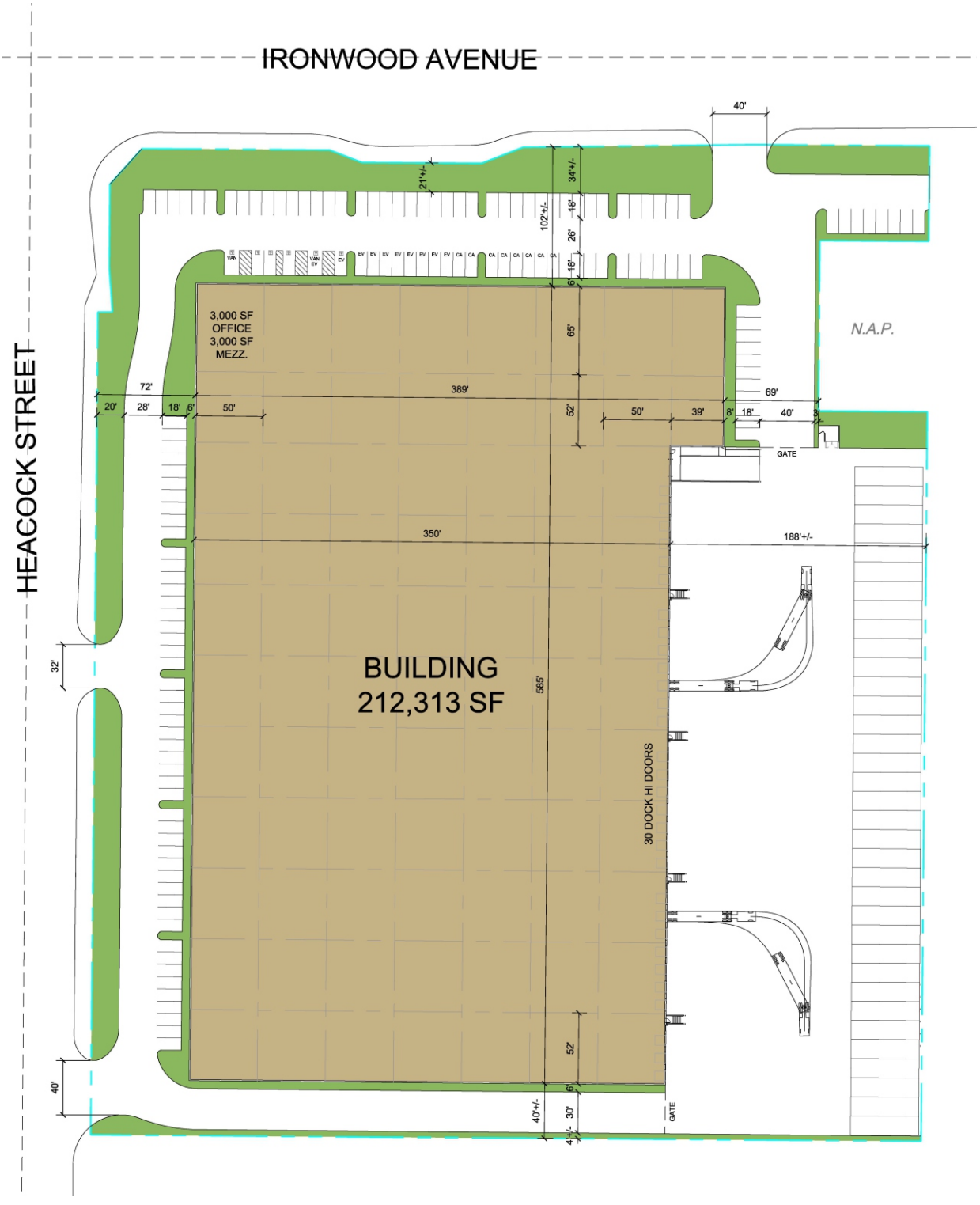
The Project proposes the construction of 212,313 square feet of light industrial uses within an approximately 9.98-acre site. The Project Site Plan Concept is presented at Figure 2.4-1. Final designs of all Project elements will be realized consistent with design requirements and standards identified within the Specific Plan No. 205, Amendment No. 2 document. Where the Specific Plan No. 205, Amendment No. 2 document is silent, Project designs and development shall comply with applicable provisions of the City of Moreno Valley Municipal Code.

2.4.3 Access and Circulation

Under the Project Site Plan Concept, primary access to the Project would be provided by two driveways onto Heacock Street, the site's west boundary; and one driveway onto Ironwood Avenue, the site's north boundary. The Project would also construct all site-adjacent roadway improvements as summarized below, and/or as otherwise required pursuant to the Project Conditions of Approval.

- Roadways adjacent to the Project, site access points and site-adjacent intersections would be designed and constructed consistent with City of Moreno Valley General Plan Circulation Element roadway classifications and respective cross-sections.
- On-site traffic signing and striping plans would be submitted concurrent with submittal of Project construction plans; and would be subject to City review and approval.
- Sight distance at each Project access point would conform to Caltrans and City of Moreno Valley sight distance standards; and would be subject to City review and approval.

It is anticipated that 90 percent of the Project traffic would access the Project site via the Project's Heacock Street driveway(s); and approximately 10 percent of the Project traffic would access the Project site via the Project's Ironwood Avenue driveway. Trucks accessing the Project site would travel along designated truck routes. Heacock Street and Ironwood Avenue adjacent to the Project site are both designated truck routes.



NOT TO SCALE

Source: Herdman Architecture + Design (5/31/22)

applied planning inc

Figure 2.4-1
Site Plan Concept

2.4.3.1 Construction Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities including implementation of access and circulation improvements noted above. Accordingly, the Project Applicant would be responsible for the preparation and submittal of a construction area traffic management plan (Plan) to be reviewed and approved by the City Public Works Department. Typical elements and information incorporated in the Plan would include, but would not be limited to:

- **Name of on-site construction superintendent and contact phone number.**

- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation and quantity of soil import/export (if any).

- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).

- **Identification and Description of Material Storage Locations (if any).**

- **Location and Description of Construction Trailer (if any).**

- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control plan must be submitted to the City for review and approval. All right-of-way encroachments would require permitting through the City.

- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.

- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

The Plan must be reviewed and approved by the City prior to the issuance of the building permit. The Plan and its requirements would also be required to be provided to all contractors as one component of building plan/contract document packages.

2.4.4 Landscape/Hardscape

The Project would incorporate perimeter and interior landscaping and streetscape elements, acting to generally enhance the Project's visual qualities. Proposed landscaping includes varied trees, shrubs, and ground cover. Design accents, including all landscape/hardscape designs and features, are subject to City review and approval. Final design of the Project's landscaping and hardscape are subject to the City's Design Review processes.

2.4.5 Walls/Screening

Approximately 20-to-30-foot-wide landscape setbacks would be provided along the Project site's Heacock Street and Ironwood Avenue frontages, acting to screen Project parking areas and generally enhance public views of the Project site. Additionally, landscape treatments would be provided along the Project building public-facing facades acting to further screen and enhance views of the Project site.

Internal site features and appurtenances including, but not limited to, loading dock areas, trash collection areas, and utility pedestals/surface utility boxes, would also be screened.

Project screening elements, including all screening walls, would be architecturally compatible with other Project facilities. Final design of all proposed screening elements are subject to City Design Review and Approval processes.

2.4.6 Lighting

All Project lighting would be designed and implemented in a manner that precludes potential adverse effects of light overspill consistent with requirements identified at City Municipal Code Section 9.10.110, "Light and Glare." Municipal Code Section 9.16.280, "Applications for Lighting, General Requirements," subsection A. states:

> Lighting serves both safety and aesthetic purposes, illuminating dark areas and providing for highlights and accents. Effective lighting would highlight building features, add emphasis to important spaces and create an ambience of vitality and security. The intent of these guidelines is to encourage effective and innovative lighting to be incorporated as an integral component of a project.

Potential light overspill is addressed through Municipal Code Section 9.10.110, "Performance Standards, Light and Glare," and would be minimized through limited use of freestanding lighting and use of fixed and shielded directional wall-mounted fixtures. The Project lies within 45 miles of the Mt. Palomar Observatory and would comply with applicable provisions of County of Riverside Ordinance 655 which addresses protection of the night sky from light pollution that would interfere with astronomical observations.

Final design of the Project lighting plan including locations, heights, and performance standards for all Project lighting features and fixtures is subject to the City's Design Review processes. Detailed lighting plans would be prepared in conjunction with building plan submittals and would be subject to City Design Review and Approval processes prior to issuance of building permits.

2.4.7 Signs

All signs implemented by the Project would be required to conform to a Sign Program as reviewed and approved by the City. The Sign Program would provide detailed guidelines and requirements for facility and informational signs and other graphic

displays within the Project area. The Sign Program would afford prospective tenants with the maximum possible exposure in a manner that is consistent with the encompassing Project design concept, and responsive to community visual and aesthetic sensibilities.

2.4.8 Parking

Parking would be provided pursuant to City parking requirements. No off-site parking is proposed, nor would it be required. Final design of parking areas would be as reviewed and approved by the City through the City's Design Review processes.

2.4.9 Infrastructure/Utilities

The Project site is served by existing mainline utilities services. Primary utilities services are described below.

2.4.9.1 Water/Sewer Services

Water and sewer services would be provided to the Project by the Eastern Municipal Water District (EMWD). It is anticipated that water service to the Project would be provided by connection to existing EMWD water lines located in Davis Street, and/or Heacock Street. Similarly, it is anticipated that sanitary sewer services to the Project would be provided by connection to the existing sewer main located in Davis Street, and/or Heacock Street. Alignment of service lines, and connection to existing services would be as required by EMWD. Wastewater would be conveyed from the Project for treatment at the Perris Valley Regional Water Reclamation Facility (PVRWRF).

2.4.9.2 Storm Water Management Systems

All Project stormwater management systems would be subject to review and approval by the City. The implemented stormwater management system(s) would comprehensively include proposed drainage improvements, and facilities and programs which act to control and treat stormwater pollutants.

The Project would implement a Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) consistent with City requirements. In this manner, the Project would also comply with requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit and other water quality requirements or storm water management programs specified by the Regional Water Quality Control Board (RWQCB). In combination, implementation of the Project SWPPP, WQMP, and compliance with NPDES Permit and RWQCB requirements acts to protect City and regional water quality by preventing or minimizing potential pollutant discharges to the watershed.

2.4.9.3 Solid Waste Management

It is anticipated that Project-generated solid waste would be conveyed by Waste Management of the Inland Empire to one of three nearby landfills. Solid waste generated by the Project, and related potential effects on landfill capacities, are minimized through compliance with the City's Source Reduction and Recycling Element (SRRE) and incumbent CalRecycle requirements.

2.4.9.4 Electricity

Electrical service within the City is provided by Southern California Edison (SCE) and the Moreno Valley Electric Utility (MVU). SCE would provide service to the Project site. New lines installed by the Project would be placed underground. Alignment of service lines and connection to existing services would be as required by SCE. Any necessary surface-mounted equipment, such as transformers, meters, service cabinets, and the like, would be screened and would conform to building setback requirements.

To allow for, and facilitate, Project development provision of temporary SCE electrical services improvements may be required. The scope of such temporary improvements is considered consistent with, and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SCE services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

2.4.9.5 Natural Gas

Natural gas service would be provided by the Southern California Gas Company (SoCalGas). Existing service lines would be extended to the Project uses. Alignment of service lines and connection to existing services would be as required by SoCalGas.

To allow for, and facilitate, Project development provision of temporary SoCalGas services improvements may be required. The scope of such temporary improvements is considered consistent with, and reflected within, the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SoCalGas services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

2.4.9.6 Communications Services

Communications services, including wired and wireless telephone and internet services, are available through numerous private providers and would be provided on an as-needed basis. As with electrical service lines, all existing and proposed wires, conductors, conduits, raceways, and similar communications improvements within the Project area would be installed underground. Any necessary surface-mounted equipment, e.g., terminal boxes, transformers, meters, service cabinets, etc., would be screened and would conform to building setback requirements.

To allow for, and facilitate, Project development provision of temporary communication services improvements may be required. The scope of such temporary improvements is considered consistent with, and reflected within, the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary communication services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

2.4.10 Energy Efficiency/Sustainability

Consistent with the City of Moreno Valley Climate Action Plan, energy-saving and sustainable design features and operational programs would be incorporated into all

facilities developed pursuant to the Project. As reviewed and approved by the City, the Project would be designed and constructed in a manner that achieves Leadership in Energy and Environmental Design (LEED) "Silver" equivalency. Preliminary Project concepts incorporate and express the following design features and attributes promoting energy efficiency and sustainability:

- The Project design concept allows for inclusion of a photo-voltaic electrical generation system (PV system) capable of generating sufficient power to serve all Project office areas. Alternatively, as a Condition of Approval, the Project would be required to obtain an equivalent amount of electricity from a utility provider that receives its energy from renewable (non-fossil fuel) sources, and provide documentation to this effect to the City.
- All on-site cargo handling equipment (CHE) would be powered by non-diesel fueled engines.
- Regional vehicle miles traveled (VMT) and associated vehicular-source emissions are reduced by the following Project design features/attributes:

    - Sidewalk improvements generally facilitate pedestrian access and encourage people to walk instead of drive. The Project would not impose barriers to pedestrian access and interconnectivity.

    - Light industrial/warehouse uses proposed by the Project act to reduce truck travel distances and truck trips within the region by consolidating and reducing requirements for single-delivery vendor truck trips.

- To reduce water demands and associated energy use, development proposals within the Project site would be required to implement a Water Conservation Strategy and demonstrate a minimum 20% reduction in indoor water usage when compared to baseline water demand (total expected water demand

without implementation of the Water Conservation Strategy).[3] Development proposals within the Project site would also be required to implement the following:

- Landscaping palette emphasizing drought-tolerant plants;
- Use of water-efficient irrigation techniques;
- Use of EPA-Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and other plumbing fixtures.

2.5 PROJECT OPERATIONS

For analytic purposes, the following Project operational characteristics are assumed:

- The Project will be complete and fully operational by 2025, the Project Opening Year;
- The Project will be open and operational year-round, 24 hours per day, 7 days per week;
- A maximum of 15 percent of the Project gross floor area (31,847 square feet) will comprise refrigerated warehouse uses;
- A maximum of 15 percent of the Project gross floor area (31,847 square feet) will comprise manufacturing/fabrication uses;
- Unless otherwise noted herein, all Project operations would occur internal to the Project main building.

[3] Reduction of 20% indoor water usage is consistent with the current CalGreen Code performance standards for residential and non-residential land uses. Per CalGreen, the reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the California Building Standards Code.

Project operations would also include on-site cargo handling. The most common type of cargo handling equipment is the yard truck designed for moving cargo containers. Yard trucks are also known as yard goats, utility tractors (UTRs), hustlers, yard hostlers, and yard tractors. Any yard trucks based at the Project site would be non-diesel (e.g., gasoline and/or electric-powered).

Project tenants are not yet known, and the number of jobs that the Project would generate cannot therefore be precisely determined. The City of Moreno Valley General Plan does not provide employment estimates by land use category. The City of Moreno Valley lies within Riverside County – and the Riverside County General Plan does provide employment estimates by land use type. For purposes of this analysis, employment estimates were calculated using data and average employment factors presented in the Riverside County General Plan. The Riverside County General Plan estimates that light industrial land uses, such as the Project, would employ one worker for every 1,030 square feet of building area (Riverside County General Plan, Appendix E-2, Table E-5). See: https://planning.rctlma.org/. On this basis, it is preliminarily estimated that the Project's 212,313 square feet of light industrial uses would generate an estimated 206 jobs.

2.6 PROJECT OPENING YEAR

The Project would be developed in a manner responsive to market conditions and in concert with availability of necessary infrastructure and services. The anticipated Project Opening Year is 2025.

2.7 PROJECT OBJECTIVES

The primary goal of the Project is to transition available underutilized vacant property to productive high quality light industrial uses. Complementary Project Objectives include the following:

- Implement the City Plan (General Plan) through development that is consistent with the General Plan Land Use Element and applicable General Plan Goals, Objectives, Policies and Programs;

- Implement Specific Plan No. 205, as amended herein, through development of new light industrial uses that are consistent with the amended Specific Plan land uses and development concepts, and in total supports the Specific Plan Vision;

- Provide roadway and wet and dry utility infrastructure adequate to serve the Project;

- Implement light industrial uses that are compatible with adjacent land uses;

- Implement light industrial uses in a manner that is cognizant of natural and man-made conditions and that minimizes potential adverse environmental effects;

- Implement light industrial uses that are responsive to current and anticipated market demands;

- Implement light industrial development that would increase locally available construction employment opportunities;

- Implement light industrial development that would increase locally available long-term employment opportunities;

- Attract new light industrial uses businesses and jobs and thereby foster economic growth.

2.8 PROJECT DISCRETIONARY ACTIONS, PERMITS, CONSULTATIONS

Discretionary actions, permits and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

2.8.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if "a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed . . ." Requested Lead Agency decisions, or discretionary actions necessary to realize the Project would include the following:

- Certification of the Project EIR;
- Adoption of Specific Plan No. 205, Amendment No. 2; and related amendment(s) to City Zoning Map(s);
- Approval of a Lot Line Adjustment or Parcel Map to combine and reconfigure existing parcels comprising the Project site;
- Site Plan/Plot Plan Approval(s);
- Approval of Infrastructure Improvement Plans including, but not limited to, roads, sewer, water, storm water management system, and dry utilities plans.

2.8.2 Other Consultation and Permits

CEQA Guidelines Section 15124 also states that the EIR should, to the extent known, include a list of all the agencies expected to use the EIR in their decision-making (Responsible Agencies, Trustee Agencies), and a list of other permits or approvals required to implement the Project. Based on the current Project design concept, anticipated permits necessary to realize the proposal would likely include, but are not limited to, the following:

- Tribal Resources consultation with requesting Tribes as provided for under *AB 52, Gatto. Native Americans: California Environmental Quality Act*; and *SB 18, Burton. Traditional tribal cultural places*;

- Permitting may be required by/through the Regional Water Quality Control Board (RWQCB) pursuant to requirements of the City's National Pollutant Discharge Elimination System (NPDES) Permit;

- Permitting may be required by/through the South Coast Air Quality Management District (SCAQMD) for certain equipment or land uses that may be implemented within the Project area; and

- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

3.0 ENVIRONMENTAL EVALUATION

3.0 ENVIRONMENTAL EVALUATION

3.1 PROJECT TITLE

Moreno Valley Business Park Building 5

3.2 LEAD AGENCY NAME AND ADDRESS

The City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92552
Contact: Sean Kelleher

3.3 PROJECT APPLICANT

LCG 10MV LLC
11759 San Vicente Boulevard, Suite 100
Los Angeles, CA 90049
Contact: Ryan Martin

3.4 PROJECT LOCATION

Specific Plan No. 205 is located northwest of SR-60 (E – W) at Heacock Street (N – S) in the northwest portion of the City of Moreno Valley, in western Riverside County. The Project considered herein comprises approximately 9.98 acres within Specific Plan No. 5, located immediately southeast of Ironwood Avenue (E – W) at Heacock Street (N – S). Please refer to Figure 2.2-1, *Project Location*.

3.5 GENERAL PLAN AND ZONING DESIGNATIONS

The General Plan Land Use Designation of the Project site is "Business Park/Light Industrial." The Project would be allowed under the Business Park/Light Industrial General Plan Land Use designation. More specifically, as described in the General Plan, "[t]he primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average FAR should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14).

The implemented Project would comprise approximately 212,313 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) site – yielding an FAR of approximately 0.49. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project FAR (0.49) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation. The Project uses would be implemented consistent with zoning established under Specific Plan No. 205, as amended herein.

Current zoning of the Project site and abutting properties to the south and west is established under Specific Plan No. 205. As proposed under the Project, the Specific Plan Land Use designation for the Project site would be changed from "Commercial/Retail" to "Mix of Uses." The Project would not otherwise affect Specific Plan No. 205 Land Use designations.

3.6 EXPLANATION OF CHECKLIST CATEGORIES

CEQA suggests format and content for environmental analyses, including Initial Study Checklists such as presented here, to assist in evaluation of a project's potential environmental effects. The Checklist presented in this Section conforms to the suggested Checklist format and presentation of information identified at *CEQA Guidelines*, Appendix G. Potential environmental effects of the Project are classified and described within the Checklist under the following general headings:

"No Impact" applies where the impact does not apply, or this is little to no possibility of the impact to occur. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture would be marked as "No Impact."

"Less-Than-Significant Impact" applies where the impact could occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development that would increase area noise levels, but would not cause noise ordinance standards or other threshold measures to be exceeded, would be considered to have a less-than-significant impact.

"Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." Incorporated mitigation measures should be outlined within the Checklist and a discussion should be provided that explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where all potentially significant issues have been analyzed and mitigation measures have been recommended that reduce all impacts to levels that are less-than-significant.

"Potentially Significant Impact" applies where a project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as "Potentially Significant Impact," an environmental impact report (EIR) is required.

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3.7 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	☐	☐	☒	☐

Substantiation:

a, b) *Less-Than-Significant Impact*. The Project site is located in an urbanized area. Implementation of the Project would not affect scenic vistas or scenic resources within the vicinity of a designated scenic highway. There are no designated scenic resources within or proximate to the Project site. The Project does not require or propose facilities or operations that would adversely affect any off-site scenic resources.

State Route 60 (SR-60) is identified as a scenic corridor within the Moreno Valley General Plan. The Project site is visually separated from SR-60 by intervening development and would not substantively affect views from SR-60.

The Project site is vacant, and therefore no historic buildings would be directly affected by Project implementation. Nor does the Project propose or require uses or facilities that would affect any off-site historic buildings.

Based on the preceding discussion, the potential for the Project to have a substantial adverse effect on a scenic vista; or substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway is considered less-than-significant.

c) *Less-Than-Significant Impact*. Transition of the site from its current disturbed and vacant state to a site developed with uses proposed by the Project would tend to enhance the visual character and quality of the site and vicinity through the introduction of light industrial structures and associated landscape/streetscape elements.

Preliminary concepts for the Project propose contemporary light industrial architectural designs representing an appropriate and compatible continuation of existing development within the Specific Plan Area. Final design concepts for the Project would conform to the applicable Specific Plan design guidelines and development standards as amended under the Project; and in instances where the Specific Plan is silent, the Project would conform to applicable City Municipal Code (zoning) design guidelines and development standards. The Project would also implement additional or alternative landscape elements and architectural solutions that may be specified by City staff and incorporated as Project Conditions of Approval (COA). All Project designs would be subject to City review and approval.

Based on the preceding discussion, the potential for the Project to substantially degrade the existing visual character and quality of the site and its surroundings is considered less-than-significant.

d) *Less-Than-Significant Impact*. Illumination of Project entrances, walkways, and parking areas would introduce new sources of light to the site and vicinity. Light sources within the Project site would likely include building-mounted, wall-mounted, and pole-mounted light fixtures; and illuminated signs. All Project lighting would comply with Specific Plan and City requirements and would be designed and implemented in a manner that ensures adequate site illumination; minimizes or precludes light overspill and glare; and that would not otherwise result in potentially adverse impacts. Compliance with the Specific Plan requirements and City standards would minimize any potential aesthetic impacts of Project light and glare to levels that would be less-than-significant.

Sources: 2040 Moreno Valley General Plan; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the Project:				

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				

Substantiation:

a) *No Impact*. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively, Farmland). The Project does not propose or require facilities or operations that would affect any off-site Farmland properties. The Project would have no effect on Farmlands.

b) *No Impact.* The Specific Plan Area, including the Project site, does not include agricultural uses, nor are such uses proposed or permitted within the Specific Plan Area. No Williamson Act contracts are in place within the Specific Plan Area,

including the Project site. The Project does not propose or require facilities or operations that would affect any off-site Williamson Act contract properties. The Project would not conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).

c) *No Impact*. The Project site is not zoned for forest lands, timberlands, or timberland production. The Project does not propose or require facilities or operations that would affect any off-site forest lands, timberlands, or timberland production. The Project would have no effect on forest lands or timberlands.

d) *No Impact*. There are no lands within the City of Moreno Valley that qualify as forest land or timberland. Further, there are no areas within the City that are zoned as forest land, timberland, or timberland production. The Project does not propose or require facilities or operations that would affect any off-site forest land or timberlands. The Project would therefore have no impact regarding loss of forest lands or conversion of forest lands to non-forest use.

e) *No Impact*. There are no forest lands or farmlands on the Project site; and the Project would have no effect on any off-site forest lands or farmlands. The Project does not involve or propose other changes to the environment which could result in the conversion of Farmland or forest land to other uses. Therefore, there is no potential for conversion of forest land to a non-forest use or conversion of farmland to a non-agricultural use.

Sources: 2040 Moreno Valley General Plan; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
a) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Substantiation:

a) *Potentially Significant Impact*. The Project is located within the South Coast Air Basin (Basin) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is locally responsible for administration and implementation of the Air Quality Management Plan (AQMP). Development of the Project would result in the production of additional criteria air pollutants which may interfere with, or obstruct, the SCAQMD's implementation of the AQMP. These potential impacts will be addressed in the EIR, and mitigation measures will be developed to address any potentially significant impacts.

b, c) *Potentially Significant Impact*. Construction activities associated with the Project implementation would generate fugitive dust and construction vehicle emissions.

Ongoing occupation and use of Project facilities would generate vehicular trips and associated vehicular-source air pollutant emissions; buildings proposed by the Project would result in energy consumption, associated primarily with heating and air conditioning, which would generate air pollutant emissions.

Construction-source and operational-source emissions resulting from the Project may contribute to existing and projected exceedances of criteria pollutants within the Basin and could exceed air quality standards and thresholds of significance established by the SCAQMD. Regional and localized air quality impacts of the Project will be evaluated in the Project EIR. Mitigation measures will be developed to address any potentially significant impacts.

d) *Less-Than-Significant Impact*. Temporary and intermittent odor releases may occur during Project construction. Potential construction-source odors include but are not limited to: diesel exhaust, asphalt/paving materials, glues, paint, and other architectural coatings. The Project does not propose facilities or on-going operations that would create objectionable odors affecting a substantial number of people.

Construction-source and operational-source odor impacts are controlled as a byproduct of hazardous/potentially hazardous materials handling plans and Best Management Practices implemented under SCAQMD Rule 402 et al. These measures ensure that construction-source odor impacts remain at levels that would be less-than-significant.

The Project does not propose or require facilities or uses that would generate "other" emissions with adverse impacts affecting a substantial number of people.

Based on the preceding, the potential for the Project to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people would be less-than-significant.

Sources: SCAQMD Rule 402; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Substantiation:

a) *Potentially Significant Impact*. The Project may result in impacts to candidate, sensitive, or special status species. Specifically, the Project site and surrounding area may provide habitat for, and may be occupied by, the western burrowing owl—a California Department of Fish and Wildlife (CDFW) species of special concern. A Biological Resources Assessment will be prepared as an element of the Project EIR. The Assessment will identify and address potential direct and indirect impacts to candidate, sensitive, or special status species. Mitigation measures will be developed to address any potentially significant impacts.

b, c) *Potentially Significant Impact*. The Project's potential to adversely affect any riparian habitat, sensitive natural community, and/or federally protected wetlands will be evaluated as part of the Biological Resources Assessment that will be prepared as part of the Project EIR. Mitigation measures will be developed to address any potentially significant impacts.

d) *Potentially Significant Impact*. The Project's potential to interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites will be evaluated as part of the biological resources assessment and summarized within the Project EIR. Mitigation measures will be developed to address any potentially significant impacts.

e, f) *Less-Than-Significant Impact*. The Project would comply with Municipal Code biological survey and biological fee mitigation requirements (Municipal Code Chapter 8.60, *Threatened and Endangered Species*). Additionally, the Project would be required to adhere to all applicable General Plan Policies, specifically compliance with the MSHCP. There are no other known local ordinances protecting biological resources within the City. The Project's potential to conflict with any local policies or ordinances protecting biological resources, or conflict with the provisions of an

adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan is therefore considered less-than-significant.

Sources: 2040 Moreno Valley General Plan; Moreno Valley Municipal Code; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Substantiation:

a, b) *Potentially Significant Impact*. A Cultural Resources Investigation will be prepared as part of the Project EIR. The Cultural Resources Investigation will address the potential for the Project to result in impacts to historic and archaeological resources, including those that may be present onsite within a buried context. Mitigation measures will be developed to address any potentially significant impacts.

c) *Less-Than-Significant Impact*. The likelihood of encountering human remains in the course of Project development is minimal. However, as required by California Health and Safety Code Section 7050.5, should human remains be

found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law, following the provisions of State *CEQA Guidelines* Section 15064.5. Based on compliance with these existing regulations, the Project's potential to disturb human remains is considered less-than-significant.

Source: California Health and Safety Code Section 7050.5; California Public Resources Code Section 5097.98; Project Application Materials.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. ENERGY. Would the project:					
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Substantiation:

a, b) *Potentially Significant Impact*. The Project would allow for development and operation of up to approximately 212,313 square feet of light industrial uses. When compared to existing conditions, construction and operation of the Project would result in increased consumption of energy resources. The Project EIR will analyze the potential for Project consumption of energy resources to result in environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy. Potential for the Project to conflict with state or local energy plans for

renewable energy or energy efficiency will also be evaluated in the Project EIR. Mitigation measures will be proposed for those impacts determined to be potentially significant.

Source: Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Substantiation:

a, i) *Less-Than-Significant Impact.* There are no known active or potentially active faults traversing the Project site. The Project site is not located within an Alquist-Priolo Zone or an earthquake hazard zone, as mapped by the City (City of Moreno Valley General Plan, Figure 6-3, *Geologic Faults & Liquefaction*). On this basis, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault is considered less-than-significant.

a, ii) *Less-Than-Significant Impact*. The Project site is located in a region known to be seismically active and strong seismic ground-shaking could be anticipated during an earthquake event of sufficient magnitude. The nearest known active fault is the San Jacinto fault, located approximately four miles east of the site. This fault could generate an earthquake of a magnitude that could damage Project improvements developed within the site.

The California Building Code requires construction methods that minimize the effects of earthquakes on structures. As part of the City's standard review and approval of development projects, any new development must provide a geotechnical study for review and approval by the Building & Safety Official; and

comply with the requirements of the approved geotechnical report, and applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC). Compliance with these requirements reduces potential strong seismic ground-shaking impacts to levels that are less-than-significant.

a, iii) *Less-Than-Significant Impact*. Liquefaction and seismically-induced settlement or ground failure are generally associated with strong seismic shaking in areas where groundwater tables are at relatively shallow depths (within 50 feet of the ground surface) and/or when the area is underlain by loose, cohesionless deposits. During a strong ground-shaking event, saturated, cohesionless soils may acquire a degree of mobility to the extent that the overlying ground surface distorts. In extreme cases, saturated soils become suspended in groundwater and become fluid-like.

The Project site is not located within a potential liquefaction zone (City of Moreno Valley General Plan, Figure 6-3, *Geologic Faults & Liquefaction*). The Project Geotechnical Feasibility Investigation (Geotechnical Investigation, IS Appendix A) indicates that on-site soils are not susceptible to liquefaction due to depth of groundwater (Geotechnical Investigation, p. 3). Further, the Project would be required to comply with the requirements of a final City-approved geotechnical report, and applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC) that would act to minimize any liquefaction or ground-failure concerns that may be encountered. Based on the preceding, the potential for the Project to expose people or structures to potential substantial adverse effects, involving liquefaction or ground-failure is less-than-significant.

a, iv) *No Impact*. The Project site is essentially level, and slopes gently downward towards the southwest with an elevation difference of approximately six to ten feet over a distance of approximately 900 feet (Geotechnical Investigation, p. 2). The subject site is devoid of notable topographic features or substantial terrain differentials. For this reason, the site is not internally susceptible to landslides. Adjacent properties also present little topographic relief. The Project does not

propose or require slopes or other site features that would create any dangerous conditions related to cut/fill slopes. As such, the potential for landslides or mudflows does not exist in the Project vicinity.

b) *Less-Than-Significant Impact*. Construction activities associated with the Project would temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are maintained at levels that would be less-than-significant through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP) in compliance with the NPDES General Permit for storm water discharges from construction activities. The proposal involves construction of conventional commercial/retail facilities and supporting site improvements within an essentially level area of the City. The Project does not propose to significantly alter existing topography. Based on the preceding, potential impacts associated with erosion or changes in topography, including loss of topsoil are considered less-than-significant.

c, d) *Less-Than-Significant Impact*. The Project Geotechnical Investigation indicates that on-site soils have the potential for collapse (Geotechnical Investigation, pp. 2 – 3). Collapsible soils may support large pressures under dry conditions, but experience compression when wet. Additionally, alluvial soils, which are likely loose and wet with organics, may be encountered near an on-site drainage channel.

The Project Geotechnical Study provides Preliminary Recommendations (Geotechnical Investigation, pp. 3 – 4) that would ensure the Project would not be adversely affected by any unstable soils that may be encountered during the course of Project development. Further, the Project would be required to comply with the requirements of a Final City-approved Geotechnical Investigation, and applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC) that would act to minimize any unstable soil concerns that may be encountered.

On this basis, the potential for the Project to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, collapse, or expansion is considered less-than-significant.

e) *No Impact*. The Project would connect to existing sanitary sewer lines located in Davis Street and/or Heacock Street. Project wastewater would be conveyed by the municipal sanitary sewer system to area-serving Eastern Municipal Water District (EMWD) wastewater treatment facilities. No septic tanks or other alternative wastewater disposal systems are proposed. There is no potential for adverse impacts due to soils limitations relative to septic tanks or alternative wastewater disposal systems.

f) *Potentially Significant Impact.* No unique geological features have been identified on-site. However, the Project EIR will present the results of a Cultural Resources Investigation to be performed for the Project site. The Cultural Resources Investigation will address the potential for the Project to result in impacts to paleontological resources, including those that may be present onsite within a buried context. Mitigation measures will be proposed for any impacts determined to be potentially significant.

Sources: 2040 Moreno Valley General Plan; *Geotechnical Feasibility Investigation, Proposed Retail Development, SEC Ironwood Avenue and Heacock Avenue, Moreno Valley, California* (Geotechnical Professionals, Inc.) January 18, 2017; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Substantiation:

a, b) *Potentially Significant Impact.* The Project's contribution to greenhouse gases emissions may be potentially significant and will be evaluated in the Project EIR. Mitigation measures will be proposed for any impacts determined to be potentially significant.

Source: Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for the people residing or working in the project area?	☐	☐	☒	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Substantiation:

a, b) *Less-Than-Significant Impact.* During the normal course of construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The Project would be required to comply with Hazardous Materials Management Plans and regulations addressing transport, use, storage, and disposal of these materials.

The Project does not propose uses or activities that would require atypical transportation, use, storage, or disposal of hazardous or potentially hazardous materials not addressed under current regulations and policies. Mandated compliance with existing regulations also reduces the potential for risk of accidental explosion or release of hazardous substances.

Phase I Environmental Site Assessment, Undeveloped Vacant Land, Southeast Corner Heacock Street and Ironwood Avenue, Moreno Valley, California 92557 (Project Phase I ESA, IS Appendix B) concludes that there is no evidence or indication of RECs, or conditions indicative of releases or threatened releases of hazardous substances at the Project site (Project Phase I ESA, p. 9).

Based on the preceding, the potential for the Project to create or result in a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or create or result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment is considered less-than-significant.

c) *No Impact.* There are no existing schools, and no schools are proposed, within one-quarter mile of the Project site. The school nearest the Project site is Midland Elementary School, which is located 0.5 miles northeast of the site. Accordingly, the Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

d) *No Impact.* The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Neither would the Project potentially affect, or be affected by, off-site locations listed pursuant to Government Code Section 65962.5. The Project would therefore not create or result

in a significant hazard to the public or the environment regarding or related to Government Code Section 65962.5.

e) *Less-Than-Significant Impact*. The Project site is not located within two miles of an airport. The March Air Reserve Base is located approximately three miles southwest of the site. According to the Land Use Compatibility Plan that was prepared for March Air Reserve Base, the Project site is not located within the Runway Protection Zone (RPZ) for March Air Reserve Base. As such, the potential for the Project to result in a safety hazard for the people residing or working in the Project area is considered less-than-significant.

f) *Less-Than-Significant Impact*. The Project does not propose or require designs or activities that would interfere with any identified emergency response or emergency evacuation plan. Temporary alterations to vehicle circulation routes associated with Project construction are addressed through the Project Construction Traffic Management Plan (please refer to IS Section 2.0, *Project Description*, Subsection 2.4.3.1, *Construction Traffic Management Plan*). Ongoing coordination with the local fire and police departments during construction would ensure that potential interference with emergency response and evacuation efforts are avoided. The potential for the Project to impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.

g) *No Impact*. The Project site is located in an area that has been largely urbanized, and there are no wildlands within or adjacent to the Project area. On this basis, there is no potential for the Project to expose people or structures to a significant risk of loss, injury or death involving wildland fires. It may be noted that the Project site and surrounding areas are currently provided fire protection and emergency response services by the Moreno Valley Fire Department under contract with the Riverside County Fire Department. Development fees and taxes

paid by the Project act to offset its incremental demands for fire protection services.

Sources: 2040 Moreno Valley General Plan; *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan* November 13, 2014; *Phase I Environmental Site Assessment, Undeveloped Vacant Land, Southeast Corner Heacock Street and Ironwood Avenue, Moreno Valley, California 92557* (Hazard Management Consulting, Inc.) May 28, 2021; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Substantiation:

a) *Less-Than-Significant Impact*. Consistent with City requirements, a water quality management plan (WQMP) and Storm Water Pollution Prevention Plan (SWPPP) would be prepared for the Project. City review and approval of these documents is required prior to issuance of Grading Permits. The Project would also be required to comply with City standard conditions of approval addressing water quality standards and waste discharge requirements; and with current water quality standards and stormwater discharge requirements established by the City and the Regional Water Quality Control Board (RWQCB).

Implementation of an approved SWPPP and WQMP, and compliance with standard City standard conditions of approval would ensure that the potential for the Project to violate water quality standards or otherwise adversely affect water quality would be maintained at levels that would be less-than-significant.

b) *Less-Than-Significant Impact*. The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. Water is provided throughout the City by the Eastern Municipal Water District (EMWD, District). Groundwater which may be consumed by the Project and the City as a whole is recharged pursuant to the District's policies and programs. The Project would not impinge on, nor would otherwise affect, designated recharge areas.

Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve substructures at depths or other subsurface features that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project's potential impacts to groundwater availability, quality, or recharge capabilities, are considered less-than-significant.

c, i-iv) *Less-Than-Significant Impact.* The Project would not substantially alter the existing drainage pattern of the site. The Project would be required to comply with construction drainage and surface runoff controls pursuant to the provisions of City grading permit(s) and connect to available storm drains. Consistent with NPDES requirements, post-development runoff quantities would not be permitted to substantially increase as a result of the Project. The Project site does not lie within an identified 100-year flood hazard zone. The Project site is not otherwise adversely affected by flood flows. The Project does not propose or require facilities or operations that would redirect flood flows and thereby result in potentially significant hydrology/water quality impacts. The potential for the Project to result in impacts in this regard is considered less-than-significant.

d) *Less-Than-Significant Impact*. General Plan Safety Element, Figure 6-4, Fl*ood Hazards* indicates that the Project site is located outside the identified Lake Perris Dam Potential Inundation Area. The Project site is not otherwise subject to potential flood hazards or inundation hazards. The Project site is not located proximate to coastal waters, and as such, is not subject to tsunami hazards. The Project site is not located near any bodies of water or water storage facilities that would be

considered susceptible to seiche. Based on the preceding, the potential for the Project to result in release of pollutants due to Project inundation is considered less-than-significant.

e) *No Impact*. The Project does not propose or require uses or facilities that would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Project would have no impact in these regards.

Sources: 2040 Moreno Valley General Plan; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐

Substantiation:

a) *Less-Than-Significant Impact*. No established communities exist within the Project site, nor does the Project propose or require elements or operations that would divide an off-site community. Based on the preceding, the potential for the Project to physically divide an established community is considered less-than-significant.

b) *Potentially Significant Impact*. The General Plan Land Use Designation of the Project site is "Business Park/Light Industrial." The Project would be allowed under the Business Park/Light Industrial General Plan Land Use designation.

More specifically, as described in the General Plan, "[t]he primary purpose of areas designated Business Park/Industrial is to provide for manufacturing, research and development, warehousing and distribution, as well as office and support commercial activities. The zoning regulations shall identify the particular uses permitted on each parcel of land. Development intensity should not exceed a Floor Area Ratio [FAR] of 1.00 and the average FAR should be significantly less . . ." (City of Moreno Valley General Plan, p. 2-14).

The implemented Project would comprise approximately 212,313 square feet of light industrial uses within an approximately 9.98-acre (434,730 square feet) site – yielding an FAR of approximately 0.49. The Project's light industrial uses are consistent with uses allowed under the Business Park/Light Industrial General Plan Land Use designation. The Project FAR (0.49) is consistent with and would not exceed the General Plan FAR (1.0) established for the Business Park/Light Industrial General Plan Land Use designation. The Project uses would be implemented consistent with zoning established under Specific Plan No. 205, as amended herein.

Current zoning of the Project site and abutting properties to the south and west is established under SP No. 205. As proposed under the Project, the Specific Plan land use designation for the Project site would be amended from "Commercial/Retail" to "Mix of Uses."

The Project Specific Plan Amendment is intended to achieve land use designations that best represent the development and land use activities contemplated by the Project. When a project includes amendments to the applicable land use designation(s), inconsistency with the existing designation(s) is an element of the project itself, which then requires a legislative policy decision of the agency. The request and subsequent approval of a change in designation in this regard does not signify a potential environmental effect.

As discussed above, the Project is not anticipated to cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Nonetheless, given current (May 2023) litigation of the City General Plan, the tentative stature of the proposed Specific Plan Amendment, and to provide additional/updated land use context for Project, the EIR will include a discussion of Land Use and Planning impacts.

Sources: 2040 Moreno Valley General Plan; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Substantiation:

a, b) *No Impact*. "No regionally or statewide significant mineral resources are located within the City of Moreno Valley planning area" (2006 General Plan EIR, p. 7-7). Additionally, the City has fully adopted and implemented the California Surface Mining and Reclamation Act (SMARA). SMARA regulations govern the extraction of mineral resources and eventual reclamation of mining operations; allowing for the mining of any locally-important mineral resources while precluding or minimizing potentially adverse environmental effects. On this basis, development of the Project would not result in any impacts to mineral

resources that would be of future value to the region and the residents of the State.

Sources: 2040 Moreno Valley General Plan; 2040 Moreno Valley General Plan EIR; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Substantiation:

a, b) *Potentially Significant Impact*. Construction of the Project would temporarily and intermittently increase localized noise levels, and occupation of Project facilities will establish long-term stationary/area noise sources. These noise sources could adversely affect any nearby sensitive receptors.

Further, Project traffic, including delivery truck operations, may increase noise levels along affected roadways, with potentially adverse effects at receiving land

uses. A Project-specific Noise Impact Study will be prepared to examine potential noise impacts associated with implementation and operations of the Project. Project-related noise impacts will be discussed in the EIR. Mitigation measures will be proposed for impacts determined to be potentially significant.

c) *No Impact*. The Project site is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport or public use airport. The nearest airport, March Air Reserve Base/Inland Port Airport (MARB/IPA), is located approximately three miles southwest of the Project site. This environmental topic is not applicable to the Project. The Project would not result in or contribute to airport or airfield noise impacts.

Sources: 2040 Moreno Valley General Plan; *Air Installation Compatible Use Zone Study for March Air Reserve Base; March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan*; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Substantiation:

a) *Less-Than-Significant Impact*. The Project does not propose new residential development and would not directly contribute to population growth within the City. Project-related employment demands would likely be filled by the existing

personnel pool within the City and neighboring communities, with little or no measurable increase in the City resident population. Significant population growth is therefore not anticipated to occur as a direct result of Project implementation.

The Project is located within an urbanized area that is already served by roadways, utilities, and other infrastructure. The Project does not propose or require infrastructure improvements that would encourage or facilitate unanticipated population growth.

Based on the preceding, the potential for the Project to induce substantial growth directly or indirectly is considered less-than-significant.

b) *No Impact*. No housing exists within the Project site, and the Project does not propose uses or activities that would otherwise displace housing assets or persons. Based on the preceding, the Project would have no impacts related to displacement of housing or displacement of people.

Sources: 2040 Moreno Valley General Plan; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Substantiation:

a, b) *Less-Than-Significant Impact*. Development of the Project could result in incremental increased demands for fire protection and law enforcement services. Primary fire protection services to the Project area are currently provided by Moreno Valley Fire Department, under contract with the Riverside County Fire Department.

Police protection and crime prevention services are provided by the Moreno Valley Police Department, under contract with the Riverside County Sheriff's Department.

The Project, of itself, is not of sufficient scale or scope to warrant or necessitate the construction or substantive expansion of fire or police protection facilities. That is, these facilities are master planned to serve the City and region as a whole; and to respond to area-wide growth and demographic trends; not to the implementation of single conventional light industrial projects of less than 250,000 square feet, such as proposed by the Project.

Permit and inspection fees; and tax revenues generated by the Project would provide funding that would be generally available to supplement existing fire

protection and police protection service levels. Specifically, the Project would be required to comply with the City of Moreno Valley Development Impact Fee Ordinance (Ordinance No. 695). Fees collected pursuant to Ordinance No. 695 would act to offset incremental Project-related fire protection and police protection services demands.

Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered fire or police protection facilities is considered less-than-significant.

c) *Less-Than-Significant Impact.* Employment opportunities created by the Project may result in increased secondary impacts to school and park facilities. Both the Moreno Valley Unified School District (MVUSD) and the Val Verde Unified School District (VVUSD) provide educational facilities and services to the City of Moreno Valley. Increased student population could result from requests for Intra-District Transfers from employees of the Project wanting to enroll their children in schools closer to their place of employment. The Project would not, however, contribute substantially to the resident population base using school facilities. The potential for secondary effects of the Project to result in substantial adverse physical impacts associated with new or physically altered school facilities is therefore considered less-than-significant. The Project would pay required school impact fees, acting to offset any incremental effects to area school services and school facilities.

d) *Less-Than-Significant Impact.* Light industrial uses proposed by the Project would not introduce new residences to the area or otherwise create substantive additional demands for park facilities or park services. As such, the potential for the Project to result in substantial adverse physical impacts associated with new or physically altered park facilities is therefore considered less-than-significant.

e) *Less-Than-Significant Impact*. Development of the Project would require established public agency oversight including, but not limited to, plan check and permitting actions by the City Planning Division, City Public Works Department, Moreno Valley Police Department, and the Moreno Valley Fire Department. These actions typically fall within routine tasks of these agencies and are paid for via plan check and inspection fees. The potential for the Project to result in substantial adverse physical impacts associated with new or physically altered other public facilities is therefore considered less-than-significant.

Sources: 2040 Moreno Valley General Plan; Moreno Valley Municipal Code (Ordinance No. 695); Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Substantiation:

a) *Less-Than-Significant Impact*. The Project does not propose elements (e.g., residential development) that would result in substantial increased demands for neighborhood or regional parks or other recreational facilities. As such, the Project's potential to result in increased demands on neighborhood or regional parks or other recreational facilities is considered less-than-significant.

b) *No Impact.* Construction of recreational facilities is not included in the Project, nor would the Project require the construction or expansion of recreational facilities. Neither Project construction nor operations are anticipated to negatively impact any surrounding recreational facilities. As such, the Project will have no impact in this regard.

Source: Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐

Substantiation:

a–d) *Potentially Significant Impact*. The Project has the potential to increase vehicular traffic along area roads. Vehicle Miles Traveled (VMT) analysis and Traffic Impact Analysis (TIA) will be prepared to examine potential impacts of the Project to area transportation/traffic facilities and operations. The potential for the Project to result in potentially significant transportation impacts will be

evaluated in the Project EIR. Mitigation measures will be proposed for any impacts determined to be potentially significant.

Source: Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Substantiation:

a, b) *Potentially Significant Impact*. The Project Cultural Resources Investigation will encompass potential effects of the Project on Tribal Cultural Resources. There are no known Tribal Cultural Resources within the Project site. Nor is it anticipated that the Project would adversely affect off-site Tribal Cultural Resources. Notwithstanding, Tribal Resources consultation with requesting Tribes will be

accomplished as provided for under AB 52, Gatto. Native Americans: California Environmental Quality Act. Pending completion of any requested Tribal Consultation(s), the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 is considered potentially significant and will be addressed in the Project EIR. Mitigation measures will be proposed if/as required.

Source: Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIV. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Substantiation:

a) *Less-Than-Significant Impact.* Wastewater generated by the Project would be collected for treatment by the Eastern Municipal Water District (EMWD), a permittee of the Santa Ana Regional Water Quality Control Board (SARWQCB). The Project would connect to existing EMWD sanitary sewer system lines located in proximate rights-of-way.

Wastewater treatment demands of the Project can be accommodated within the scope of existing/programmed EMWD facilities and would not cause or result in exceedance of wastewater treatment requirements of the SARWQCB. That is, Project-generated wastewater would be typical of light industrial sources and would not require treatment beyond that provided by existing and programmed EMWD facilities. Moreover, the Project would be developed and operated in compliance with the City regulations and standards of the SARWQCB, ensuring that wastewater generated by the Project would not pose unanticipated demands on area wastewater treatment facilities. A conditional sewer service Will-Serve letter has been provided by EMWD, indicating the District's willingness to serve the Project (see: IS Appendix C). Provision of sewer service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for sewer service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

No additional or non-standard water treatment is required to meet the Project's water demands. Water service to the Project would be provided by the Eastern Municipal Water District (EMWD). The Project would connect to existing EMWD water system lines located in proximate rights-of-way.

A conditional water service Will-Serve letter has been provided by EMWD, indicating the District's willingness to supply the Project (see: IS Appendix C).

Provision of water service by EMWD is contingent on the Applicant's compliance with EMWD rules and regulations. Additional EMWD requirements for water service may include plan check review and approval, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges.

Additionally, the Project would be required to pay applicable water connection and service fees, which act to fund water supply system improvement plans, operations, and maintenance.

Development of the Project site would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, street lighting, and other facilities.

All utilities currently exist within the immediate vicinity of the Project site. All modification of, and connection to, existing services would be accomplished consistent with City and purveyor requirements. Impacts associated with providing utilities to the Project site are considered less-than-significant.

Based on the preceding, the potential for the Project to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause adverse environmental effects is considered less-than-significant.

b) *Less-Than-Significant Impact.* Water demands of the City are evaluated within the EMWD 2020 Urban Water Management Plan (2020 UWMP). That is, water demand planning reflected in the UWMP takes into account anticipated development of the City pursuant to the General Plan.

The Project proposes a General Plan Land Use Amendment that would redesignate the Project site General Plan Land Use designation from Commercial to Business Park/Light Industrial. The 2020 UWMP indicates that industrial use water demands are approximately one-tenth (0.1) the water demands of commercial uses (2020 UWMP, p. 4-5). Based on the proposed change in land use, the Project would result in decreased water demands when compared to water demands assumed and evaluated in the 2020 UWMP.

The 2020 UWMP substantiates that there would be sufficient water supplies to meet water demands of the City. Water demands of the Project would be reduced when compared to water demands of the City assumed and evaluated in the 2020 UWMP. By extension, there would be sufficient water supplies to meet the demands of the Project.

As supported by the preceding discussion, sufficient water supplies are available to serve the Project from existing entitlements and resources, and the potential for the Project to require new or expanded entitlements is less-than-significant.

c) *Less-Than-Significant Impact*. Wastewater treatment service for the Project would be provided by EMWD. Wastewater generated by the Project would be collected and conveyed to the Moreno Valley Regional Water Reclamation Facility (MVRWRF). This facility has a capacity to treat 16 million gallons of wastewater per day (mgd). MVRWRF wastewater treatment demands in the year 2020 was approximately 11 mgd, indicating a current residual capacity of approximately 5 mgd. Planned ultimate capacity of the MVRWRF is 18 mgd.

There is existing MVRWRF residual capacity available to treat wastewater generated by the Project. Wastewater generated by the Project is accounted for and reflected in current and programmed EMWD sewer treatment facilities planning. Moreover, the comparative reduction in Project water consumption discussed above at Checklist Item XVIV b) would result in a corollary reduction

in wastewater generated by the Project and related Project wastewater treatment demands. The Project would pay applicable sewer connection and service fees, providing funds available for EMWD wastewater system expansion and maintenance, acting to offset the Project's incremental demands for wastewater collection and treatment services.

Based on the preceding discussion, the Project's potential to exceed current or anticipated wastewater treatment capacities or require the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, is considered less-than-significant.

d) *Less-Than-Significant Impact*. Solid waste generated within the City is conveyed to Riverside County Waste Management Department's (RCWMD) landfills. Serving landfills include: Lamb Canyon Landfill, El Sobrante Landfill, and Badlands Landfill. All Riverside County landfills are Class III disposal sites permitted to receive non-hazardous municipal solid waste such as would be generated by the Project. Landfills serving the City operate below their permitted maximum daily acceptance rates and have the potential for future expansion.[1] Based on their current and future capacities and capabilities, landfills serving the City could accommodate incremental solid waste demands of the Project. Compliance with State and City waste reduction and recycling mandates would decrease the Project's solid waste disposal requirements further reducing potential impacts at serving landfills.

Based on the preceding discussion, the Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal

[1] See: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2246?siteID=2368; https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402; https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2245?siteID=2367.

needs. The potential for the Project to exceed the permitted capacity of serving landfills is considered less-than-significant.

e) *Less-Than-Significant Impact*. The Project would be required to comply with local, state and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams.

The City remains committed to continuing its existing waste reduction and minimization efforts with the programs that are available through the City. Light industrial uses proposed by the Project, and solid waste generated by those uses would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste.

Based on the preceding, the potential for the Project to conflict with or obstruct federal, state, and local statutes and regulations related to solid waste is considered less-than-significant.

Sources: 2040 Moreno Valley General Plan; EMWD Will-Serve Letter; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Substantiation:

a-d) *Less-Than-Significant Impact.* Per Cal Fire *Fire Protection Fire and Resource Assessment Program mapping information*,[2] the Project site and surrounding areas are not located within a designated Fire Hazard Severity Zone.

The Project does not propose or require facilities or operations that would obstruct evacuation routes documented in the Moreno Valley Local Hazard Mitigation Plan (LHMP). The Project would be required to adhere to the Municipal Code requirements and policies included in the General Plan Safety Element addressing disaster response and emergency evacuation. Compliance with Municipal Code regulations and local disaster prevention plans, as well as conformance with the General Plan policies, would ensure that the Project would not impair an adopted emergency response plan or emergency evacuation plan. Project impacts in these regards would therefore be less-than-significant.

Compliance with Municipal Code regulations and local disaster prevention plans, as well as conformance with General Plan policies, would ensure that the Project would not result in or exacerbate wildfire risks, or increase the risk of

2 https://egis.fire.ca.gov/FHSZ/

exposure to pollutant concentrations associated with wildfires. Project impacts in these regards would therefore be less-than-significant.

The Project site is served by major roadways and is located within an existing built environment that is served by storm water, sewer, electricity, potable water distribution, and communications systems infrastructure. The Project does not propose or require facilities or operations requiring the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Project impacts in these regards would therefore be less-than-significant.

The Project would be implemented within an urbanized area of the City. The Project site and surrounding areas are not subject to slope failure, landslides, or flooding. The Project does not propose or require facilities or operations that would contribute to or result in potential exposure of people or structures to flooding or landslides. Therefore, the Project would not increase risk associated with post-fire flooding or landslides, and impacts in these regards would be less-than-significant.

Sources: 2040 Moreno Valley General Plan; *Fire Protection Fire and Resource Assessment Program Mapping Information* (Cal Fire) *(https://egis.fire.ca.gov/FHSZ/)*; Project Application Materials.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal	☒	☐	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Substantiation:

a) *Potentially Significant Impact.* Certain biological resources may be adversely affected by the Project. Additionally, as yet unknown cultural resources may exist within the Project area. The Project therefore may have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The EIR will propose mitigation to reduce or avoid any potentially significant impacts to protected biological and/or cultural resources.

b) *Potentially Significant Impact.* The Project has the potential to result in cumulatively considerable impacts. As discussed in the previous environmental

evaluation, implementation of the Project may result in potentially significant impacts under the environmental topics of:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Energy;
- Geology and Soils (Paleontological Resources Only);
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Land Use and Planning;
- Noise; and
- Transportation.

To a certain extent, impacts of the Project, together with existing uses and other known or anticipated development proposals may have a cumulative effect under the above-listed environmental considerations. The Project EIR will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region. Mitigation will be proposed in instances where the Project may result in or contribute considerably to potentially significant cumulative impacts.

c) *Potentially Significant Impact***.** As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects, resulting in potentially adverse effects to human beings. While adverse environmental effects that could affect human beings could, to some degree, be substantiated under all CEQA issue areas, Project impacts that could directly affect human beings include:

- Air Quality;
- Energy;
- Greenhouse Gas (GHG) Emissions/Global Climate Change;
- Noise; and
- Transportation.

The Project EIR will address these environmental topics and present mitigation measures for any potentially significant impacts.

4.0 DETERMINATION

4.0 DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.	☐
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	☒
I find that the project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	☐
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	☐

City of Moreno Valley:

Signature_____ Date _____

Printed
Signature_____

APPENDICES

APPENDIX A
Geotechnical Investigation

SOILS SOUTHWEST, INC.

SOILS, MATERIALS AND ENVIRONMENTAL ENGINEERING CONSULTANTS

897 VIA LATA, SUITE N • COLTON, CA 92324 • (909) 370-0474 • (909) 370-0481 • FAX (909) 370-3156

July 26, 2023 Project No. 20022-APPL

Black Ridge Real Estate Group, Inc.
c/o Mr. Ryan Martin
16901 Millikan Avenue
Irvine, California 92606

Subject: Opinion Letter-Applicability of the Existing Soils Report
Proposed Office/Warehouse Building
75542 Heacock Street
Moreno Valley, California

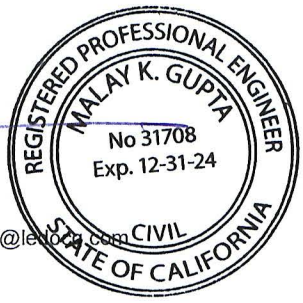
Reference: Report of Geotechnical Investigations
Prepared by Soils Southwest, Inc., dated August 5, 2020

Gentlemen:

Based on recent site visit, since no evidence is noted of new fill soils placement, or new cut to the grades are apparent based on which the referenced soils report was prepared, it is our opinion that the referenced Report of Geotechnical Investigations, dated August 5, 2020 should be considered valid and applicable for future proposed development.

Respectfully submitted,
Soils Southwest, Inc.

Malay Gupta, RCE 31708



Dist./1-addressee Ryan Martin (rmartin@leedom.com)

SOILS SOUTHWEST, INC.
SOILS, MATERIALS AND ENVIRONMENTAL ENGINEERING CONSULTANTS

897 VIA LATA, SUITE N • COLTON, CA 92324 • (909) 370-0474 • (909) 370-0481 • FAX (909) 370-3156

Report of Geotechnical Investigations & Soil Infiltration Testing for WQMP-BMP Design

Proposed Office and Warehouse Structures
Proposed Heacock Industrial Development
75542 Heacock Street @ Ironwood Avenue
City of Moreno Valley, California

Project No. 20022-F/BMP

August 5, 2020

Prepared for:

Black Ridge Real Estate Group, Inc.
c/o Mr. Ryan Martin
16901 Millikan Avenue
Irvine, CA 92606

soilssouthwest@aol.com
Established 1984

SOILS SOUTHWEST, INC.
SOILS, MATERIALS AND ENVIRONMENTAL ENGINEERING CONSULTANTS

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August 5, 2020 Project No. 20022-F/BMP

Black Ridge Real Estate Group, Inc.
16901 Millikan Avenue
Irvine, CA 92606

Attention: Mr. Ryan Martin

Subject: Report of Geotechnical Investigations &
Soil Infiltration Testing for WQMP-BMP Design
Planned Office and Warehouse Structure
Proposed Heacock Industrial Development
75542 Heacock Street @ Ironwood Avenue, City of Moreno Valley, California

Reference: Conceptual Site Plan Prepared by SB&O, Inc.

Gentlemen:

Presented herewith are the Reports of Soils and Foundation Evaluations and Soil Infiltration Testing for WQMP-BMP design conducted for the site of the planned office-warehouse structure to be located at 75542 Heacock Street, City of Moreno Valley, California. In absence of development details, the recommendations included should be considered "preliminary", subject to revision following development plan review.

Based on test explorations completed at this time it is our opinion that, in general, the soils encountered primarily consist of deposits of highly compressible, dry to damp, loose, silty gravelly sandy fills up to about 10 feet below grade, overlying deposits of variegating layers of moderately dense gravely medium to coarse sands to the maximum 31 feet depth explored. No shallow-depth groundwater or bedrock was encountered.

Based on review of the available published public documents, it is understood that the site is not situated within an A-P Special Studies Zone, and with groundwater table at a depth in excess of 50 feet, as per the California DMG Special Publication SP-117, the site is considered non-susceptible to soils liquefaction in event of a strong motion earthquake.

Based on the field and laboratory testing completed it is our opinion that with the presence of the highly compressible low SPT soils encountered up to about 8 to 10 feet should be considered unsuitable for directly supporting structural loadings without excessive differential settlements. It is our opinion that when graded as recommended herein, the structural pad thus constructed, should be adequate for the development proposed.

Respectfully submitted,
Soils Southwest, Inc.

Moloy Gupta, RCE 31708

REGISTERED PROFESSIONAL ENGINEER
MOLOY K. GUPTA
No. 31708
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

John Flippin
Project Coordinator

Dist/ 1-addressee, cc: SB&O, Civil Engineers

soilssouthwest@aol.com

1.0 Introduction

Presented herewith are the Reports of Preliminary Soils and Foundation Evaluations and Soil Infiltration Testing for WQMP-BMP design conducted for the site of the office-warehouse structure to be located at 75542 Heacock Street at southeast intersection of Heacock Street and Ironwood Avenue, City of Moreno Valley, California.

The purpose of this evaluation is to determine the nature and engineering properties of the site soils and to provide geotechnical recommendations for foundation design, concrete slab on-grade, paving, parking, site grading, utility trench backfills and inspection during construction. The report also include necessary soil infiltration testing and recommendations for WQMP-BMP design as requested.

The recommendations contained reflect our best estimate of the soils conditions as encountered during field investigations conducted. It is not to be considered as a warranty of the soils for other areas, or for the depths beyond the exploratory depths described.

The recommendations supplied should be considered valid when the following conditions are fulfilled:

i. Pre-grade meeting with contractor, public agency, project civil and soils engineers,
ii. Continuous grading observations and excavated bottom verifications by soils engineer prior to engineered backfill placement,
iii. Continuous observations and testing during site preparation and structural fill soils placement,
iv. Observation and inspection of footing trenching prior to steel and concrete placement,
v. Plumbing trench backfill placement prior to concrete slab-on-grade placement,
vi. On and off-site utility trench backfill testing and verifications, and
vii Consultations as required during construction, or upon your request.

1.1 Proposed Development

No detailed development plans are prepared and none such is available for review. However, based on the preliminary information supplied, it is understood that the subject development will primarily include one industrial warehouse structure of conventional wood-frame and stucco, or concrete tilt-up construction with continuous wall and isolated spread footings with concrete slab-on-grade. Based on available preliminary drawings it is understood that an approximately 223,436 square feet warehouse structure is proposed. Supplemental construction is anticipated to include paving/parking, driveways, among others. Considering minor sloping with uneven grades, moderate site preparations and grading should be anticipated.

1.2 Site Description

The existing rectangular-shaped property is currently vacant and unimproved. In general, the site overall is bounded by Ironwood Avenue on the north, by new industrial office/warehouses on the south and east, and by Heacock Street on the west. The overall vertical relief within the property is currently unknown; however based on site reconnaissance, incidental surface runoff appears to flow towards the west and to the southeast. With the exception of scattered debris, soil stockpiles, along with an existing natural drainage ravine, no other significant features are noted.

2.0 Scope of Services

Geotechnical evaluations included review of the available publications for the site and its adjacent, along with necessary sub-surface explorations, soil sampling, necessary laboratory testing, engineering analyses and the preparation of this report. In general, our Scope of Services included the following:

o **Field Explorations**

For geotechnical evaluations, five (5) exploratory test borings (B-1 to B-5) were made using a hollow-stem auger drilling rig advanced to maximum 31 feet below existing grade. Supplemental three(3) explorations (P-1 to P-3) are made for WQMP-BMP testing advanced to depth in the range below existing grade at the approximate locations as suggested by the project design engineer. Prior to test excavations, an underground utility clearance was established with Underground Service Alert (USA) of Southern California to avoid possible subsurface life-line obstruction and rupture. Following necessary soil sampling and in-situ testing, the soil sample test excavations were backfilled with local soils using minimum compaction effort. Collected samples were subsequently transferred to our laboratory for necessary geotechnical testing. Approximate test excavation locations are shown on the attached Plate 1.

During excavations, the soils encountered were continuously logged and bulk and undisturbed samples were procured. Collected samples were subsequently transferred to our laboratory for necessary geotechnical testing. Description of the soils encountered is shown on the Test Exploration Logs in Appendix A.

o **Laboratory Testing**

Representative bulk and undisturbed site soils were tested in laboratory to aid in the soils classification and to evaluate relevant engineering properties pertaining to the project requirements. The laboratory tests completed include the following:

- In-situ moisture contents and dry density (ASTM Standard D2216),
- Maximum Dry Density and Optimum Moisture Content (ASTM Standard D1557),
- Direct Shear (ASTM Standard D3080),
- Soil consolidation (ASTM Standard D2435),
- Soils Gradation evaluations (ASTM D422),
- Soils Sand Equivalent, SE (ASTM D 2419). and
- Expansion Potential Index (ASTMD4829)

No soils chemical analysis is currently included. Post-grading soil chemical analysis analyses, including pH, sulfate, chloride, and resistivity should be performed prior to actual construction and concrete pour. Reports on such will be supplied when requested. Description of the test results and test procedures used are provided in Appendix B.

o Based on the field investigation and laboratory testing completed, engineering analyses and evaluations are made on which to base our preliminary recommendations for foundations design, slab-on-grade, paving/ parking, site preparations and grading, monitoring during construction, and preparation of this report for initial use by the project design professionals.

3.0 Geotechnical Descriptions

3.1 Soils Conditions

Based on test explorations completed at this time it is our opinion that, in general, the soils encountered primarily consist of deposits of highly compressible, dry to damp, loose, silty gravelly sandy fills up to about 10 feet below grade, overlying deposits of variegating layers of moderately dense gravely medium to coarse sands to the maximum 31 feet depth explored. No shallow-depth groundwater or bedrock was encountered. Descriptions of the soils encountered are provided in the Log of Borings B-1 to B-5 and infiltration test borings P-1 to P-3, attached.

Laboratory shear tests conducted on the upper bulk samples remolded to higher density indicate moderate shear strengths under increased soil moisture conditions. Results of the laboratory shear tests are provided in Appendix B of this report.

Sandy silty in nature, the site soils are considered "very low" in expansion characteristics with Expansion Index, EI, less than 20, thereby requiring no special construction requirements other than those as described herein.

3.2 Subsurface Variations

During site preparations and grading, presence of scattered buried debris, organic and others non-structural materials may be anticipated. In addition, variations in soil strata and their continuity and orientations may be expected. Due to the nature and depositional characteristics of the fill and natural soils existing as described, care should be exercised in interpolating or extrapolating the subsurface soils conditions existing in between and beyond the test explorations conducted.

3.3 Excavatibility

It is our opinion that the grading required for the project may be accomplished using conventional heavy-duty construction equipment. Based on upper very low-density fill soils with low SPT blow counts as encountered, it is our opinion no special construction equipment should be warranted in site preparations and grading. Use of no blasting or jack-hammering should be anticipated.

3.4 Soil Corrosivity

Since change in soils chemical compositions are expected following site preparations and grading, no laboratory soil corrosivity potential evaluations are currently initiated. Following mass grading completion, results of the soil corrosivity testing, including in minimum the pH, sulfate, chloride and resistivity concentrations will be supplied on request.

3.5 Groundwater

Groundwater was not encountered within the maximum depth of 31 feet explored and none such is anticipated during grading and construction. The following table lists the historical groundwater table based on the information as supplied by the local reporting agency.

GROUNDWATER TABLE	
Reporting Agency	Water Master Support Services-San Bernardino Valley Conservation District/Western Municipal Water District Cooperative Well Measuring Program, Fall 2018
Well Number	03S/03W-06D Hemlock /Davis
Well Monitoring Agency	Eastern Water Municipal Water District
Well Location: Township/Range/Section	T3S-R3W-Section 06
Well Elevation:	1654.90
Current Depth to Water (Measured in feet)	73.20
Current Date Water was Measured	November 8, 2018
Depth to Water (Measured in feet) (Shallowest)	72.10
Date Water was Measured (Shallowest)	March 8, 2018

4.0 Faulting and Seismicity

4.1 Faulting and Seismicity

Based on the information published by the Department of Conservation, State of California, it is understood that the subject site is not situated within an A-P Special Study Zone, where a fault(s) runs through or its immediate adjacent. However, considering Southern California being in a seismically risky area, it is our opinion that while it is not economically feasible to develop a site that are totally resistant to earthquake-related hazards, implementation of the design and construction knowhow using the current CBC design procedures may benefit the development planned.

4.2 Direct or Primary Seismic Hazards

Surface ground rupture along with active fault zones and ground shaking represent primary or direct seismic hazards to structures. There are no known active or potentially active faults that pass through or towards the subject site, and the site is not situated within an AP Special Studies Zone. According to the current CBC, the site is considered within Seismic Zone 4. As a result, it is likely that moderate to severe ground shaking may be experiences for the development proposed.

4.3 Induced or Secondary Seismic Hazards

In addition to ground shaking, effects of seismic activity may include flooding, land-sliding, lateral spreading, ground settlements, and subsidence. Potential effects of such are discussed as below.

4.3.1 Flooding

Flooding hazards include tsunamis (seismic sea waves), Seiches, and failure of manmade reservoirs, tanks and aqueducts. In absence of such nearby potential for flooding is considered remote.

4.3.2 Land Sliding

Considering the subject site being near level with developed surrounding, potential for seismically induced land sliding is considered "remote".

4.3.3 Lateral Spreading

Structures or facilities proposed are expected to withstand predicted ground softening and/or predicted vertical and lateral ground spreading/displacements, to *an acceptable level of risk*. Seismically induced lateral spreading involves lateral movement of soils due to ground shaking.

The topography of the site being near level, it is our opinion that the potential for seismically induced lateral ground spreading should be considered "remote".

4.4 Site Specific Seismic Effects

The site is situated at about 3.86 miles from the San Jacinto Fault capable of generating an earthquake magnitude of M=7.5 to 7.7and PGA of 0.562g. Considering the recorded historic groundwater levels being over 50 below existing surface grade, along with the cohesive silty soils no site soils liquefaction evaluation is included and none such should be considered necessary for the project described.

4.5 Seismic Design Coefficients

Using s Site Coordinates of 33.945626°N, -117.242573W and considering the site being situated at about 3.86 miles from the San Jacinto Fault. For foundation and structural design, the following seismic parameters are suggested based on the current 2019 CBC:

Recommended values are based upon the USGS ASCE 7-Hazard Reports Parameters and the California Geologic Survey: PSHA Ground Motion Interpolator Supplemental seismic parameters are provided in Appendix C of this report. The following presents the seismic design parameters as based on the available publications as currently published by the California Geological Survey and 2019 CBC

The following presents the seismic design parameters as based on available publications as currently published by the California Geological Survey and 2019 CBC.

TABLE 4.5.1 Seismic Design Parameters

CBC Chapter 16	2019 ASCE 7-16 Standard Seismic Design Parameters	Recommended Values
1613A.5.2	Site Class	D
1613.5.1	The mapped spectral accelerations at short period	S_s
1613.5.1	The mapped spectral accelerations at 1.0-second period	S_1
1613A5.3(1)	Site Class D / Seismic Coefficient, S_s	1.751 g
1613A5.3(2)	Site Class D / Seismic Coefficient, S_1	0.685 g
1613A5.3(1)	Site Class D / Seismic Coefficient, F_a	1.000 g
1613A5.3(2)	Site Class D / Seismic Coefficient, F_v	NA
16A-37 Equation	Spectral Response Accelerations, $S_{Ms} = F_a S_s$	1.751 g
16A-38 Equation	Spectral Response Accelerations, $S_{M1} = F_v S_1$	NA
16A-39 Equation	Design Spectral Response Accelerations, $S_{Ds} = 2/3 \times S_{Ms}$	1.168g
16A-40 Equation	Design Spectral Response Accelerations, $S_{D1} = 2/3 \times S_{Ms}$	NA

TABLE 4.5A.2 Seismic Source Type

Based on California Geological Survey-Probabilistic Seismic Hazard Assessment Peak Horizontal Ground Acceleration (PHGA) having a 10 percent probability of exceedance in a 50-year period is described as below:

Seismic Source Type / Appendix C	
Nearest Maximum Fault Magnitude	M>\=7.5-7.7
Peak Horizontal Ground Acceleration	0.562g

In design, vertical acceleration may be assumed to about 1/3 to 2/3 of the estimated horizontal ground accelerations described.

It should be noted that lateral force requirement in design by structural engineer should be intended to resist total structural collapse during an earthquake. During lifetime use of the structure built, it is our opinion that some structural damage may be anticipated requiring some structural repairs. Adequate structural design and implementation of such in construction should be strictly observed.

5.0 Evaluations and Recommendation

5.1 General Evaluations

The conclusions contained herein are base upon subsurface explorations, laboratory testing, and necessary engineering evaluations completed as described. Although no significant variations in soil conditions are anticipated, actual soils conditions may, however, vary during construction from those as described in this report. It will be the subcontractor's responsibility to notify Soils Southwest about subsoil variations, if any, for revised/updated recommendations.

While caving was not encountered, it is possible that a trench, exploratory boring, or excavation would react in an entirely different manner. All shoring and bracing, if required, shall be in accordance with the current requirements of the State of California Division of Industrial Safety and other public agencies having jurisdiction.

Based on field explorations, laboratory testing and subsequent engineering analysis, the following conclusions and recommendations are presented for the site under study:

(i) Moderate site clearance should be expected, including, but not be limited to, roots, stumps, buried irrigation systems, and others.

(ii) From geotechnical viewpoint, the site is considered grossly stable for the proposed development. Minor rocks may be compressible during grading and utility installations.

(iii) Because of the near surface slightly compressible fill soils existing as described, conventional grading should be in form of subexcavations, scarification and moisturization, followed by their replacement as engineered fills compacted to 95% or better. In event new fill soils are required over the grades existing, such should be placed following the subgrade preparations as described. No footings and/or new fills should be placed directly bearing on the compressible surface soils existing.

(iv) Considering areas of fill soils encountered, it is our opinion that during grading localized deeper sub-excavations may be warranted within areas of buried debris, irrigation pipes etc. It will be the responsibility of the grading contractor to inform soils engineer of the presence of buried utilities or supplemental fills soils when exposed.

(v) In order to minimize potential excessive differential settlements, it is recommended that structural footings should be established exclusively into engineered fills of local sandy soils or its equivalent or better, compacted to minimum 95% of the soils Maximum Dry Density at near Optimum Moisture conditions. Construction of footings and slabs straddling over cut/fill transition should be avoided.

(vi) Structural design considerations should also include probability for "moderate to high" peak ground acceleration from relatively active nearby earthquake faults. The effects of ground shaking, however, can be minimized by implementation of the seismic design requirements and the procedures as outlined in the current CBC as described earlier in Section of this report.

(vii) Provisions should be maintained during construction to divert incidental rainfall away from the structural pads constructed.

(viii) It is our opinion that, if site preparations and grading are performed as per the generally accepted construction practices, the proposed development will not adversely affect the stability of the site, or the properties adjacent.

5.1.1 Preparations for Structural Pad

Considering near grade variable consistency loose and highly compressible soils existing as encountered, it is our opinion that no structural footing or concrete slab-on-grade should be established directly bearing on the near surface soils currently existing.

It is our opinion that for adequate structural support, moderate site preparations and grading should be anticipated in form of subexcavations of the near grade soils and their replacement as engineered fills compacted to minimum 95%.

In general, for the structural pad proposed, the grading should include sub-excavations of the subgrade soils up to about (i) 8 to 10 feet below the current grade surface. Actual subexcavation depth should be determined by soils engineer during mass grading by. Supplemental detailed sub-excavation recommendations will be supplied following detailed development plan review.

The site preparations, subexcavations and grading described should encompass, in minimum, the individual planned structural foot-print areas, and minimum 8-10 feet beyond. The engineered fills for structural support should be compacted to minimum 95% of the soil Maximum Dry Density as determined by the ASTM D1557 test method.

The sub-excavation depths described should be considered as "preliminary". Localized additional sub-excavations may be required within areas underlain by undocumented old fills, buried utilities and abandoned sewer and/or buried septic systems. It is recommended that the excavated subgrades should be verified and approved by soils engineer prior to structural fill soil placement.

General Earthwork recommendations are enclosed in Section 5 of this report.

5.2 Structural Fill

5.2.1 Structural Fill Material

Local soils free of debris, organic, roots, debris and rocks larger than 6-inch in diameter should be considered suitable for re-use as structural backfill.

In the event subgrades exposed during construction are found different from those as described in this report. It will be the subcontractor's responsibility to notify Soils Southwest about subsoil variations, if any, for revised/updated recommendations.

Backfills placed should be compacted to minimum 95% of the soil Maximum Dry Density as determined by the ASTM D1557 test method. Import soils, if required, should be gravelly sandy soils similar to the local soils or its better as approved by soils engineer.

In general, fill soils for structural support should meet the following criteria:

Liquid Limit	<35
Plasticity Index	<15
Expansion Index	<20

5.2.2 Structural Fill Soils Placement

During grading, structural fills should be placed in 6 to 8-inch loose lifts, at near Optimum Moisture conditions and compacted to minimum 95 percent. No fill shall be placed, spread, or compacted during unfavorable weather conditions.

5.3 Structural Foundations

5.3.1 Spread Foundations

The proposed structures may be supported by continuous wall and/or isolated spread footings founded exclusively into engineered fills of local soils compacted to minimum 95%. From geotechnical viewpoint, conventional footings may be sized to a minimum 15" wide, embedded to minimum 24" below lowest adjacent final grade. Actual foundation dimensions, however, should be determined by structural engineer based on anticipated structural loading, soil vertical bearing capacity, soil lateral pressures, and the described PGA, among others. Structural design should conform to the current CBC Seismic Design requirements as described in earlier section of this report.

Use of footings straddling over cut/fill transition, shall be avoided. Excavated footings trenches should be sufficiently "moistened", re-compacted if necessary, verified and approved in writing by soils engineer immediately prior to steel and concrete placement.

For design, an allowable soil vertical bearing capacity of 2500 psf may be considered for the local soils when used as structural fills compacted to minimum 95%. If normal code requirements are applied, the above capacities may further be increased by an additional 1/3 for short duration of loading which includes the effect of wind and seismic forces. Supplemental 250 psf increment in foundation bearing capacity may be considered for each 1- foot increment in footing embedment up to a total not exceeding 3500 psf.

From geotechnical viewpoint, footing reinforcements consisting of 2-#4 rebar placed near the top and 2-#4 near bottom of continuous footings are suggested. Actual reinforcements as specified by project structural engineer should be incorporated during construction.

The settlements of properly designed and constructed foundations supported exclusively into engineered fills of site soils or its equivalent or better, and carrying the maximum anticipated assumed structural loadings of 40 kips and 4 klf for isolated and wall footings, respectively, are expected to be within tolerable limits. For static loading condition, over a span of 40 ft, estimated total and differential settlements are estimated to about 1 and 1/2-inch, respectively.

5.3.2 Concrete Slab-on-Grade for Industrial Use

The prepared subgrades compacted to minimum 95% prepared to receive footings should be adequate for concrete slab-on-grade placement. For industrial use, 6 to 8-inch thick (net) concrete slab-on-grade may be considered, reinforced with #4 rebar at 24" on-center, underlain by 2-inch of compacted clean sand, followed by 10-mil thick commercially available vapor barrier, such as Stego-Wrap or its equivalent, or better. The installations of such should be as per manufacturer's specifications. The gravelly sands used underneath vapor barrier should have a Sand Equivalent, SE, of 30 or greater. Alternative reinforcement using "fiber mesh" may be considered entirely at the discretion of the addressee.

5.3.3 Concrete Driveways

For loaded track traffic, with estimated Traffic Index, TI, of 7.0, concrete driveways should consist of minimum 6-inch thick concrete, placed over 4-inch Class II or CMB base compacted to 95%, overlying graded local soils similarly compacted to at least 95%. Actual concrete slab-on-grade thickness should be determined by the project structural engineer considering a soil Modular of Subgrade Reaction, k_s, of 450 kcf. Driveway slab reinforcing and construction/expansion joints etc. should be incorporated as recommended by the project structural engineer. Use of thicker driveway edges are strongly suggested. Suggested minimum reinforcing requirement is #4 rebar at 24" on-center. Alternative reinforcing use may be considered entirely at the discretion of the addressee.

Subgrades to receive concrete should be "pre-moistened" as would be expected in any such concrete placement. Use of low-slump concrete is recommended. In addition, it is recommended that utility trenches underlying concrete slabs and driveways should be thoroughly backfilled with gravelly sandy soils mechanically compacted to the recommended minimum prior to concrete pour. No water jetting should be allowed in lieu of the recommended mechanical compaction.

5.3.4 Concrete Curing and Crack Control

The recommendations presented in this report are intended to reduce the potential for cracking of concrete slabs-on-grade due to concrete curing or settlement. However, even when the following recommendations have been implemented; foundations, stucco walls and concrete slabs-on-grade may display some minor cracking due to minor soil movement and/or concrete shrinkage.

To reduce and/or control concrete shrinkage, curling or cracking, concrete slabs shall be "cured" by using water prior to structural load placement. The following general procedures are recommended:

1. CONCRETE STRENGTH @ 28 DAYS SHOULD BE AS DETERMINED BY STRUCTUAL ENGINEER.
2. BEFORE OPERATING VEHICLES AND EQUIPMENT ON SLABS, INSURE THAT CONCRETE SLABS ARE PROPERLY "CURED".
3. DO NOT POUR CONCRETE WHEN OUTSIDE TEMPERATURE EXCEEDS 90^{O} F OR 80^{O} F WHEN THE WIND EXCEEDS 12 MPH. CONCRETE POURING IN EXTREME WEATHER CONDITIONS IS NOT RECOMMENDED.
4. START CURING AS SOON AS HARD TROWELING IS DONE. ALL CURING SHALL BE WET CURING BY USING BURLAP FOR A MINIMUM OF 7 DAYS. BURLAP MUST BE PLACED WITHIN 2 HOURS OF POURING (NO SPRAY CURING).
5. WHEN WIND, TEMPERATURE AND HUMIDITY CONDITIONS CAUSE EARLY DISAPPEARANCE OF BLEED WATER, STEPS SHALL BE TAKEN TO USE A FOG SPRAY. CURING SHALL COMMENCE IMMEDIATELY AFTER FINISHING TROWELING.

The occurrence of concrete cracking may also be reduced and/or controlled by limiting the slump of the concrete used, proper concrete placement and curing, and by placement of crack control joints at reasonable intervals, in particular, where re-entrant slab corners occur. For standard crack control maximum expansion joint spacing of 12 feet should not be exceeded. Shorter distance between joint spacing would provide greater crack control. Joints at curves and angle points are suggested, as recommended by structural engineer.

5.3.5 Structural Asphalt Concrete Pavement Thickness

Based on laboratory determined soil Sand Equivalent, SE, and on an estimated soil R-value of about 50, the following flexible pavement sections are provided for preliminary estimation purposes.

Service Area	Traffic Index, TI	Pavement Type	Paving Thickness (inch)
On-site paving/parking for commercial vehicle/conventional passenger cars	7.0	a.c. over CL. II base	6.0 over 4.0

Within paving areas, subgrade soils should be scarified moisture conditioned from 3% to 5% percent over optimum, and recompacted to at least 95 percent relative to soil's maximum Dry Density as determined by the method ASTM D1557 test procedures. The asphalt used and the base material recommended should also be compacted to minimum 95%.

The pavement evaluations are based on estimated Traffic Index (TI) as shown and on the soil R-value as described. It is recommended that following mass grading completion, representative site soils should be laboratory tested to determined actual soil R-value, based on which and on the TI as provided by the local public agency designed paving thickness should be determined for actual implementation on site

5.4 Resistance to Lateral Loads

Resistance to lateral loads can be restrained by friction acting at the base of foundation and by passive earth pressure. A coefficient of friction of 0.30 may be assumed with normal dead load forces for footing established on compacted fill.

An allowable passive lateral earth resistance of 250 pounds per square foot per foot of depth may be assumed for the sides of foundations poured against compacted fill local soils or its similar. The maximum lateral passive earth pressure is recommended not to exceed 2500 pounds per square foot.

For design, lateral pressures from local soils when used as level backfill may be estimated from the following equivalent fluid density:

Active:	35 pcf
At Rest:	60 pcf

The above values may be increased by 1/3 when designing for short duration wind or seismic forces. The above values are based on footings placed on compacted engineered fills. In the case where footing sides are formed, all backfill placed against the footings should be compacted to at least 90 percent of maximum dry density.

5.5 Shrinkage and Subsidence

Based on the results of field observations and laboratory testing, it is our opinion that the upper soils when used graded may be subjected to a volume change. Assuming a 95% relative compaction for structural fills and assuming an over-excavation and recompaction depth of about 5 feet, such volume change due to shrinkage may be on the order of 15 percent or more. Further volume change may be expected following removal of buried utilities and debris, if any. Supplemental shrinkage is expected during preparation of the underlying natural soils prior to compacted fill placement. For estimation purposed, site subsoils subsidence may be approximated to about 2.5-inch when conventional construction equipments are used.

5.6 Construction Consideration

5.6.1 Unsupported Excavation

Temporary construction excavation up to a depth of 4 feet may be made without any lateral support. It is recommended that no surcharge loads such as construction equipments, be allowed within a line drawn upward at 45 degree from the toe of temporary excavations. Use of sloping for deep excavation may be considered where plan excavation dimensions are not constrained by any existing structure.

5.6.2 Supported Excavations

If vertical excavations exceeding 4 feet in depths become warranted such should be achieved using shoring to support side walls.

5.7 Site Preparations

The site preparation should include sub-excavation of the upper loose and compressible soils varying in depth of 8 to 10 feet, stockpiling, moisturization to near Optimum Moisture content. Site preparations should also include replacement of the excavated soils and other approved imported fills, if any, in 6 to 8-inch thick, compacted to the minimum 95% relative compaction. Such earth work should be in accordance with the applicable grading recommendations provided in the current CBC and as recommended in Section 5.0 of this report.

5.8 Soil Caving

Considering the sandy site soils, minor caving may be expected during deep excavations. Temporary excavations in excess of 5 feet should be made at a slope ratio of 2 to 1 (h:v) or flatter, or as per the construction guidelines as provided by Cal-Osha.

Concrete Paving, if considered, should be at least 6-inch thick reinforced with #5 rebar at 18" o/c, placed directly over the local sandy gravelly soils compacted to minimum 95%. Actual paving thickness, however, should be supplied by the project structural engineer based on soil Subgrade Reaction, k_s, of 450 kcf as described.

5.9 Utility Trench Backfill

In absence of precise grading and development plan review, it is our opinion that utility trench backfills within proposed structural pad should be placed in accordance with the following recommendations:

- Trench backfill should be placed in thin lifts compacted to 90 percent or better of the laboratory maximum dry density for the soils used. As an alternative, clean granular sand may be used having a SE value greater than 30. Jetting is not recommended within utility trench backfill.

- Exterior trenches along a foundation or a toe of a slope and extending below a 1:1 imaginary line projected from the outside bottom edge of the footing or toe of the slope should be compacted to 90 percent of the Maximum Dry Density for the soils used during backfill. All trench excavations should conform to the requirements and safety as specified by the Cal-Osha

5.9.1 Utilities

Considering seismically susceptible ground shaking, use of commercially available flexible connections for utilities and life-line services are suggested.

Utility knockouts in foundation walls should be oversized to accommodate differential movements. Utility trenches are a common source of water infiltration and migration. If granular fill materials are placed beneath the building, utility trenches that penetrate beneath the building should be effectively sealed to restrict water intrusion and flow through the trenches that could migrate below the building.

5.10 Pre-construction Meeting

It is recommended that no clearing of the site or any grading operation be performed without the presence of a representative of this office. An on-site pre-grading meeting should be arranged between the soils engineer and the grading contractor prior to any construction.

5.11 Seasonal Limitations

No fill shall be placed, spread or rolled during unfavorable weather conditions. Where the work is interrupted by heavy rains, fill operations shall not be resumed until moisture conditions are considered favorable by the soils engineer.

5.12 Planters

To minimize potential differential settlement to foundations, planters requiring heavy irrigation should be restricted from using adjacent to footings. In event such becomes unavoidable, planter boxes with sealed bottoms, should be considered.

5.13 Landscape Maintenance

Only the amount of irrigation necessary to sustain plant life should be provided. Pad drainage should be directed towards streets and to other approved areas away from foundations. Slope areas should be planted with draught resistant vegetation. Over watering landscape areas could

adversely affect the proposed site development during its life-time use.

5.14 Observations and Testing During Construction

Recommendations provided are based on the assumption that structural footings and slab-on-grade be established exclusively into compacted fills. Excavated footings should be inspected, verified and certified by soils engineer prior to steel and concrete placement to ensure their sufficient embedment and proper bearing as recommended. Structural backfills discussed should be placed under direct observations and testing by this facility. Excess soils generated from footing excavations should be removed from pad areas and such should not be allowed on subgrades underlying concrete slab.

In event other geotechnical consultants are retained during grading, Soils Southwest, Inc. will not be held responsible for any distress that may occur during life-time use of the structures constructed.

5.15 Plan Review

Based on the site plan supplied, the recommendations supplied should be considered 'preliminary'. It is recommended that grading and development plans should be reviewed when prepared in order verify adequacy of the geotechnical recommendations supplied. Supplemental recommendations may be warranted following grading plan review.

6.0 Earth Work/General Grading Recommendations

Site preparations and grading should involve over-excavation and replacement of local soils as structural fill compacted to 95% or better. Although no significant variations in soil conditions are anticipated, actual soils conditions may vary in the event subgrades exposed during construction are found different from those as described in this report. It will be the subcontractor's responsibility to notify Soils Southwest about sub soil variation, if any, for revised/updated recommendations.

Structural Backfill:

Local soils free of debris, large rocks and organic should be considered suitable for reuse as backfill. Loose soils, formwork and debris should be removed prior to backfilling retaining walls. On-site sand backfill should be placed and compacted in accordance with the recommended specifications provided below. Where space limitations do not allow conventional backfilling operations, special backfill materials and procedures may be required. Pea gravel or other select backfill can be used in limited space areas. Additional recommendations on such will be supplied when requested.

Site Drainage:

Adequate positive drainage should be maintained away from the structural pads constructed. A 2% desirable slope for surface drainage is recommended. Planters and landscaped areas adjacent to building should be designed as such so as to minimize water infiltration into sub-soils. Adjacent to footings, use of planter areas with closed bottoms and controlled drainage, should be considered.

Utility Trenches:

Buried utility conduits should be bedded and backfilled around the conduit in accordance with the project specifications. Where conduit underlies concrete slab-on-grade and pavement, the remaining trench backfill above the pipe should be mechanically compacted.

General Grading Recommendations:

Recommended general specifications for surface preparation to receive fill and compaction for structural and utility trench backfill and others are presented below.

1. Areas to be graded, backfilled or paved, shall be grubbed, stripped and cleaned of all buried and undetected debris, structures, concrete, vegetation and other deleterious materials prior to grading.

2. Where compacted fill is to provide vertical support for foundations, all loose, soft and other incompetent soils should be removed to full depth as approved by soils engineer, or at least up to the depth as previously described in this report. The areas of such removal should extend at least 5 feet beyond the perimeter of exterior foundation limit or to the extent as approved by soils engineer during grading.

3. The fills to support foundations and slab-on-grade should be compacted to minimum 95% of the soil's Maximum Dry Density at 3% to 5% over Optimum. In order to minimize potential differential settlements to foundations and slabs straddling over cut and fill transition, cut portions following cut, should be further over excavated and such be replaced as engineered fill compacted to at least 95% of the soil's Maximum Dry Density as described in this report.

4. Utility trenches within building pad areas and beyond should be backfilled with granular material and such should be mechanically compacted to at least 90% of the maximum density for the material used.

5. Compaction for structural fills shall be determined relative to the maximum dry density as determined by ASTM D1557 compaction methods. All in-situ field density of compacted fill shall be determined by the ASTM D1556 standard methods or by other approved procedures.

6. All new imported soils if required shall be clean granular non-expansive material or as approved by the soils engineer.

7. During grading, fill soils shall be placed as thin layers, thickness of which following compaction shall not exceed six to eight inches.

8. No rocks over six to eight inches in diameter shall be permitted to use as a grading material without prior approval of soils engineer.

9. No jetting and/or water tampering be considered for backfill compaction for utility trenches without prior approval of the soils engineer. For such backfill, hand tampering with fill layers of 8 to 12 inches in thickness, or as approved by the soils engineer is recommended.

10. Utility trenches at depth and cesspool and abandoned septic tank existing within building pad areas and beyond, should be excavated and removed, or such should be backfilled with gravel, slurry or by other material as approved by soils engineer.

11. Imported fill soils if required, should be equivalent to site soils or better. Such should be approved by the soils engineer prior to their use.

12. Grading required for pavement, side-walk or other facilities to be used by general public, should be constructed under direct observation of soils engineer or as required by the local public agencies.

13. A site meeting should be held between grading contractor and soils engineer prior to actual construction. Two days of prior notice will be required for such meeting.

7.0 WQMP-BMP Stormwater Disposal Design Water Infiltration Rate Using Porchet Method

Presented herewith are the preliminary results of soils infiltration testing performed for the planned storm water disposal design system proposed for the project site described. Considering the relatively homogenous silty sand during preliminary site explorations, no known changes are anticipated during site grading, however test results should be considered tentative given the potential for changes to site finish grade(s) or changes in soil conditions during grading.

Three (3) infiltration tests were performed at about 10 to 12 feet below the current grades as suggested by the project civil engineer within the approximate location of the proposed underground stormwater chamber as supplied by the project engineering proposed site plan. Although tested, the original P-1 test is omitted from the analyses and reporting since soil conditions varied greatly compared to the other two infiltration test borings and adjacent soil sample borings where very coarse gravely sandy conditions resulted in excessive infiltration test results more than doubled that of P-2 and P-3.

Tests were performed using the standardized "falling-head" test converted using the Porchet Method to infiltration rate as per the guidelines in accordance with the Table 1, Infiltration Basin Option 2 of Appendix A of the Riverside County-Low Impact Development (LID) BMP design Handbook/ Approximate test locations are shown on Plate 1, attached.

The soils encountered consist in general of upper fine to medium course silty sands to the maximum 12 feet depth explored and proposed chamber bottom (P-2 and P-3). For the purposes of determining the presence/or lack of presence of groundwater or any impermeable soils, soils encountered below twelve (12) feet to maximum depth of thirty one (31) feet consists, in general of, silty fine fill and local sands overlying variegating layers of silty and slightly clayey sands and fine to medium coarse gravely sands with pebbles and rock fragments, test boring (B-1),

No free groundwater was encountered. Descriptions of the soils encountered are provided in the Log of Borings, P-1 to P-3 attached.

Based on the field infiltration testing completed, it is our opinion that for the infiltration system design proposed at between 10 to 12 feet below grade, the observed soils infiltration rates are 5.2 and 5.4 in/hr.

For design, it is suggested that, use of an appropriate factor of safety as determined by the design engineer should considered to the observed rate to account for long-term saturation, inconsistencies in subsoil conditions, potential for silting and lack of maintenance. The observed soils percolation rates are provided in Table7.4.1 in Section 7.4 of this report.

7.1 EXCAVATED TEST BORINGS

For BMP soil infiltration testing at the location as shown on the accompanying Plate 1, three (3) tests borings (P-1 to P-3) were made using a 8-inch diameter hollow-stem auger drilling rig, advanced to approximately 10 and 12 feet below the current grade as suggested the project engineer. Water used during infiltration percolation testing was supplied by using water jugs and a water tank.

7.2 METHODOLOGY AND TEST PROCEDURES:

EQUIPMENT SET-UP (POST EXCAVATION) PROCEDURES

Following test boring completion, each of the test holes were fitted with perforated pvc pipes backfilled with 2-inch thick crushed rock at the bottom to minimize potentials for scouring and caving. For testing, each test hole was initially filled using water supplied by water jugs.

Prior to actual testing, in order to determine test intervals, as per the Section 2.3 for deep percolation testing of the referenced handbook guideline, one to two consecutive readings were performed to determine if six (6) or more inches of water seeped in 25 minutes. Since 6 inches or more of water seeped away in less than 25 minutes for both P-2 and P-3, subsequent percolation testing were performed at 10-minute time intervals for at least the minimum six hours or until the rates were consistent.

Testing included water placement at about 7-10 feet below existing grade surface (inlet depth or 24 inches above infiltration system bottom).

The final 10-minute recorded percolation test rates were converted into an Infiltration Rate (I_t) for inches per hour using the "Porchet Method" equation as described in the Reference 2, Riverside County Low Impact Development BMP Design Handbook.

7.3 INFILTRATION TEST RESULT

Based on the soils infiltration testing completed at the test locations and at the test depth as described, the observed soil percolation rates are 5.2"/hr and 5.4"/hr for the test locations P-2 and P-3 respectively.

Calculations to convert the percolation test rate to infiltration test rates in accordance with Section 2.3 of the County Handbook are presented in Table I and II below. For design, it is suggested that, use of a factor of safety of 2.0 to 3.0, or an appropriate Factor of Safety as selected by the design engineer should be considered to the observed field percolation rate described.

7.3.1. Conversion Calculations & Summary:

TABLE I
Conversion Table (Porchet Method)

Test No.	*Depth Test Hole (inches)*	*Time Interval*	*Initial Depth (inch)*	*Final Depth (inch)*	*Initial Water Height (inch)*	*Final Water Height (inch)*	*Change Height/ Time*	*Average Head Height/Time*
	D_T	$\Delta_{T\,(Min)}$	$D_{o\ (in)}$	$D_{f\,(in)}$	$H_o=D_t-D_o$	$H_f=D_t-D_f$	$\Delta H= H_f-H_O$	$H_{avg} = (H_o+H_f)/2$
P-1	~~120~~	~~10~~	~~86~~	~~110.0~~	~~34.0~~	~~10.0~~	~~24.0~~	~~22.00~~
P-2	144	10	120	125.5	24.0	18.5	5.5	21.25
P-3	110	10	86	95.5	24.0	14.5	9.5	19.25

	Infiltration Rate (It)=ΔH60r/Δt(r+2Havg)		
	A	B	C
Test No.	ΔH60r	Δt(r+2Havg)	A/B=in/hr
P-1	~~5760~~	~~480~~	~~12.0~~
P-2	1320	252.5	5.23
P-3	2280	425.0	5.36

TABLE II

For WQMP-BMP design, based on the soils infiltration testing completed and, on the calculations as described, the following infiltration rates may be considered. Actual field test data are attached.

Observed Infiltration Rate for Design

Test Date Test No. (7-9-2020)	Relative Site Location	Test Depth (ft.) Below Grade	Observed Rate (inch/hour) Porchet Method
~~P-1~~	~~South~~	~~10.0~~	~~12.0~~
P-2	North	12.0	5.23
P-3	West	10.0	5.36

Use of safety factor should be considered to account for long-term saturation, inconsistencies in subsoil conditions, along with the potential for silting of percolating soils.

The infiltration rate described is based on the in-situ testing completed at the locations as suggested by the project civil engineer. In event the final chamber location and depth vary considerably from those as described herein, supplemental soils infiltration testing may be warranted.

It should be noted that over prolong use and lack of maintenance the detention/infiltration basins or deep chambers constructed based on the suggested design rate may experience much lower infiltration rate due to the accumulation of silts, fines, oils and others. Regular maintenance of the chambers in form of removal of debris, oil and fines are strongly recommended. A maintenance record of such is suggested for future use, if any.

Suggested Site Requirements for Stormwater BMP installation

The invert of stormwater infiltration shall be at least 10 feet above the groundwater elevation. Stormwater infiltration BMPs shall not be placed on steep slopes and shall not create the condition or potential for slopes instability.

Stormwater infiltration shall not increase the potential for static or seismic settlement of structures on or its adjacent.

Stormwater infiltration shall not place an increased surcharge on structures or foundations on or its adjacent. The pore-water pressure shall not be increased on soil retaining structures on or adjacent to the site.

The invert of stormwater infiltration shall be set back at least 15 feet, and outside a 1:1 plan drawn up from the bottom of adjacent foundations.

Stormwater infiltration shall not be located near utility lines where the introduction of stormwater could cause damage to utilities or settlement of trench backfill.

Stormwater infiltration is not allowed within 100 feet of any potable groundwater production well.

Once installed, regular maintenance of the detention basin is recommended.

8.0 Closure

The conclusions and recommendations presented are based on the findings and observations made at the time of subsurface test explorations. The recommendations should be considered 'preliminary' since they are based on soil samples only. Supplemental investigation and engineering evaluations may be required following grading plan review.

If during construction, the subsoils exposed appear to be different from those as described in this report, this office should be notified to consider any possible need for revised/updated geotechnical recommendations.

Recommendations provided are based on the assumptions that structural footings will be established exclusively into compacted fill. No footings and/or slabs are allowed straddling over cut/fill transition interface.

Final grading and foundation plans should be reviewed by this office when they become available. Site grading must be performed under inspection by geotechnical representative of this office. Excavated footings should be inspected and approved by soils engineer prior to steel and concrete placement to ensure that foundations are founded into satisfactory soils and excavations are free of loose and disturbed materials.

A pre-grading meeting between grading contractor and soils engineer is recommended prior to construction preferably at the site, to discuss the grading procedures to be implemented and other requirements described in this report to be fulfilled.

This report has been prepared exclusively for the use of the addressee for the project referenced in the context. It shall not be transferred or be used by other parties without a written consent by Soils Southwest, Inc. We cannot be responsible for use of this report by others without inspection and testing of grading operations by our personnel.

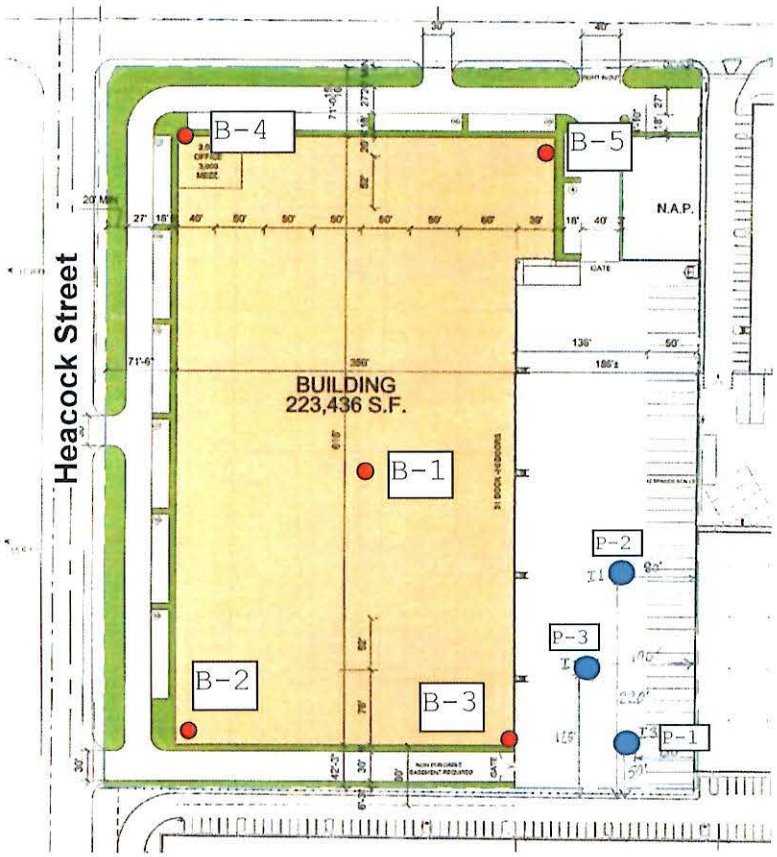
Should the project be delayed beyond one year after the date of this report; the recommendations presented shall be reviewed to consider any possible change in site conditions.

The recommendations presented are based on the assumption that the necessary geotechnical observations and testing during construction will be performed by a representative of this office. The field observations are considered a continuation of the geotechnical investigation performed.

IF ANOTHER FIRM IS RETAINED FOR GEOTECHNICAL OBSERVATIONS AND TESTING, OUR PROFESSIONAL LIABILITY AND RESPONSIBILITY SHALL BE LIMITED TO THE EXTENT THAT SOILS SOUTHWEST, INC. WOULD NOT BE THE GEOTECHNICAL ENGINEER OF RECORD. FURTHER, USE OF THE GEOTECHNICAL RECOMMENDATIONS BY OTHERS WILL RELIEVE SOILS SOUTHWEST, INC. OF ANY LIABILITY THAT MAY ARISE DURING LIFETIME USE OF THE STRUCTURES CONSTRUCTED.

PLOT PLAN AND TEST LOCATIONS
Proposed Office/Warehouse Structure
Heacock Industrial
75542 Heacock Street @ Ironwood Avenue
City of Moreno Valley, California

(Not to Scale)



Legend:
B-1 Approximate Location of Test Borings
P-1 Approximate Location of Infiltration Test Boring

Plate 1

8.0 APPENDIX A

Field Explorations

Field evaluations included site reconnaissance and five (5) exploratory soil sample test borings and three (3) infiltration test borings using a truck mounted hollow-stem auger drill-rig. During site reconnaissance, the surface conditions were noted, and test excavation locations were determined.

Soils encountered during explorations were logged and such were classified by visual observations in accordance with the generally accepted classification system. The field descriptions were modified, where appropriate, to reflect laboratory test results. Approximate test locations are shown on Plate 1.

Where feasible, relatively undisturbed soils were sampled using a drive sampler lined with soil sampling rings. The split barrel steel sampler was driven into the bottom of test excavations at various depths. Soil samples were retained in brass rings of 2.5 inches in diameter and 1.00 inch in height. The central portion of each sample was enclosed in a close-fitting waterproof container for shipment to our laboratory. In addition to undisturbed sample, bulk soil samples were procured as described in the logs.

Logs of test explorations are presented in the following summary sheets that include the description of the soils and/or fill materials encountered.

LOG OF BORINGS
&
INFILTRATION FIELD DATA

Soils Southwest, Inc.
897 Via Lata, Suite N
Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING P-1

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					SP-SC			disturbed rough graded soils
								SAND-dark gray brown, slightly clayey, fine to medium, pebble, damp to moist
					SP		5	- color change to dark brown, fine to medium coarse, pebbles and rock fragments damp
					GP-SP			- color change to light brown, gravely, rock framents, occasional rock, medium to coarse, dry
							10	- End of infiltration test boring @ 10.0 ft. - no bedrock - no groundwwater - 3" PVC pipe installed with gravel at bottom
							15	
							20	
							25	
							30	

Groundwater: n/a
Approx. Depth of Bedrock: n/a
Datum: n/a
Elevation: n/a

Site Location

Proposed Industrial Building
75542 Heacock Street
Moreno Valley, California

Plate #

Soils Southwest, Inc.
897 Via Lata, Suite N
Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING P-2

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					SM-ML			weeds
								SAND - brown, silty, fine, scattered pebbles and rock fragments
							5	
					SM			- color change to light brown, silty, fine to medium, pebbles, dry to damp
							10	
								- End of infiltration test boring @ 12 ft. - no bedrock - no groundwater - 3" PVC pipe installed with gravel at bottom
							15	
							20	
							25	
							30	

Groundwater: n/a
Approx. Depth of Bedrock: n/a
Datum: n/a
Elevation: n/a

Site Location

Proposed Industrial Building
75542 Heacock Street
Moreno Valley, California

Plate #

Soils Southwest, Inc.
897 Via Lata, Suite N
Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING P-3

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					SM			weeds
								SAND - dark gray-brown, silty, fine to medium coarse, pebble, rock fragments damp
							5	
							10	- color change to light brown, silty, fine to medium, pebble, rock fragments, dry
								- End of infiltration test boring @ 10.0 ft. - no bedrock - no groundwater - 3" PVC pipe installed with gravel at bottom
							15	
							20	
							25	
							30	

Groundwater: n/a **Approx. Depth of Bedrock:** n/a **Datum:** n/a **Elevation:** n/a	**Site Location** Proposed Industrial Building 75542 Heacock Street Moreno Valley, California	**Plate #**

Soils Southwest, Inc.
897 Via Lata, Suite N
Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING B-1

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					FILL			weeds
		5.3	98.2	76.6				SAND - light brown to brown, silty, fine, occasional pebbles, scattered rock fragments, damp to moist, very loose/ soft, scattered debris (glass shards)
							5	- fine to medium, dry, loose - (Max Dry Density = 128 pcf @ 8.5 %)
					SM-ML			- color change to light brown, silty, fine, pebbles, loose/medium stiff
							10	
6					SP			- color change to light gray-brown, gravely, medium to coarse, pebbles, rock fragments very loose to loose
							15	
								- color change to dark gray-brown, traces of silt, gravely, fine to coarse, pebbles rock fragments, damp
					SM		20	- color change to light brown, silty, fine to medium coarse, pebbles, rock fragments scattered rock 1/2", damp, dense
35								
					SM-SC			- color change to gray-brown, silty, clayey fine to medium, occasional pebble, damp, very stiff
							25	
					SM		30	- color change to light brown, silty, fine to medium coarse, pebbles, rock fragments - dense
32								
								- End of test boring @ 31.0 ft. - no bedrock - no groundwater

Groundwater: n/a **Approx. Depth of Bedrock:** n/a **Datum:** n/a **Elevation:** n/a	**Site Location** Proposed Industrial Building 75542 Heacock Street Moreno Valley, California	**Plate #**

California sampler Bulk/Grab sample Standard penetration test

Soils Southwest, Inc.
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(909) 370-0474 Fax (909) 370-3156

LOG OF BORING B-2

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					FILL			weeds SAND (fill)- light yellow brown, silty, fine, pebble, dry
13					SM			- color change to grayish light brown, silty, fine to medium, traces of clay, pebbles, rock fragments, dry
		7.6	117.0	91.4			5	- color change to light yellow orangish brown, silty, fine to medium, pebble, rock fragments, dry, loose
4					GP-SP			- gravely, medium coarse to coarse, pebbles rock fragments, very dry
							10	
							15	
		4.2	110.4	86.3	SM			- color change from light brown to orangish brown, silty, fine to medium, pebbles, some rock fragments
							20	- End of test boring @ 16.0 ft. - no bedrock - no groundwater
							25	
							30	

Groundwater: n/a
Approx. Depth of Bedrock: n/a
Datum: n/a
Elevation: n/a

Site Location

Proposed Industrial Building
75542 Heacock Street
Moreno Valley, California

Plate #

California sampler | Bulk/Grab sample | Standard penetration test

Soils Southwest, Inc.
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Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING B-3

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					FILL			weeds SAND (fill) - light brown to brown, silty, fine, pebble, dry to damp
4					SM-ML		5	- color change to grayish light brown, silty fine, pebbles, rock fragments, scattered rock 1/2"
					SM-SC			
		5.3	98.0	76	SM			- color change to gray-brown, silty, slightly clayey, fine to medium, pebbles rock fragments, damp to moist, very loose medium stiff
3							10	- color change to light brown, silty, fine to medium, pebbles, rock fragments, dry to damp - very loose/medium stiff
					SM-SC		15	- color change to dark gray, brown, silty, slightly clayey, pebbles, rock fragments
							20	
								- End of test boring @ 20.0 ft. - no bedrock - no groundwater
							25	
							30	

Groundwater: n/a **Approx. Depth of Bedrock:** n/a **Datum:** n/a **Elevation:** n/a	**Site Location** Proposed Industrial Building 75542 Heacock Street Moreno Valley, California	**Plate #**

Standard penetration test California sampler

Soils Southwest, Inc.
897 Via Lata, Suite N
Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING B-4

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					SM-ML			weeds
								SAND - brown, silty, fine to medium, pebbles rock fragments, dry to damp, very loose
5					SM			- color change to gray-brown, silty, fine, damp, very loose/medium stiff
4							5	- very loose/medium stiff
6					SM-ML			- color change to light brown, silty, fine pebbles, scattered rock fragments, dry to damp
		6.5	118.8	92.8	SM		10	- silty, fine to medium, pebbles, occasional rock fragments. dense
23					SM-SC		15	- color change to reddish brown, clayey, silty, fine to medium coarse, pebble, rock fragments, damp to moist, medium dense
								- End of test boring @ 16.0 Ft. - no bedrock - no groundwater
							20	
							25	
							30	

Groundwater: n/a
Approx. Depth of Bedrock: n/a
Datum: n/a
Elevation: n/a

Site Location

Proposed Industrial Building
75542 Heacock Street
Moreno Valley, California

Plate #

California sampler | Bulk/Grab sample | Standard penetration test

Soils Southwest, Inc.
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Colton, CA 92324
(909) 370-0474 Fax (909) 370-3156

LOG OF BORING B-5

Project: Heacock Industrial		**Job No.:** 20022-F/BMP
Logged By: John F.	**Boring Diam.:** 8"HSA	**Date:** June 26,2020

Standard Penetration (Blows per Ft.)	Sample Type	Water Content in %	Dry Density in PCF	Percent Compaction	Unified Classification System	Graphic	Depth in Feet	Description and Remarks
					FILL			weeds
								SAND - brown, silty, fine, pebbles
	■	7.1	118.5	92.6				- scattered debris (concrete)
								- color change to light brown, silty, fine to medium, pebbles, rock fragments
							5	
					SM-ML			- color change to gray-brown, silty, fine pebbles, damp
							10	
6	◥				SM			- color change to light brown, silty, traces of clay, gravely, fine to medium coarse, pebbles, rock fragments, damp to moist, medium dense to dense
					SM-SC			- color change to reddish gray-brown, lumpy clayey, silty, fine to medium, pebbles rock fragments, damp to moist, loose to medium stiff
							15	
							20	
25	◥							- medium dense/stiff
								- End of test boring @ 21.0 ft.
								- no bedrock
								- no groundwater
							25	
							30	

Groundwater: n/a
Approx. Depth of Bedrock: n/a
Datum: n/a
Elevation: n/a

Site Location

Proposed Industrial Building
75542 Heacock Street
Moreno Valley, California

Plate #

■ California sampler ◥ Bulk/Grab sample ◩ Standard penetration test

KEY TO SYMBOLS

Symbol Description

Strata symbols

Poorly graded sand with clay

Poorly graded sand

Poorly graded gravel and sand

Poorly graded silty fine sand

Silty sand

Poorly graded clayey silty sand

Fill

Soil Samplers

California sampler

Bulk/Grab sample

Standard penetration test

Notes:

1. Exploratory borings were drilled on June 26,2020 using a 4-inch diameter continuous flight power auger.

2. No free water was encountered at the time of drilling or when re-checked the following day.

3. Boring locations were taped from existing features and elevations extrapolated from the final design schematic plan.

4. These logs are subject to the limitations, conclusions, and recommendations in this report.

5. Results of tests conducted on samples recovered are reported on the logs.

Percolation Test Data Sheet

7-9-20

Project:	HEACOCK INDUSTRIAL	Project No:	20022-BMP	Date:	6-26-20
Test Hole No:	P-1	Tested By:	A.O.		
Depth of Test Hole, D_T:	120	USCS Soil Classification:			

Test Hole Dimensions (inches)			Length	Width	
Diameter (if round)=	8 INCHES	Sides (if rectangular)=			

Sandy Soil Criteria Test*

Trial No.	Start Time	Stop Time	Time Interval, (min.)	Initial Depth to Water (in.)	Final Depth to Water (in.)	Change in Water Level (in.)	Greater than or Equal to 6"? (y/n)
1	11:45	12:10	25	86	118	32	Y
2	12:22	12:47	25	86	116	30	Y

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Other wise, pre-soak (fill) overnight. Obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25".

Trial No.	Start Time	Stop Time	Δt Time Interval (min.)	D_o Initial Depth to Water (in.)	D_f Final Depth to Water (in.)	ΔD Change in Water Level (in.)	Percolation Rate (min./in.)
1	1:38	1:48	10	86	112.5	26.5	
2	1:51	2:01	10	86	111.75	25.75	
3	2:04	2:14	10	86	111	25	
4	2:16	2:26	10	86	111	25½	
5	2:29	2:39	10	86	111	25	
6	2:40	2:50	10	86	110	24	
7	2:51	3:01	10	86	110	24	
8							
9							
10							
11							
12							
13							
14							
15							

COMMENTS:

Percolation Test Data Sheet

7-9-20

Project:	HEACOCK INDUSTRIAL	Project No:	20022-BMP	Date:	6-26-20
Test Hole No:	P-2	Tested By:			
Depth of Test Hole, D_T:	144	USCS Soil Classification:			
Test Hole Dimensions (inches)			Length	Width	
Diameter (if round)=	8 INCHES	Sides (if rectangular)=			

Sandy Soil Criteria Test*

Trial No.	Start Time	Stop Time	Time Interval, (min.)	Initial Depth to Water (in.)	Final Depth to Water (in.)	Change in Water Level (in.)	Greater than or Equal to 6"? (y/n)
1	8:58	9:23	25	120	139.5	17.5	Y
2	9:26	9:51	25	120	136.25	16.25	Y

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Other wise, pre-soak (fill) overnight. Obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25".

Trial No.	Start Time	Stop Time	Δt Time Interval (min.)	D_o Initial Depth to Water (in.)	D_f Final Depth to Water (in.)	ΔD Change in Water Level (in.)	Percolation Rate (min./in.)
1	10:02	10:12	10	120	128	8	
2	10:15	10:25	10	120	126 3/4	6 3/4	
3	10:27	10:37	10	120	126 1/2	6 1/2	
4	10:39	10:49	10	120	126 1/2	6 1/2	
5	10:51	11:01	10	120	126	6	
6	11:03	11:13	10	120	125 1/2	5 1/2	
7							
8							
9							
10							
11							
12							
13							
14							
15							

COMMENTS:

Percolation Test Data Sheet

Project:	HEACOCK INDUSTRIAL	Project No:	20022-BMP	Date:	6-26-20
Test Hole No:	P-3	Tested By:			
Depth of Test Hole, D_T:	110	USCS Soil Classification:			

Test Hole Dimensions (inches)			Length	Width	
Diameter (if round)=	8 INCHES	Sides (if rectangular)=			

Sandy Soil Criteria Test*

Trial No.	Start Time	Stop Time	Time Interval, (min.)	Initial Depth to Water (in.)	Final Depth to Water (in.)	Change in Water Level (in.)	Greater than or Equal to 6"? (y/n)
1	9:18	9:43	25	86	105.5	19.5	Y
2	9:46	10:11	25	86	104.75	18.75	Y

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements taken every 10 minutes. Other wise, pre-soak (fill) overnight. Obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25".

Trial No.	Start Time	Stop Time	Δt Time Interval (min.)	D_o Initial Depth to Water (in.)	D_f Final Depth to Water (in.)	ΔD Change in Water Level (in.)	Percolation Rate (min./in.)
1	10:20	10:30	10	86	95 1/2	9 1/2	
2	10:33	10:43	10	86	95 1/2	9 1/2	
3	10:46	10:56	10	86	95 1/2	9 1/2	
4	10:58	11:08	10	86	95 1/2	9 1/2	
5	11:10	11:20	10	86	95 1/2	9 1/2	
6	11:22	11:32	10	86	95 1/2	9 1/2	
7							
8							
9							
10							
11							
12							
13							
14							
15							

COMMENTS:

9.0 APPENDIX B

Laboratory Test Programs

Laboratory tests were conducted on representative soils for the purpose of classification and for the determination of the physical properties and engineering characteristics. The number and selection of the types of testing for a given study are based on the geotechnical conditions of the site. A summary of the various laboratory tests performed for the project is presented below.

Moisture Content and Dry Density (D2937):

Data obtained from these test, performed on undisturbed samples are used to aid in the classification and correlation of the soils and to provide qualitative information regarding soil strength and compressibility.

Direct Shear (D3080):

Data obtained from this test performed at increased and field moisture conditions on relatively remolded soil sample is used to evaluate soil shear strengths. Samples contained in brass sampler rings, placed directly on test apparatus are sheared at a constant strain rate of 0.002 inch per minute under saturated conditions and under varying loads appropriate to represent anticipated structural loadings. Shearing deformations are recorded to failure. Peak and/or residual shear strengths are obtained from the measured shearing load versus deflection curve. Test results, plotted on graphical form, are presented on Plate B-1 of this section.

Consolidation (D2835):

Drive-tube samples are tested at their field moisture contents and at increased moisture conditions since the soils may become saturated during life-time use of the planned structure.

Data obtained from this test performed on relatively undisturbed and/or remolded samples, were used to evaluate the consolidation characteristics of foundation soils under anticipated foundation loadings. Preparation for this test involved trimming the sample, placing it in one inch high brass ring, and loading it into the test apparatus which contained porous stones to accommodate drainage during testing. Normal axial loads are applied at a load increment ratio, successive loads being generally twice the preceding.

Soil samples are usually under light normal load conditions to accommodate seating of the apparatus. Samples were tested at the field moisture conditions at a predetermined normal load. Potentially moisture sensitive soil typically demonstrated significant volume change with the introduction of free water. The results of the consolidation tests are presented in graphical forms on Plate B-2.

Laboratory Test Results

Table I: In-Situ Moisture-Density (ASTM D2216)

Test Boring No.	Sample Depth, ft.	Dry Density, pcf.	Moisture Content, %
1	3	98.2	5.3
2	5	117.0	7.6
2	15	110.4	4.2
3	7	98.0	5.3
4	10	118.8	6.5
5	3	118.5	7.1

Table II: Max. Density/Optimum Moisture Content (ASTM D1557-91)

Sample Location, @ Depth, ft.	Max. Dry Density, pcf	Opt. Moisture (%)
B-1 @ 3-5 Sand-lt.brn fills, silty, traces of clay, fine, pebbles, occasional rock fragments and rock 1", occasional bits of asphalt and concrete	128.0	8.5

Table III: Direct Shear (ASTM D3080)

Test Boring & Sample Depth (ft)	Test Condition	Cohesion (PSF)	Friction (Degree)
B-1 @ 3-5	Remolded to 95%	415	37

Table IV: Consolidation (D2435)

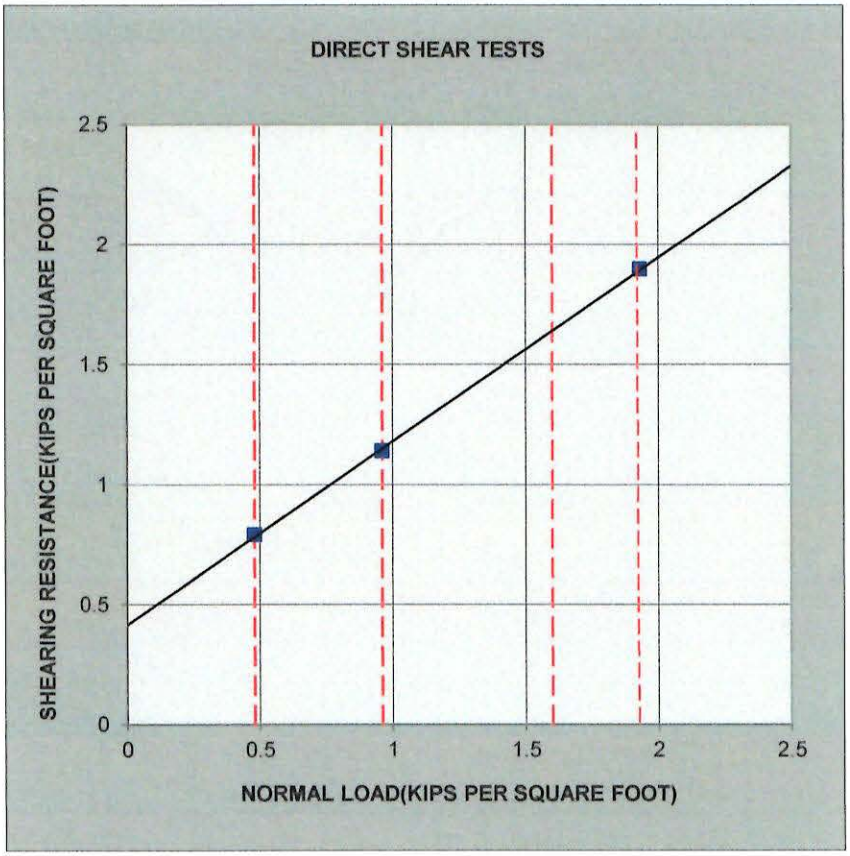
Boring B #	Depth (ft.)	Consolidation prior to saturation (%) @ 2 kips	Hydro collapse (%) @ 2 kips	Total Consolidation (%@ 8 kips) (saturated)
1 (remolded)	3-5	0.4	0.2	2.7
2 (undisturbed)	5	0.7	7.6	14.1
3 (undisturbed)	7	0.5	5.5	9.2

E. Table V: Sand Equivalent, SE (ASTM D2419)

Sample Location @ depth, ft.	Sand Equivalent Average
B-1 @ 3-5	12.57

F. Table VI: Soils Expansion Index, EI. (ASTM D4829)

Sample Location & Soils Type	Soil Expansion Index, EI	Expansion Potential
B-1 @ 3-5' Sand-lt.brn fills, silty, traces of clay, fine, pebbles, occasional rock fragments and rock 1", occasional bits of asphalt and concrete	19.75	"very low to low"

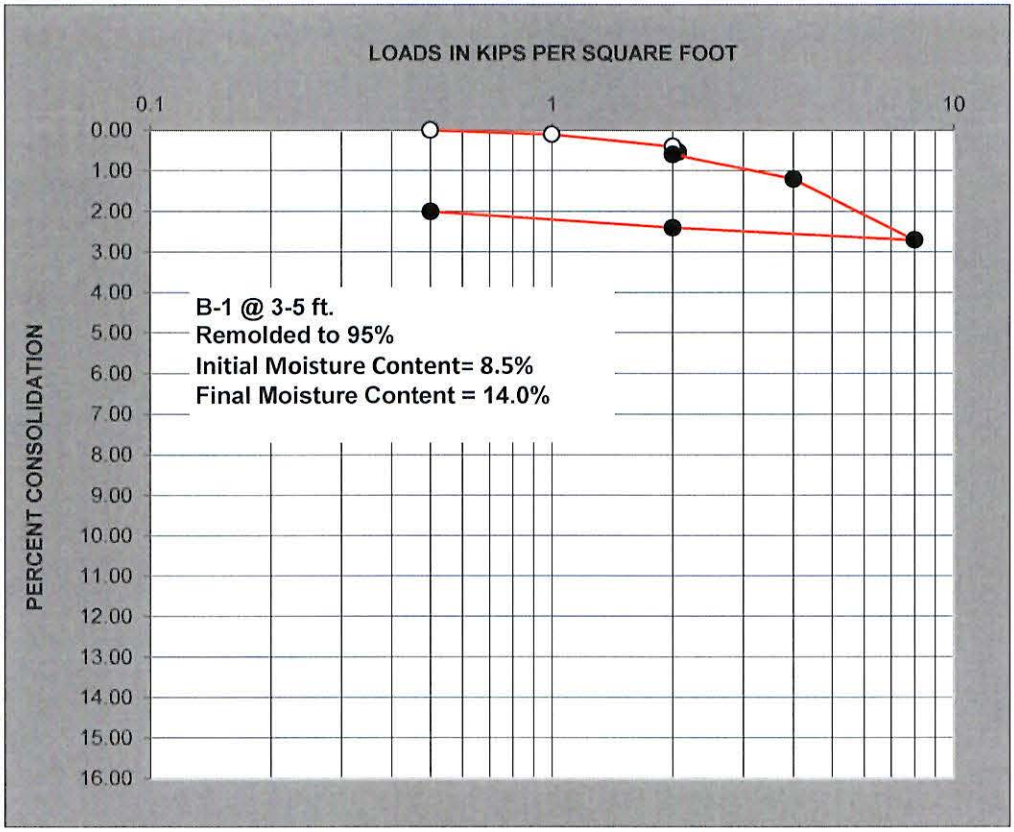


SYMBOL	LOCATION	DEPTH (FT)	TEST CONDITION	COHESION (psf)	FRICTION (degree)
■	B-1	3 to 5	Remolded to 95%	415.54	37.44

Proposed Industrial Warehouse 75542 Heacock St. @ Ironwood Avenue Moreno Valley, California	PROJECT NO.	20022-F
	PLATE	B-1

SOILS SOUTHWEST, INC.
Consulting Foundation Engineers

CONSOLIDATION TESTS

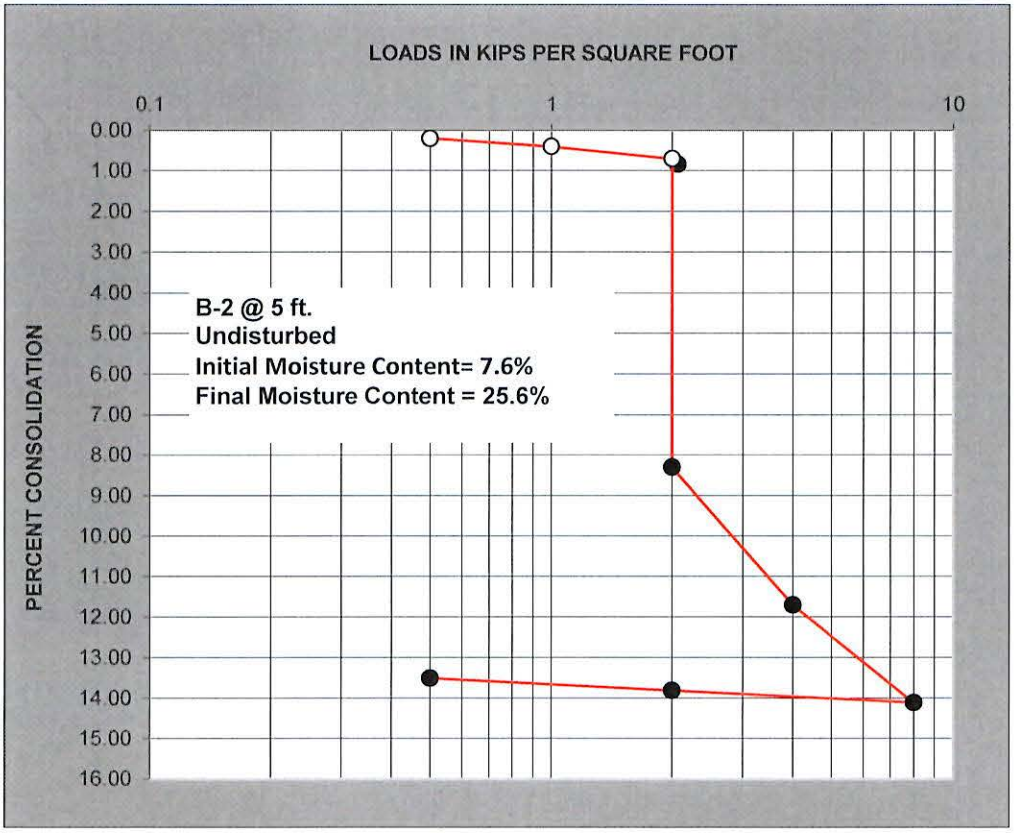


- **WATER PERMITTED TO CONTACT SAMPLE**

	PROJECT	Proposed Industrial Warehouse 75542 Heacock Street @ Ironwood Ave., Moreno Valley		
	PROJECT NO.	20022-F	PLATE	B-2

SOILS SOUTHWEST INC.
Consulting Foundation Engineers

CONSOLIDATION TESTS

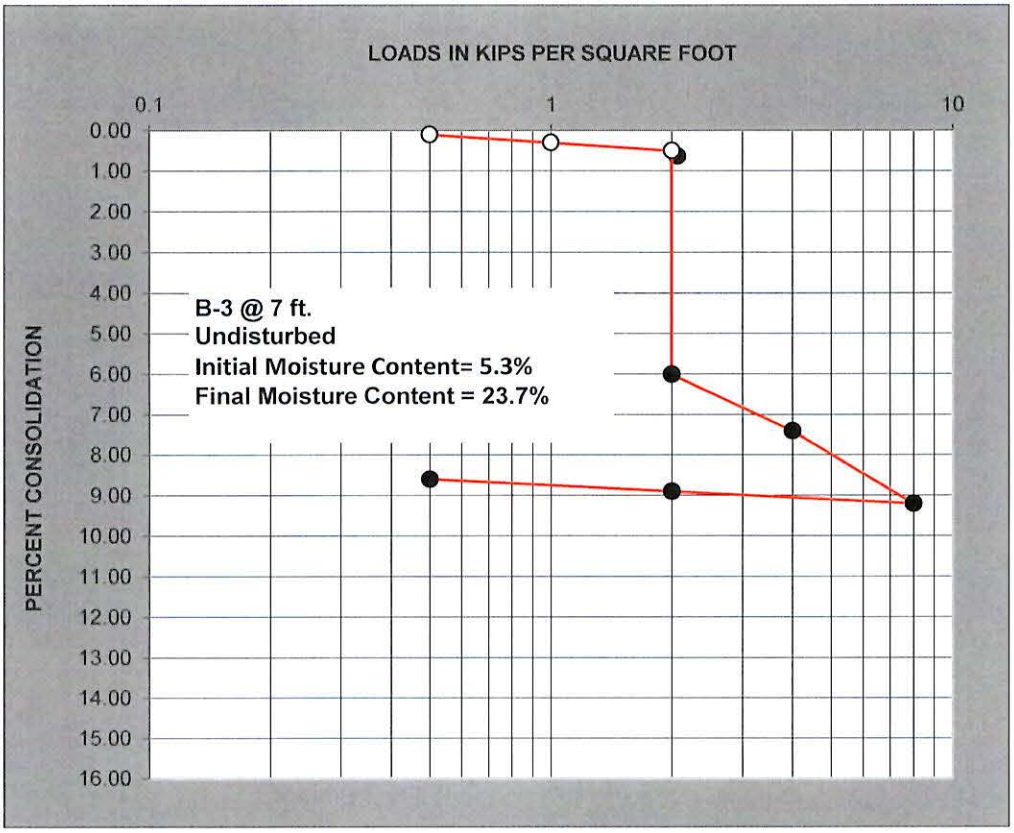


- **WATER PERMITTED TO CONTACT SAMPLE**

	PROJECT	Proposed Industrial Warehouse 75542 Heacock Street @ Ironwood Ave., Moreno Valley		
	PROJECT NO.	20022-F	PLATE	B-2-1

SOILS SOUTHWEST INC.
Consulting Foundation Engineers

CONSOLIDATION TESTS



- **WATER PERMITTED TO CONTACT SAMPLE**

	PROJECT	Proposed Industrial Warehouse 75542 Heacock Street @ Ironwood Ave., Moreno Valley		
	PROJECT NO.	20022-F	PLATE	B-2-2

SOILS SOUTHWEST INC.
Consulting Foundation Engineers

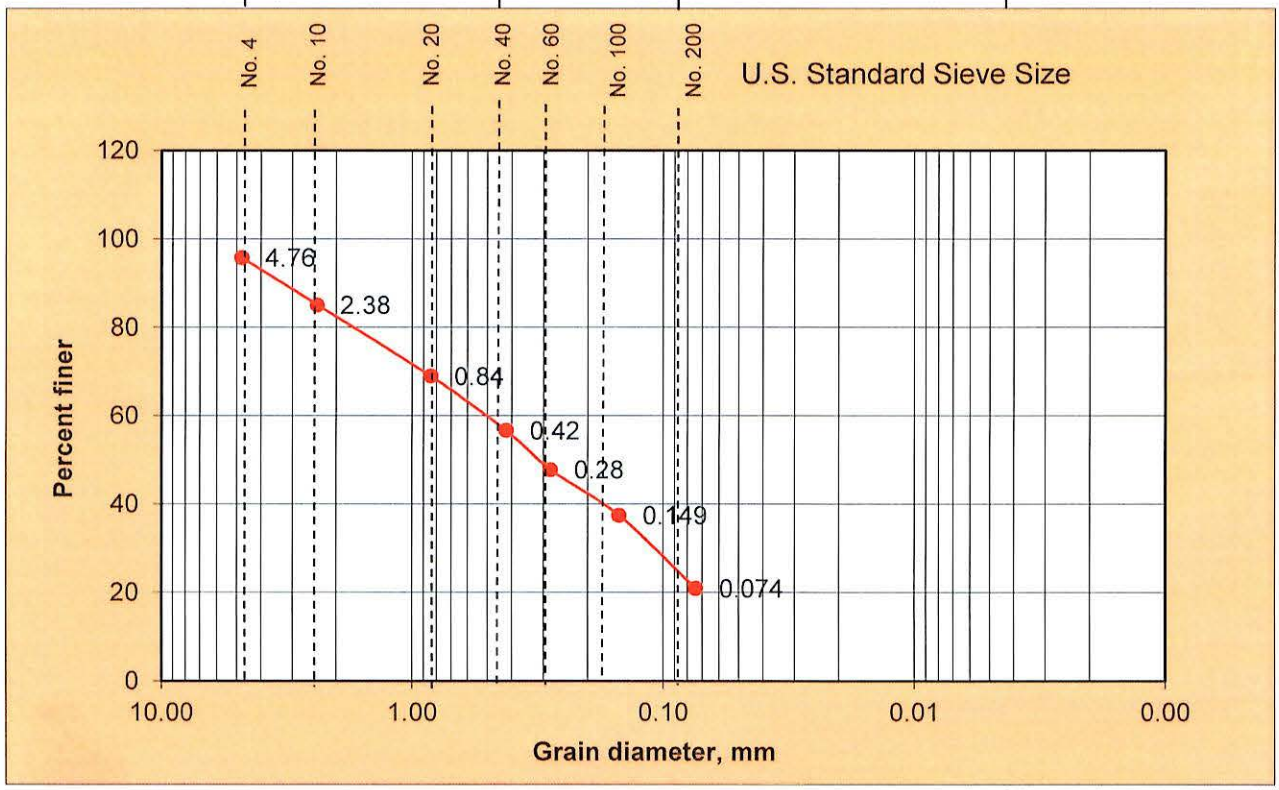
GRAIN SIZE DISTRIBUTION

Project: Heacock Industrial **Job #** 20022-F
Location: Heacock Ave, Moreno Valley **Boring No:** B-1 @ 3-5' **Sample No:** 1
Description of Soil: Sandy, brown, silty, rock frags up to 1/2" with some pebbles
Date of Sample: 7/9/2020
Tested By: Alex **Date of Testing:** 7/27/2020

Sieve No.	Sieve Openings in mm	Percent Finer
4	4.76	95.88
10	2.38	85.12
20	0.84	69.06
40	0.42	56.72
60	0.28	47.82
100	0.149	37.52
200	0.074	21.00

Grain Size	% Retained
Gravel	4
Med. to Crs	39
Fines	32
Silts	25
Clays	0

Gravel	Sand			
	Coarse to Medium	Fine	Silt	Clay



Visual Soil Description : Sand - fine to medium coarse

Soil Classification: SM

System: USC

SOILS SOUTHWEST INC.
Consulting Foundation Engineers

Expansion Index

ASTM D 4829

Machine No: 1
Project Name: Heacock Industrial
Project No: 20022-F
Lot/Boring/Trench: B-1 @ 3-5'
Depth (ft): 3 to 5
Tract No:
Location: 75542 Heacock St. Moreno Valley
Technician: JF
Date: 7/14/2020

TEST DATA		Load: 144 lb	Ring = 1" x 4"
	Dial Reading	Time (h:m)	Date
Dry / 10 min	0	11:05	7/14/2020
Inundate	0	11:15	7/14/2020
Reading	4	11:14	7/14/2020
Reading	8	11:40	7/14/2020
Reading	13	1:30	7/14/2020
EI (measured)	16	9:45	7/16/2020

DEGREE OF SATURATION DATA	Test A	Test B
A. Initial Moisture Content (%)	9.61%	0.00%
B. Weight of wet soil + Ring (g)	610.80	0.00
C. Weight of Ring (g)	188.70	0.00
D. Weight of Wet Soil (g) (B-C)	422.10	0.00
E. Weight of Dry Soil (g) (D/(1 + A))	385.09	0.00
F. Wet Density (pcf) D g/cubic cm/207 cubic cm convert to pcf (x 62.4) (1gram/cubic cm = 62.4 lbs cubic foot)	127.24	0.00
G. Dry Density (pcf) E g/cubic cm/207 cubic cm convert to pcf (x 62.4)	116.09	0.00
H. Weight of Water (pcf) (A x G)	11.16	0.00
I. Volume of Solids (cubic ft) (G/(2.7 sp. Gravity x 62.4))	0.69	0.00
J. Volume of Voids (cubic ft) (1-I)	0.31	1.00
Degree of saturation (%) Volume of water/volume of void x 100 H/62.4/J (%)	57.49	0.00

Expansion Potential			
	Test A	Test B	
0 - 20	↔	N/A	VERY LOW
21 - 50	N/A	N/A	LOW
51 - 90	N/A	N/A	MEDIUM
91 - 130	N/A	N/A	HIGH
>130	N/A	N/A	VERY HIGH

FINAL RESULTS		
Expansion Index (EI60) (A)	19.75	Final Moisture Content (%) 15.29
Expansion Index (EI60) (B)		← Note: Disregard Test (B) if Degree of Saturation is 0.0

CORRECTION FOR DEGREE OF SATURATION

EI60 = EI measured - (50-S measured) x ((65 + EI measured) / (220 - S measured))

Soils Southwest, Inc

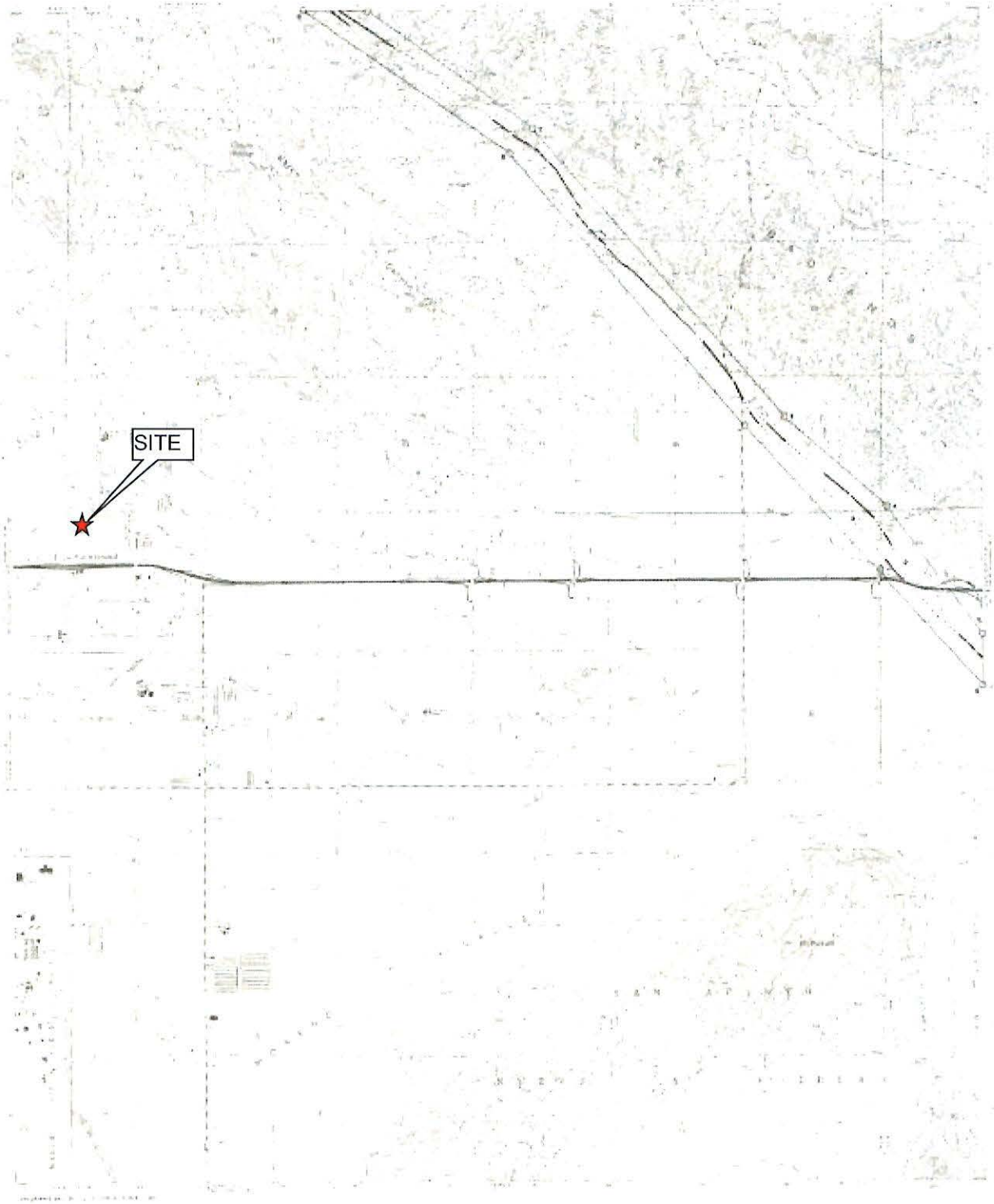
©April 16, 2008

APPENDIX C

Supplemental Seismic Design Parameters

CALIFORNIA DIVISION OF MINES AND GEOLOGY
JAMES E. SLOSSON, STATE GEOLOGIST

THE RESOURCES AGENCY
DEPARTMENT OF CONSERVATION



SCALE 1:24,000

STATE OF CALIFORNIA

SPECIAL STUDIES ZONES

Delineated in compliance with
Chapter 7.5, Division 2 of the California Public Resources Code

SUNNYMEAD QUADRANGLE

OFFICIAL MAP

Effective: July 1, 1974

State Geologist

MAP EXPLANATION

Potentially Active Faults

Faults considered to have been active during Quaternary time. Solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed. Queried (?) where evidence is conjectural. Evidence of historic offset indicated by year of earthquake associated with fault or 'H' for displacement caused by creep or local shock.

Recent fault movements (not field checked). Based on locally geomorphic and other features believed to be the results of Quaternary faulting.

Special Studies Zone Boundaries

Zones are established along straight line segments that connect intersections of encircling circles of arbitrary radius. Use of smaller radius will result in more precise zone segments.

Segment projection of zone boundary

IMPORTANT - PLEASE NOTE

1. This map may not show all potentially active faults within the special studies zones or outside their boundaries.
2. Faults shown are the basis for establishing the boundaries of the special studies zones.
3. The identification of these potentially active faults and the location of such fault traces are based on the best available data. Faults have been drawn as precisely as possible at the map scale. However, the quality of data used in highly varied. The faults shown have not been field checked during this map compilation.
4. Fault information on this map is not sufficient to serve as a substitute for information developed by the special studies that may be required under Chapter 7.5, Division 2, Section 2623 of the California Public Resources Code.

RECORDED USED TO COMPILE FAULT DATA

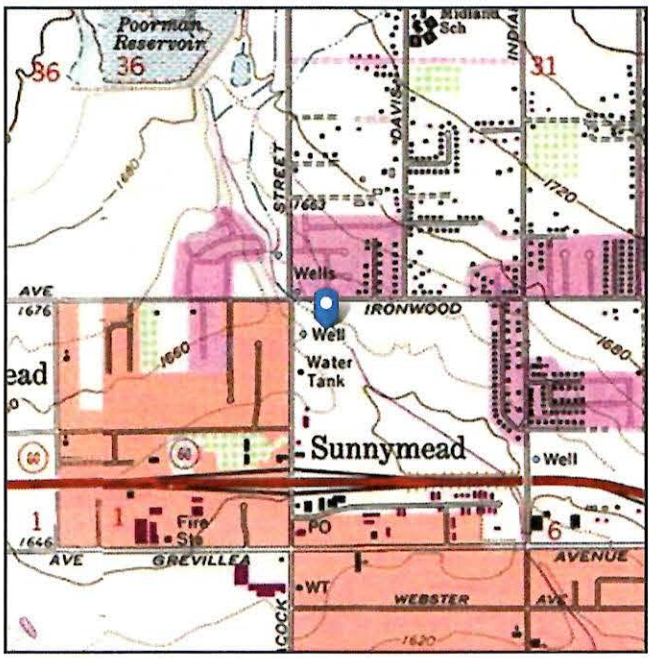
Scale of Base Map

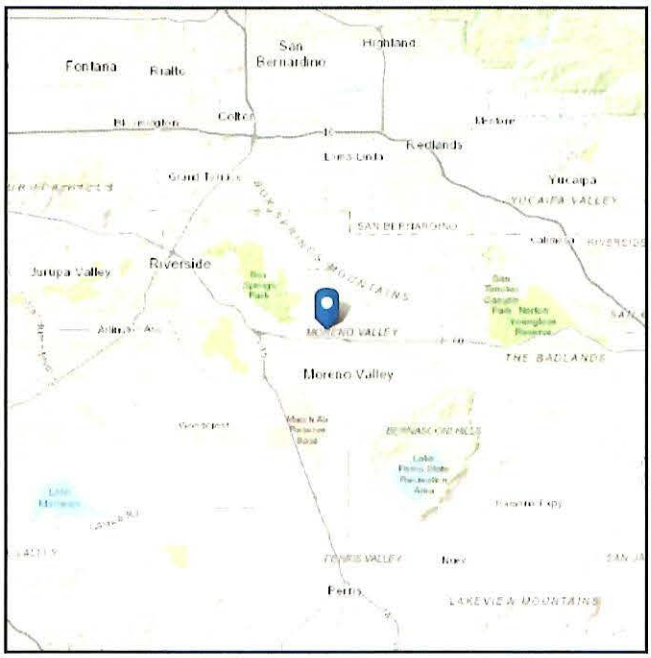
ASCE 7 Hazards Report

Address:
No Address at This Location

Standard: ASCE/SEI 7-16
Risk Category: III
Soil Class: D - Stiff Soil

Elevation: 1651.21 ft (NAVD 88)
Latitude: 33.945626
Longitude: -117.242573





ASCE
AMERICAN SOCIETY OF CIVIL ENGINEERS

Seismic

Site Soil Class: D - Stiff Soil

Results:

S_S :	1.751	S_{D1} :	N/A
S_1 :	0.685	T_L :	8
F_a :	1	PGA :	0.741
F_v :	N/A	PGA_M :	0.815
S_{MS} :	1.751	F_{PGA} :	1.1
S_{M1} :	N/A	I_e :	1.25
S_{DS} :	1.168	C_v :	1.45

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Thu Aug 06 2020

Date Source: USGS Seismic Design Maps

CA.GOV

Select Language

California
Department of
Conservation

Ground Motion Interpolator

Ground Motion Interpolator (2008)

Longitude: -117.242573

Latitude: 33.945626

Site Condition (VS30): 270 (180-1050 m/sec)

Return Period:

2% in 50 years 10% in 50 years

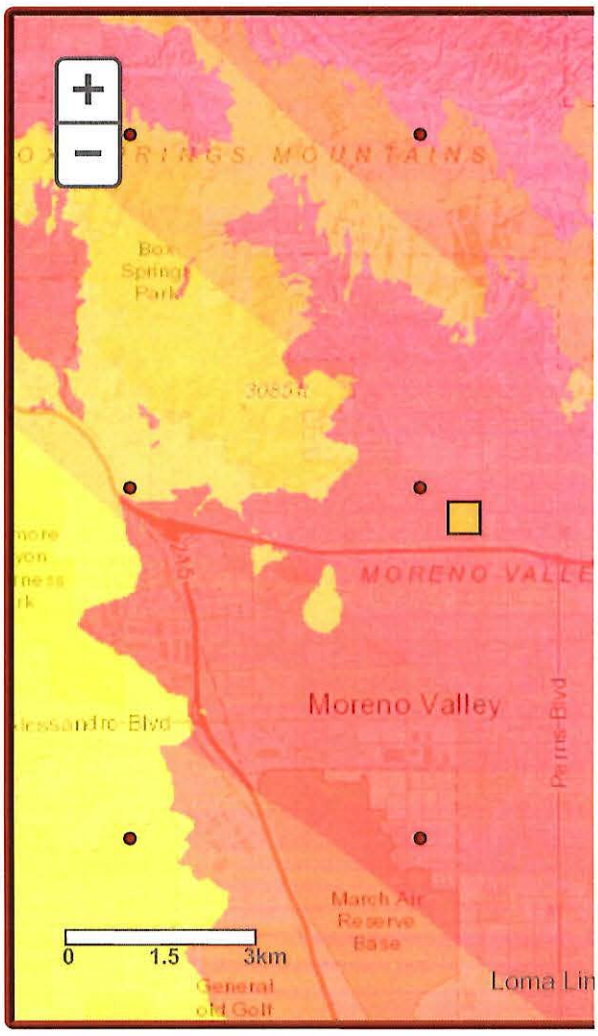
Spectral Acceleration:

PGA 0.2 second SA 1.0 second SA

Submit

Inputs:	Result:
-117.242573, 33.945626 vs30: 270 m/sec 10% in 50 years PGA	**0.562 g**

Information and Disclaimer



CGS MENU

U.S. Geological Survey - Earthquake Hazards Program

2008 National Seismic Hazard Maps - Source Parameters

New Search

Distance in Miles	Name	State	Pref Slip Rate (mm/yr)	Dip (degrees)	Dip Dir	Slip Sense	Rupture Top (km)	Rupture Bottom (km)	Length (km)
3.86	San Jacinto;SJV+A	CA	n/a	90	V	strike slip	0	17	89
3.86	San Jacinto;SJV+A+CC	CA	n/a	90	V	strike slip	0	16	136
3.86	San Jacinto;SJV+A+CC+B	CA	n/a	90	V	strike slip	0.1	15	170
3.86	San Jacinto;SJV+A+CC+B+SM	CA	n/a	90	V	strike slip	0.1	15	196
3.86	San Jacinto;SJV+A+C	CA	n/a	90	V	strike slip	0	17	136
3.86	San Jacinto;SJV	CA	18	90	V	strike slip	0	16	43
3.86	San Jacinto;SBV+SJV	CA	n/a	90	V	strike slip	0	16	88
3.86	San Jacinto;SBV+SJV+A	CA	n/a	90	V	strike slip	0	16	134
3.86	San Jacinto;SBV+SJV+A+C	CA	n/a	90	V	strike slip	0	17	181
3.86	San Jacinto;SBV+SJV+A+CC	CA	n/a	90	V	strike slip	0	16	181
3.86	San Jacinto;SBV+SJV+A+CC+B	CA	n/a	90	V	strike slip	0.1	15	215
3.86	San Jacinto;SBV+SJV+A+CC+B+SM	CA	n/a	90	V	strike slip	0.1	15	241
4.93	San Jacinto;SBV	CA	6	90	V	strike slip	0	16	45
8.55	San Jacinto;A+C	CA	n/a	90	V	strike slip	0	17	118
8.55	San Jacinto;A+CC+B	CA	n/a	90	V	strike slip	0.1	15	152
8.55	San Jacinto;A+CC+B+SM	CA	n/a	90	V	strike slip	0.1	15	178
8.55	San Jacinto;A	CA	9	90	V	strike slip	0	17	71

U.S. Geological Survey - Earthquake Hazards Program

2008 National Seismic Hazard Maps - Source Parameters

New Search

Fault Name	State
San Jacinto;SJV+A	**California**

GEOMETRY

Dip (degrees)	90
Dip direction	V
Sense of slip	strike slip
Rupture top (km)	0
Rupture bottom (km)	17
Rake (degrees)	180
Length (km)	89

MODEL VALUES

Slip Rate	n/a	
Probability of activity	1	
	ELLSWORTH	HANKS
Minimum magnitude	6.5	6.5
Maximum magnitude	7.47	7.44
b-value	0.8	0.8

Fault Model	Deformation	Char Rate[1]	GR-a-	Weight

	Model		value[1]	
Moment Balanced	2.1	4.81e-04 / 4.81e-04	NA / NA	0.25
Moment Balanced	2.2	4.81e-04 / 4.81e-04	NA / NA	0.10
Moment Balanced	2.3	4.81e-04 / 4.81e-04	NA / NA	0.15

[1] 1st Value is based on Ellsworth relation and 2nd value is based on Hanks and Bakun relation

PROFESSIONAL LIMITATIONS

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances by other reputable Soils Engineers practicing in these general or similar localities. No other warranty, expressed or implied, is made as to the conclusions and professional advice included in this report.

The investigations are based on soil samples only, consequently the recommendations provided shall be considered 'preliminary'. The samples taken and used for testing and the observations made are believed representative of site conditions; however, soil and geologic conditions can vary significantly between test excavations. If this occurs, the changed conditions must be evaluated by the Project Soils Engineer and designs adjusted as required or alternate design recommended.

The report is issued with the understanding that it is the responsibility of the owner, or of his representative, to ensure that the information and recommendations contained herein are brought to the attention of the project architect and engineers. Appropriate recommendations should be incorporated into structural plans. The necessary steps should be taken to see that out such recommendations in field.

The findings of this report are valid as of this present date. However, changes in the conditions of a property can occur with the passage of time, whether they due to natural process or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur from legislation or broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by change outside of our control. Therefore, this report is subject to review and should be updated after a period of one year.

RECOMMENDED SERVICES

The review of grading plans and specifications, field observations and testing by a geotechnical representative of this office is integral part of the conclusions and recommendations made in this report. If Soils Southwest, Inc. (SSW) is not retained for these services, the Client agrees to assume SSI's responsibility for any potential claims that may arise during and after construction, or during the life-time use of the structure and its appurtenant.

The recommendations supplied should be considered valid and applicable, provided the following conditions, in minimum, are met:

i. Pre-grade meeting with contractor, public agency and soils engineer,
ii. Excavated bottom inspections and verification s by soils engineer prior to backfill placement,
iii. Continuous observations and testing during site preparation and structural fill soils placement,
iv. Observation and inspection of footing trenching prior to steel and concrete placement,
v. Subgrade verifications including plumbing trench backfills prior to concrete slab-on-grade placement,
vi On and off-site utility trench backfill testing and verifications,
vii Precise-grading plan review, and
viii. Consultations as required during construction, or upon your request.

Soils Southwest, Inc. will assume no responsibility for any structural distresses during its life-time use; in event the above conditions are not strictly fulfilled.

APPENDIX B
Phase I ESA

HMC
HAZARD MANAGEMENT CONSULTING

July 21, 2023

Mr. Ryan Martin
Ledo Capital Group
670 Ledo Way
Los Angeles, CA 90049

Subject: Status of the Undeveloped Property Located at the Southeast Corner of Ironwood Avenue and Heacock Street in Moreno Valley, California (Site).

Dear Mr. Martin,

As you know, Hazard Management Consulting, Inc. (HMC) prepared a Phase I Environmental Site Assessment (ESA) update for the above referenced property (Site) in 2020. This Site consists of 9.96 acres of primarily undeveloped land located in a mixed commercial and residential area. It is our understanding that since the date of our ESA, there have been no changes to the Site including no development or use.

If you have any questions or need additional information please call me at your convenience.

Very truly yours,
Hazard Management Consulting, Inc.

Mark S. Cousineau, NREP
Principal

211 W. Avenida Cordoba, Suite 200 San Clemente, CA 92672 tel 949/361/3902 fax 949/361/3697
www.hmcinc.biz

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Undeveloped Vacant Land
Southeast Corner Heacock Street and Ironwood Avenue
Moreno Valley, California 92557

Prepared for:

Ledo Capital Group, LLC
LCG 10MV, LLC
American National Insurance Company, a Texas insurance company, its successors and assigns
Anico Eagle, LLC, a Texas limited liability company
670 Ledo Way
Los Angeles, CA 90049

Prepared by:

Hazard Management Consulting, Inc.
211 W. Avenida Cordoba, Suite 200
San Clemente, CA 92672
(949) 361-3902

May 28, 2021

HMC
HAZARD MANAGEMENT CONSULTING

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FIGURES

Figure 1 Site Location Map
Figure 2 Site and Site Vicinity Map

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A – Site Photographs
B – EDR Historical Reports
C – Supporting Documents

Executive Summary

Hazard Management Consulting, Inc. (HMC) is pleased to submit this Environmental Site Assessment (ESA) for the property referenced above in the City of Moreno Valley, California (Site) (Figures 1 & 2). This ESA is intended to evaluate the Site for potential Recognized Environmental Conditions (RECs) that may be present and was conducted as part of your due diligence efforts to finance the Site. It is our understanding that your plans for the Site call for development of commercial buildings for future use. The Site is located on the southeast corner of the intersection of Heacock Street and Ironwood Avenue and comprises approximately 9.96 acres. The Site Parcel Assessor Numbers (APNs) include 481-020-035, -029, 038, 013, 030, and 034.

The Site is relatively flat with an elevation of approximately 1,651 feet above mean sea level (msl) and a slight slope to the south/southeast. The Site is currently undeveloped vacant land. The Site was undeveloped from as early as 1901 until the early 1940s when a water well (Well No. 43) and water aboveground storage tanks (ASTs) were developed on the west portion of the Site. By 1987, a second water well (Well No. 44) was also developed on the west portion of the Site. The wells were owned by Sunnymead Mutual Water Company which were transferred to the eastern Municipal Water District (EMWD) in 1991. The wells and associated features were reported to have been destructed and removed from the Site in December 2015. HMC observed two empty ASTs and a fenced area (a former gravel parking lot) on the southwestern portion of the Site during the Site reconnaissance.

The Site is located within the City of Moreno Valley and is in an area zoned for SP 205 (mix use of retail and commercial [RC}) and is bound:

- on the north by Ironwood Avenue beyond which are a Southern California Edison Company (SCE) Sub-Station and single-family residential development;
- on the east by a warehouse buildings;
- on the south by a large warehouse building; and,
- on the west by Heacock Street beyond which are retail/ commercial businesses including Rite Aid Pharmacy; an income tax office; an insurance office; a dentistry; and single-family residential development.

Key findings of this Phase I ESA are as follows:

- The Site was undeveloped from as early as 1901 until the early 1940s when a water well (Well No. 43) and water aboveground storage tanks (ASTs) were developed on the west portion of the Site. By 1987, a second water well (Well No. 44) was also developed on the west portion of the Site. The wells were owned by Sunnymead Mutual Water Company

which were transferred to the eastern Municipal Water District (EMWD) in 1991. The wells and associated features were reported to have been destructed and removed from the Site in December 2015. There were no RECs from the historical use of the Site;

- The Site is currently a substantially undeveloped vacant land. However, HMC observed two empty ASTs and a fenced area (a former gravel lot) on the southwestern portion of the Site during the Site reconnaissance. No indication of subsurface features and or impact such as stained soil, odors or underground features were identified at the Site;

- Sunnymead Mutual Water Company at 12000 Heacock Street (Site) was identified in the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel underground storage tank (UST) that was reported to have been installed in 1990. It is likely that the UST if present would have been developed in the area of the former wells or water tanks.

  Site Plans reported to have been provided in the previous report by EMWD for the destruction of wells identified subterranean features in the vicinity of the wells, but did not identify any USTs. During an interview with Mr. Bill Hall, the President and CEO of Sunnymead Mutual Water Company who has been associated with the Site since 1986, no USTs or ASTs, other than the water tanks were, or have been located on the Site. In addition, no records associated with any USTs were on file with the RWQCB or SCAQMD, and no evidence of a UST was observed during the Site reconnaissance. It appears that the reported UST may be erroneous and mismapped on the database report and does not appear to represent a significant environmental concern; and,

- There are no off-Site sources of hazardous substances that may potentially impact the Site.

Conclusions

HMC conducted a Phase I ESA for the Site in accordance with the ASTM E1527-13 guidelines. Based on the data obtained as part of this assessment, we have concluded there are no RECs, CRECS, or HRECs associated with the Site.

Recommendations

Given the findings of this ESA, we have no recommendations for further action.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Southeast Corner, Heacock Street and Ironwood Avenue
Moreno Valley, California

1. INTRODUCTION

Hazard Management Consulting, Inc. (HMC) is pleased to submit this Environmental Site Assessment (ESA) for the property referenced above in the City of Moreno Valley, California (Site) (Figures 1 & 2). This ESA is intended to evaluate the Site for potential Recognized Environmental Conditions (RECs) that may be present and was conducted as part of your due diligence efforts to finance the Site. It is our understanding that your plans for the Site call for development of commercial buildings for future use. The Site is located on the southeast corner intersection of Heacock Street and Ironwood Avenue and comprises approximately 9.96 acres. The Site is located on the southeast corner of the intersection of Heacock Street and Ironwood Avenue and comprises approximately 9.96 acres. The Site Parcel Assessor Numbers (APNs) include 481-020-035, -029, -038, -013, -030, and -034.

The Site is relatively flat with an elevation of approximately 1,651 feet above mean sea level (msl) and a slight slope to the south/southeast. The Site is currently undeveloped vacant land.

HMC previously prepared an ESA for the Site in 2020 at the time of acquisition by Ledo. That report did not identify any RECs associated with the Site. There were no changes noted at the Site since the time of the prior ESA and this current ESA is an update to that previous report.

1.1. Objective

In accordance with the ASTM E 1527-13 Standard Practice for Environmental Site Assessments, the objective of the ESA is to assess, to the extent feasible under the standard, the likelihood that Recognized Environmental Conditions (RECs), as defined by ASTM, are present at the Site.

A Recognized Environmental Condition "means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies" (ASTM Standard Practice E1527-13). Performance of a Phase I ESA is intended to

reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions in connection with a property, within reasonable limits of time and cost.

All Appropriate Inquires (AAI) as defined in the Final Rule (40 CFR, Part 312), must be conducted by persons seeking the landowner liability protections under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) prior to acquiring a property or seeking or receiving federal brownfields grants under the authorities of CERCLA. The purpose of AAI, as defined in the AAI Final Rule, is to identify releases and threatened releases of hazardous substances, which cause or threaten to cause the incurrence of response costs. The U.S. Environmental Protection Agency (EPA) has stated that ASTM Standard E-1527-13 is consistent with the Standards and Practices for AAI, and is compliant with the statutory criteria for AAI.

1.2. Scope Of Services, Methodology And Limitations

The findings of this ESA must be viewed in recognition of certain limiting conditions. The scope of work commissioned for this project does not represent an exhaustive study, but rather a reasonable inquiry, consistent with good commercial practice, in general accordance with ASTM Practice E-1527-13.

The scope of work for this ESA included the following activities:

- A site walk to document the current condition of the Site and neighboring facilities.
- Review of a regulatory database report.
- Interviews with the current Owner of the Site.
- Review of historical references including aerial photographs, city directories, Sanborn Maps and topographic maps.
- On-line research and file review requests concerning the Site and suspect off site sources at the State of California Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) websites.
- Review of prior reports prepared for the Site.
- Review of files maintained by the County of Riverside.
- Preparation of this report of findings.

In the course of this assessment, HMC has relied on information provided by outside parties, such as regulatory agencies, previous reports and interview sources. For the purpose of this

assessment, such third-party information is assumed to be accurate unless contradictory evidence is noted, and HMC does not express or imply any warranty regarding information provided by third-party sources.

2. SITE DESCRIPTION

2.1. Site Setting

The Site is located on the southeast corner of the intersection of Heacock Street and Ironwood Avenue and comprises approximately 9.96 acres. The Site Parcel Assessor Numbers (APNs) include 481-020-025 (old); and new APNs 481-020-038, -039; 481-013-09; 481-029-4; 481-030-4; 481-034-8 and 481-035-9. The Site is relatively flat with an elevation of approximately 1,651 feet above mean sea level (msl) and a slight slope to the south/southeast. The Site is currently undeveloped vacant land.

The Site is located within the City of Moreno Valley and is in an area zoned as SP 205 (mix use of retail and commercial [RC}) and is bound:

- on the north by Ironwood Avenue beyond which are a Southern California Edison Company (SCE) Sub-Station and single-family residential development;
- on the east by a warehouse buildings;
- on the south by a large warehouse building; and,
- on the west by Heacock Street beyond which are retail/ commercial businesses including Rite Aid Pharmacy; an income tax office; an insurance office; a dentistry; and single-family residential development.

Southern California Gas will provide gas service to the Site while Southern California Edison (SCE) will provide electrical service. Water and sewer services are will be provided by the Eastern Municipal Water District (EMWD).

2.2. Regional Geology and Hydrogeology

The Site is situated within the San Jacinto Basin and is located within Perris Valley sub-area of San Jacinto Valley Groundwater Basin. The San Jacinto Groundwater Basin underlies San Jacinto, Perris, Moreno, and Menifee Valleys in western Riverside County. This basin is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills and Bell Mountain on the south, and unnamed hills on the west. Lake Perris is located in the eastern part of Perris Valley. The valleys are drained by the San Jacinto River and its tributaries. Average annual precipitation ranges from 10 to 18 inches.

The San Jacinto Groundwater Basin contains sediments that have filled valleys and underlying canyons incised into crystalline basement rock. The valley fill deposits are generally divided into younger and older alluvium. Maximum depths of valley fill reach about 900 feet in the western and northern parts of the basin, but may exceed 5,000 feet in the eastern part of the basin between the Casa Loma and Claremont faults. Confined groundwater is found in the eastern part of the basin between the Casa Loma and Claremont fault. According to a LUST facility nearby, the depth to groundwater is at approximately 90 feet bgs and the groundwater flows to the south/southeast.

3. USER PROVIDED INFORMATION

The User of this report is Ledo Capital Group (Ledo) and their investors and lender.

3.1. Title Records

A Commitment for Title Insurance was not provided to HMC for review.

3.2. Owner/User Knowledge

We were able to interview Mr. Ryan Martin, a member of Ledo regarding their knowledge and information regarding the Site. Mr. Martin indicated that his firm had no prior knowledge or unique information regarding the Site prior to their purchase and was unaware of any litigation, or remedial actions at the Site or any Land Use Restrictions. Mr. Martin indicated that he had received access to certain environmental reports from the Seller which were provided to HMC.

3.3. Environmental Liens or Activity and Use Limitations

We are not aware of any land use restrictions regarding the Site nor was any information obtained as part of this assessment to suggest that such restrictions would be necessary.

4. SITE USE AND HISTORY

Past usage of the subject site was assessed through a review of historical aerial photographs, topographic maps and an EDR search of city directories and prior reports. Review of the Sanborn Map collection indicates that Sanborn Maps were not produced for the Site.

4.1. Aerial Photograph Review

Aerial photographs covering the Site were obtained from Environmental Data Resources, Inc. (EDR). Photographs were available from the period 1938 through 2016. Copies of the aerial photographs are included in Appendix B. A summary of the observations noted from the aerial photographs is as follows:

1938-1949 The photographs from this period show the Site as undeveloped as was the majority of the Site vicinity. A small creek (drainage) appears on the northwest portion of the Site. A small structure is observed on the west portion. The area north of the Site across Ironwood Avenue is used for agricultural purposes. The areas to the east and south are undeveloped. The area west of the Site across Heacock Street is undeveloped and residential.

1953 The 1953 aerial photograph show the Site used for agricultural purposes. The area north of the Site across Ironwood Avenue is used for agricultural purposes. The areas to the east and south are agricultural. The area west of the Site across Heacock Street is undeveloped.

1959 The 1959 aerial photograph show the Site as undeveloped. A feature that appears to be an AST is located on the southwest portion of the Site. A natural drainage is observed running from northwest to southeast at the Site. The area north of the Site across Ironwood Avenue is used for agricultural purposes. The areas to the east and south are undeveloped. The area west of the Site across Heacock Street is undeveloped and residential.

1967-1978 The aerial photographs from this period show the Site as undeveloped. A feature that appears to be an AST is located on the southwest portion of the Site. A natural drainage is observed running from northwest to southeast at the Site. The area north of the Site across Ironwood Avenue is used for agricultural purposes and undeveloped. The areas to the east and south are undeveloped. The area west of the Site across Heacock Street is developed with commercial and residential structures.

1985-2016 The aerial photographs from this period show the Site as undeveloped. A feature that appears to be an AST is located on the southwest portion of the Site. A natural drainage is observed running from northwest to southeast at the Site. The area north of the Site across Ironwood Avenue is occupied by the existing SCE Sub-Station and residential buildings. The areas to the east and south are undeveloped. The area west of the Site across Heacock Street is developed with commercial and residential structures.

4.2. Topographic Maps

Historical topographic maps were also reviewed as part of this effort and aided in interpreting the overall site history. No specific information was obtained beyond that seen in the aerial photographs for the Site.

4.3. Sanborn Maps

Sanborn maps are maps that were created for the insurance industry to document site activities in metropolitan areas of the country and were used in underwriting. They often times contain detailed information about a site. While they were prepared for insurance underwriting and were not environmental maps per se, they often times contain information that is useful in evaluating the historical use of a Site. Sanborn Maps were not reportedly prepared for the Site.

4.4. EDR City Directory Review

EDR performed a search of the City Directory records for the Site address at approximately five-year intervals. No listings were available for the Site. The areas listed for north and west of the Site comprised individual residents and offices/ retailers.

4.5. City of Moreno Valley

A review of the City of Moreno Valley Planning Department files indicated that the Site was zoned for Commercial, Specific Plan (SP205).

There were no records available for the Site with Moreno Valley Building Department.

A review of Moreno Valley Fire Department records indicated no environmental-related files available for the Site.

4.6. Summary

The Site was undeveloped from as early as 1901 until early 1940s when a water well (Well No. 43) and water ASTs were developed on the west portion of the Site. By 1987, a second water well (Well No. 44) was also developed on the west portion of the Site. The wells were owned by Sunnymead Mutual Water Company which were transferred to the eastern Municipal Water District (EMWD) in 1991. The wells and associated features were reported to have been destructed and removed from the Site in December 2015.

5. PRIOR INVESTIGATIONS

The Following report was provided to HMC for review:

Phase I Environmental Site Assessment, 9.96 acres property located southeast corner of Ironwood Avenue and Heacock Street, Moreno Valley, California, Prepared by Converse Consultants, dated January 11, 2017

The Site Parcel Assessor Numbers (APNs) include 481-020-025 (old); and new APNs 481-020-038, -039; 481-013-09; 481-029-4; 481-030-4; 481-034-8 and 481-035-9. The Site was undeveloped

vacant land. The Site was undeveloped from as early as 1901 until early 1940s when a water well (Well No. 43) and water aboveground storage tanks (ASTs) were developed on the west portion of the Site. By 1987, a second water well (Well No. 44) was also developed on the west portion of the Site. The wells were owned by Sunnymead Mutual Water Company which were transferred to the eastern Municipal Water District (EMWD) in 1991. The wells and associated features were reported to have been destructed and removed from the Site in December 2015. Converse observed two empty water ASTs and a fenced area (a former gravel parking lot) on the southwestern portion of the Site during their Site reconnaissance.

The Site, Sunnymead Mutual Water Company at 12000 Heacock Street was identified in the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel underground storage tank (UST) that was reported to have been installed in 1990. The historical documents indicated that other than the western and southwestern portions of the Site appear to be undeveloped, indicating that the UST, if any, would have been developed in the area of the former wells or water tanks. Site Plans reported to have been provided in the previous report by EMWD for the destruction of wells identified subterranean features in the vicinity of the wells, but did not identify any USTs. During an interview with Mr. Bill Hall, the President and CEO of the Sunnymead Mutual Water Company who has been associated with the Site since 1986, no USTs or ASTs, other than the water tanks were, or have been located on the Site. In addition, no records associated with any USTs were on file with the RWQCB or SCAQMD, and no evidence of a UST was observed during the Site reconnaissance. Converse indicated that the reported UST was erroneous and miss mapped on the database report.

Converse did not identify any RECs and did not recommend any further investigation at the Site.

HMC, 2020 ESA

As mentioned, HMC previously prepared an ESA for the Site in 2020 at the time of Ledo's acquisition of the Site. There were no RECs noted in that ESA and no changes noted to the Site during the current inspection.

6. SITE RECONNAISSANCE

Mr. Bahman Rohanizadeh of HMC conducted a Site and Site Vicinity reconnaissance on May 25, 2021 in order to identify visible evidence of RECs of concern at the Site and to assess possible conditions off Site that may impact the Site. HMC was unaccompanied during the Site visit. The Site is currently unoccupied and remnants of the former water production including two empty water tanks were noted on Site. There were no changes noted to the Site since our previous ESA.

Selected photographs illustrating the Site and nearby off site conditions are included in Appendix A. Summaries of the Site and observations are detailed below.

Description and Use of Site:	The Site is currently unoccupied. Two ASTs were identified on the southwest portion of the Site. A natural drainage was observed on the northwest to southeast of the Site.
Underground and Aboveground Storage Tanks:	Two ASTs were observed on the southwest portion of the Site that appeared to have been used for former water storage. No USTs were observed at the Site.
Hazardous Materials, Hazardous Wastes or Petroleum Products:	No hazardous substances were identified at the Site.
Drains, Drain lines and Sumps:	The Site does not have a man-made drainage system. A natural drainage system is present from northwest to southeast at the Site.
Pits, Ponds, Lagoons	No ponds, pits or lagoons were observed at the Site.
Industrial Wastewater:	No Industrial wastewater was generated at the Site.
Stains:	No stains were observed at the Site.
Wells:	There are no groundwater wells, monitoring wells or oil/gas wells identified at the Site. Two water wells were formerly present at the Site that were destructed and removed in December 2015
Transformers:	There are no high-voltage transformers at the Site.
Other Features:	No other features of concern were noted during the Site walk.

6.1. Site Vicinity

The Site is located within the City of Moreno Valley and is in an area zoned for SP 205 (mix use of retail and commercial [RC}) and is bound:

- on the north by Ironwood Avenue beyond which are a Southern California Edison Company (SCE) Sub-Station and single-family residential development;
- on the east by a warehouse buildings;
- on the south by a large warehouse building; and,

- on the west by Heacock Street beyond which are retail/ commercial businesses including Rite Aid Pharmacy; an income tax office; an insurance office; a dentistry; and single-family residential development.

While the Site vicinity is in commercial and residential use, no nearby properties were identified that appeared to pose a concern to the Site from a visual basis.

7. REGULATORY AGENCY DATABASE RESEARCH

Regulatory agency database information was obtained from a standard radius Site Assessment (ASTM) report by Environmental Data Resources, Inc. The center of the search was in the approximate center of the Site. Search distances for specific databases were one-quarter to one mile as specified in the ASTM 1527-13 standard. The database search includes over 70 federal, state, local, and proprietary records.

A complete copy of this report is included in Appendix B.

7.1. Database Records Concerning the Target Property

The Site is listed in the UST databases as discussed below:

- Sunnymead Mutual Water Company at 12000 Heacock Street (Site) was identified in the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel UST that was reported to have been installed in 1990. The historical documents indicated that other than the western and southwestern portions of the Site appear to be undeveloped, indicating that the UST, if any, would have been developed in the area of the former wells or water tanks.

  Site Plans reported to have been provided in the previous report by EMWD for the destruction of wells identified subterranean features in the vicinity of the wells, but did not identify any USTs. During an interview with Mr. Bill Hall, the President and CEO of the Sunnymead Mutual Water Company who has been associated with the Site since 1986, no USTs or ASTs, other than the water tanks were, or have been located on the Site. In addition, no records associated with any USTs were on file with the RWQCB or SCAQMD, and no evidence of a UST was observed during the Site reconnaissance. It appears that the reported UST may be erroneous and mismapped on the database report and does not appear to represent a significant environmental concern.

7.2. Database Records Concerning the Site Vicinity

A review of the EDR Radius Map database search was conducted to assess potential off Site facilities that could be contributing hazardous substances to the Site and represent an REC. In

review of the many entries on the database, we reviewed the following factors that affect the ability of a facility to affect the Site:

- Distance from the Site,
- Location from the Site with regard to the direction of groundwater flow,
- Nature of the release and whether the release has affected soil, groundwater or both,
- Status of the investigation (e.g. open or closed)

Only those facilities judged using these factors are discussed below. These facilities are discussed below:

- Rite Aid at 23965 Ironwood Avenue is located west of the Site across Heacock Street. This facility is listed in RCRA-LQG database. Large quantities of regulated wastes are generated and disposed off the premises. No violations or releases were reported. Based on the regulatory status and absence of a release, this listing does not constitute a REC.

- Moreno Cleaners at 23940 Ironwood Avenue is located approximately 445 feet northwest of the Site. This facility is listed in the Drycleaners, RCRA-SQG, and EDR Hist Cleaner databases. No releases were reported. Based on the distance, depth to groundwater and absence of a release, there is no data to suggest that this dry cleaning facility has impacted the Site and therefore is not considered a REC.

There are no other off-Site sources of hazardous substances concern in a hydrologically up gradient location that may have impacted the Site. There were no RECs noted from the neighboring off Site uses.

7.3. Orphan Sites

Orphan Sites are those properties that are included on various agency lists, but for which the records do not have sufficient address information for the database program to map the site. None of the addresses listed were close enough to be of concern.

7.4. Summary of Off Site Issues

No off-Site sources of hazardous substances that may impact the Site was identified.

7.5. Tribal Records

The Site is not located in a tribal area so there were no tribal records to review.

7.6. Oil and Gas Wells

The State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources online mapping website was reviewed for the location of active, plugged, or abandoned

oil wells in the vicinity of the Site. There was no record of oil wells on Site or in the immediate Site vicinity.

7.7. State of California

The State of California Geotracker and EnviroStor websites were also reviewed for information on potential on or off site facilities that are being investigated or remediated under either RWQCB or DTSC oversight. The Site was not listed nor were there any facilities listed in the search zone that were not already listed in the EDR Radius Report reviewed as part of this assessment.

7.8. County of Riverside

A request was made for records search from the County of Riverside Department of Environmental Health (RCDEH). The requested information is pending. Given the COVID-19 pandemic at the time this report was prepared, it is unknown when the County office will be open to respond to the request.

7.9. Riverside County Fire Department (RCFD)

RCFD referred HMC to RCDEH for CUPA information.

8. VAPOR INTRUSION, ASBESTOS AND OTHER MATERIALS

8.1. Vapor Intrusion

Based on the findings of this ESA, there is a low likelihood of a vapor intrusion condition at the Site.

8.2. Asbestos

Since the Site is undeveloped, an asbestos evaluation was not conducted.

8.3. Radon

The Site is listed as being located in Zone 2 with regards to radon indicating that radon maybe present at concentrations less than 4 pico curies / liter.

8.4. Mold

Since the Site is undeveloped, a mold evaluation was not conducted.

9. SUMMARY OF FINDINGS

Key findings of this Phase I ESA are as follows:

- The Site was undeveloped from as early as 1901 until the early 1940s when a water well (Well No. 43) and water aboveground storage tanks (ASTs) were developed on the west portion of the Site. By 1987, a second water well (Well No. 44) was also developed on the west portion of the Site. The wells were owned by Sunnymead Mutual Water Company which were transferred to the eastern Municipal Water District (EMWD) in 1991. The wells and associated features were reported to have been destructed and removed from the Site in December 2015. There were no RECs from the historical use of the Site;

- The Site is currently a substantially undeveloped vacant land. However, HMC observed two empty ASTs and a fenced area (a former gravel lot) on the southwestern portion of the Site during the Site reconnaissance. No indication of subsurface features and or impact such as stained soil, odors or underground features were identified at the Site;

- Sunnymead Mutual Water Company at 12000 Heacock Street (Site) was identified in the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel underground storage tank (UST) that was reported to have been installed in 1990. It is likely that the UST if present would have been developed in the area of the former wells or water tanks.

  Site Plans reported to have been provided in the previous report by EMWD for the destruction of wells identified subterranean features in the vicinity of the wells, but did not identify any USTs. During an interview with Mr. Bill Hall, the President and CEO of Sunnymead Mutual Water Company who has been associated with the Site since 1986, no USTs or ASTs, other than the water tanks were, or have been located on the Site. In addition, no records associated with any USTs were on file with the RWQCB or SCAQMD, and no evidence of a UST was observed during the Site reconnaissance. It appears that the reported UST may be erroneous and mismapped on the database report and does not appear to represent a significant environmental concern; and,

- There are no off-Site sources of hazardous substances that may potentially impact the Site.

10. DATA GAPS

We did not receive a response to our request for records from Riverside County; however, based on information obtained elsewhere and historic use of the Site, we do not view that as a critical data gaps that affected our conclusions.

11. CONCLUSIONS

HMC conducted a Phase I ESA for the Site in accordance with the ASTM E1527-13 guidelines. Based on the data obtained as part of this assessment, we have concluded there are no RECs, CRECS, or HRECs associated with the Site.

12. RECOMMENDATIONS

Given the findings of this ESA, we have no recommendations for further investigation.

13. QUALIFICATIONS

Mark S. Cousineau, NREP

Mr. Mark S. Cousineau, principal with HMC, has a diverse professional background in environmental management, which includes working as a generator, regulator, consultant, and corporate advisor in hazardous waste and other environmental issues.

Mr. Cousineau's technical background is focused in the area of overseeing large-scale environmental investigations and regulatory compliance management related to site assessments, subsurface investigations, facility surveys, and site remediation. To projects such as these, Mr. Cousineau brings expertise in evaluating complex sites and developing solutions to solve the technical, operational, regulatory, financial and timing issues. In addition, Mr. Cousineau routinely assists clients in developing environmental business plans for single assets and multi-site real estate portfolios and has designed and implemented several tenant audit programs involving the proactive management of environmental risk caused by on-site commercial and industrial tenant activities.

Mr. Cousineau has provided litigation support and has served, as a court-appointed expert on environmental issues, is a member of the National Registry of Environmental Professionals, holds a M.S. in Environmental Sciences from California State University Fullerton and a B.S. in Chemistry from University California San Diego.

As signatory to this report, I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess the property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

Mark Cousineau, NREP
Principal

14. REFERENCES

ASTM, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Converse, 2017, Phase I Environmental Site Assessment, 9.96 acres property located southeast corner of Ironwood Avenue and Heacock Street, Moreno Valley, California, Prepared by Converse Consultants, dated January 11, 2017

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, May 2021.

HMC, 2020, Phase One ESA Undeveloped Vacant Land Southeast Corner Heacock Street and Ironwood Avenue Moreno Valley, California 92557

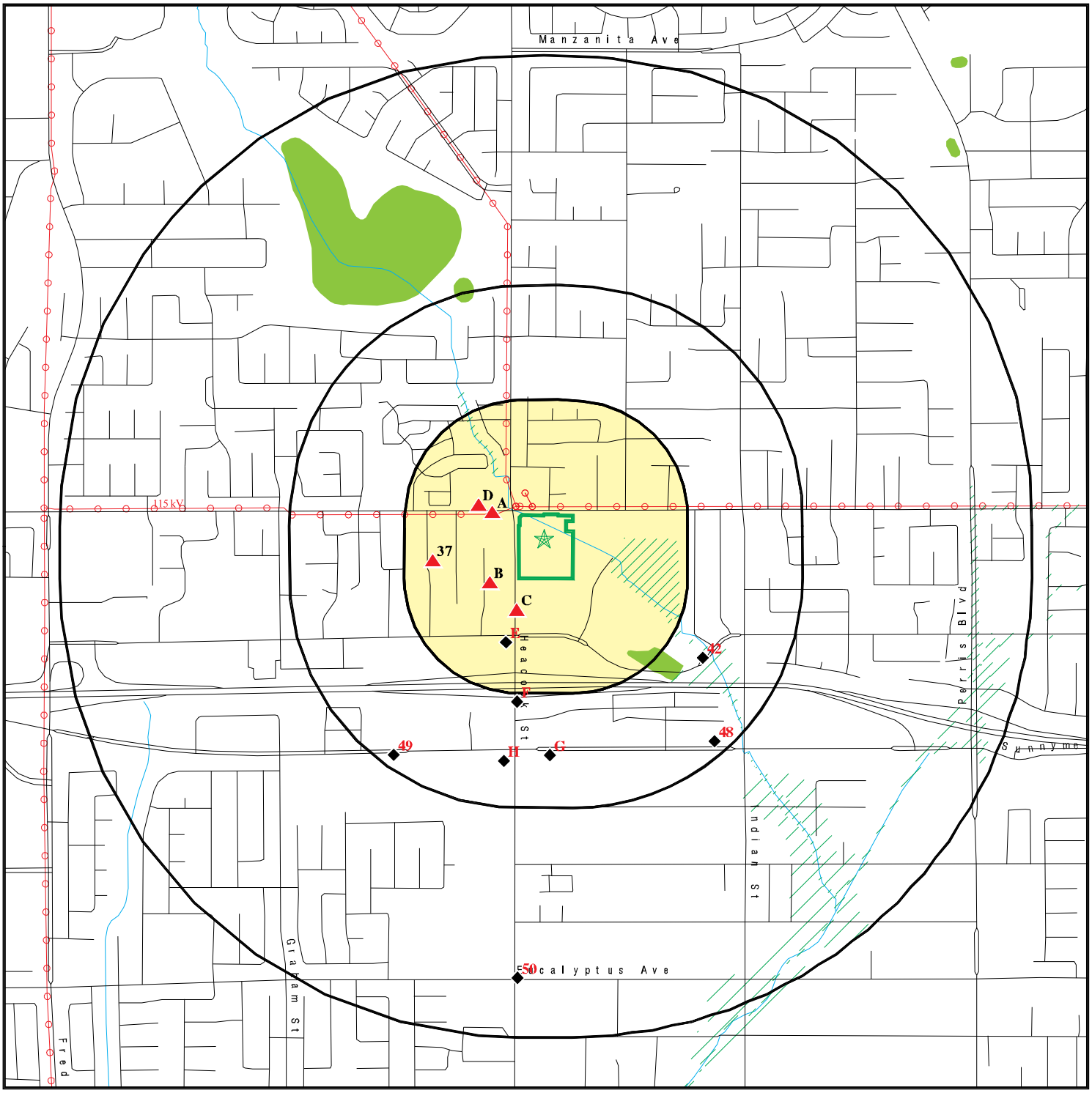
United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, May 2021.

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, May 2021.

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, May 2021.

United States Geological Survey, accessed via the Internet, May 2021.

OVERVIEW MAP - 6500157.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Heacock Street / Ironwood Avenue	CLIENT:	Hazard Management Consulting
ADDRESS:	Ironwood Avenue / Heacock Street Moreno Valley CA 92557	CONTACT:	Mark Cousineau
LAT/LONG:	33.945683 / 117.242681	INQUIRY #:	6500157.2s
		DATE:	May 18, 2021 8:48 pm

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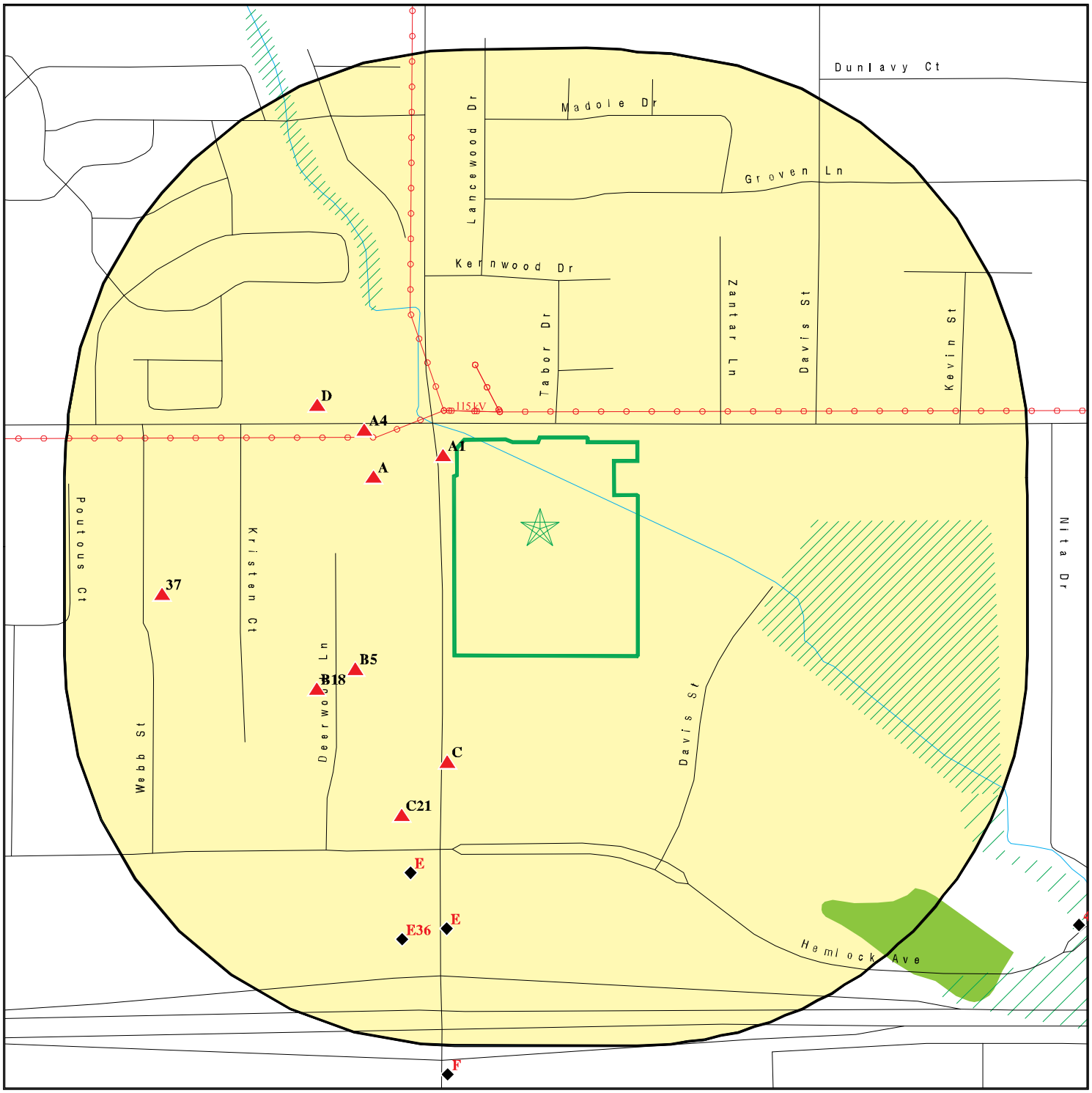
DETAIL MAP - 6500157.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Heacock Street / Ironwood Avenue	CLIENT:	Hazard Management Consulting
ADDRESS:	Ironwood Avenue / Heacock Street Moreno Valley CA 92557	CONTACT:	Mark Cousineau
LAT/LONG:	33.945683 / 117.242681	INQUIRY #:	6500157.2s
		DATE:	May 18, 2021 8:52 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	0	NR	NR	NR	2
RCRA-SQG	0.250		1	2	NR	NR	NR	3
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	1	1	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	3	7	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	1	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		2	4	NR	NR	NR	6
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	2	NR	NR	NR	3
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		1	2	NR	NR	NR	3
CERS TANKS	0.250		0	3	NR	NR	NR	3
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	5	NR	NR	NR	8
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	2	5	NR	NR	7
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		9	0	NR	NR	NR	9
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	5	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	2	0	NR	2
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		3	NR	NR	NR	NR	3
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	22	27	23	1	0	73

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

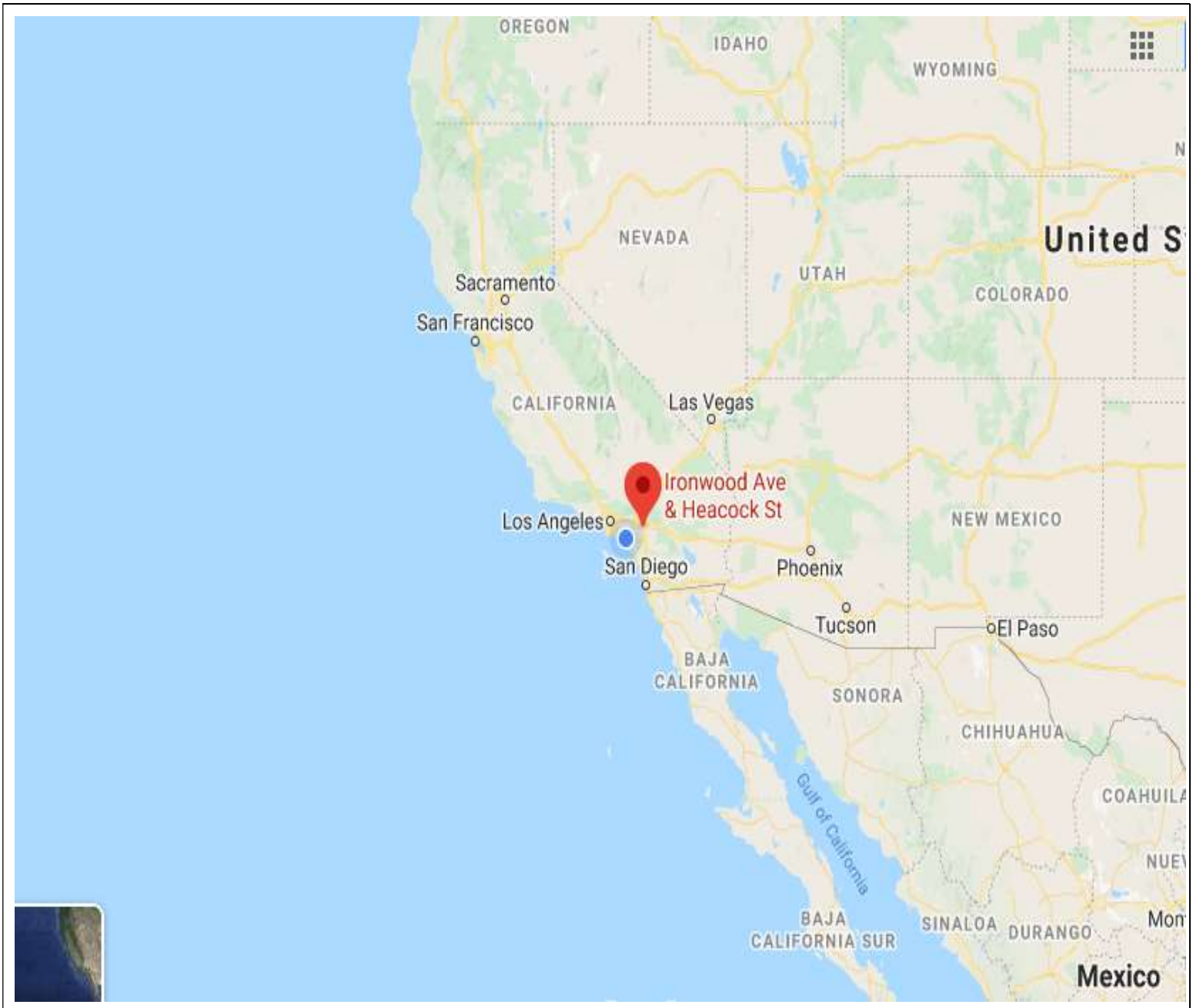
NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

FIGURES



HMC

Figure 1: Site Location Map

HMC

Figure 2: Site & Site Vicinity

APPENDIX A

1. View of the Site, north to south.

2. View of the northwest portion of the Site.

3. View of west portion of the Site.

4. View of northwest portion of the Site.

5. View of northwest to southeast.

6. View of a former water AST on the southwest portion of the Site.

7. View of an AST on the south portion.

8. View of the Site from southwest to northeast.

9. View of south portion of the Site.

10. View of south portion of the Site.

11. View of the east portion of the Site.

12. View of the Site, southeast to northwest.

13. View of the east portion.

14. View of south portion, east to west.

15. View of the west side of the Site.

16. View of the north side of the Site.

17. View of warehouse buildings east of the Site.

18. View of a warehouse building east of the Site.

19. View of a warehouse building south of the Site.

20. View of residential buildings west across Hicock Street.

21. View of an office building west across Hicock Street.

22. View of a SCE sub-station north across Ironwood Ave.

APPENDIX B

INQUIRY #: 6112384.8
YEAR: 1985
= 500'
N
EDR

INQUIRY #: 6112384.8
YEAR: 1978
= 500'
N
EDR

INQUIRY #: 6112384.8
YEAR: 1967
= 500'
N
EDR

INQUIRY #: 6112384.8
YEAR: 1959
= 500'
N
EDR

INQUIRY #: 6112384.8
YEAR: 1953
= 500'
N
EDR

INQUIRY #: 6112384.8
YEAR: 1949
= 500'
N
EDR

INQUIRY #: 6112384.8

YEAR: 1938

= 500'

N

EDR

Ironwood & Heacock

Ironwood Ave / Hecock Street

Moreno Valley, CA 92557

Inquiry Number: 6112384.3

July 06, 2020

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

07/06/20

Site Name:

Ironwood & Heacock
Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
EDR Inquiry # 6112384.3

Client Name:

Hazard Management Consulting
211 W. Avenida Cordoba
San Clemente, CA 92672
Contact: Mark Cousineau

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 438B-470A-B75E

PO # NA

Project NA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 438B-470A-B75E

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Ironwood & Heacock

Ironwood Ave / Hecock Street

Moreno Valley, CA 92557

Inquiry Number: 6112384.4

July 06, 2020

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

07/06/20

Site Name:

Ironwood & Heacock
Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
EDR Inquiry # 6112384.4

Client Name:

Hazard Management Consulting
211 W. Avenida Cordoba
San Clemente, CA 92672
Contact: Mark Cousineau

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Hazard Management Consulting were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA
Project: NA

Coordinates:

Latitude:	33.945514 33° 56' 44" North
Longitude:	-117.24253 -117° 14' 33" West
UTM Zone:	Zone 11 North
UTM X Meters:	477588.57
UTM Y Meters:	3756141.19
Elevation:	1651.00' above sea level

Maps Provided:

2012	1901
1980	
1973	
1967	
1953	
1947	
1943	
1942	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

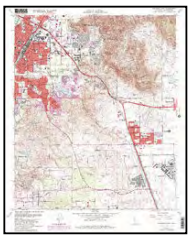
2012 Source Sheets

Riverside East
2012
7.5-minute, 24000

Sunnymead
2012
7.5-minute, 24000

1980 Source Sheets

Sunnymead
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Riverside East
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets

Sunnymead
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1967 Source Sheets

Riverside East
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Sunnymead
1967
7.5-minute, 24000
Aerial Photo Revised 1966

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets

Sunnymead
1953
7.5-minute, 24000
Aerial Photo Revised 1951

Riverside East
1953
7.5-minute, 24000
Aerial Photo Revised 1951

1947 Source Sheets

RIVERSIDE
1947
15-minute, 50000

1943 Source Sheets

PERRIS
1943
15-minute, 62500

1942 Source Sheets

Perris
1942
15-minute, 62500
Aerial Photo Revised 1939

Riverside
1942
15-minute, 62500
Aerial Photo Revised 1939

Topo Sheet Key

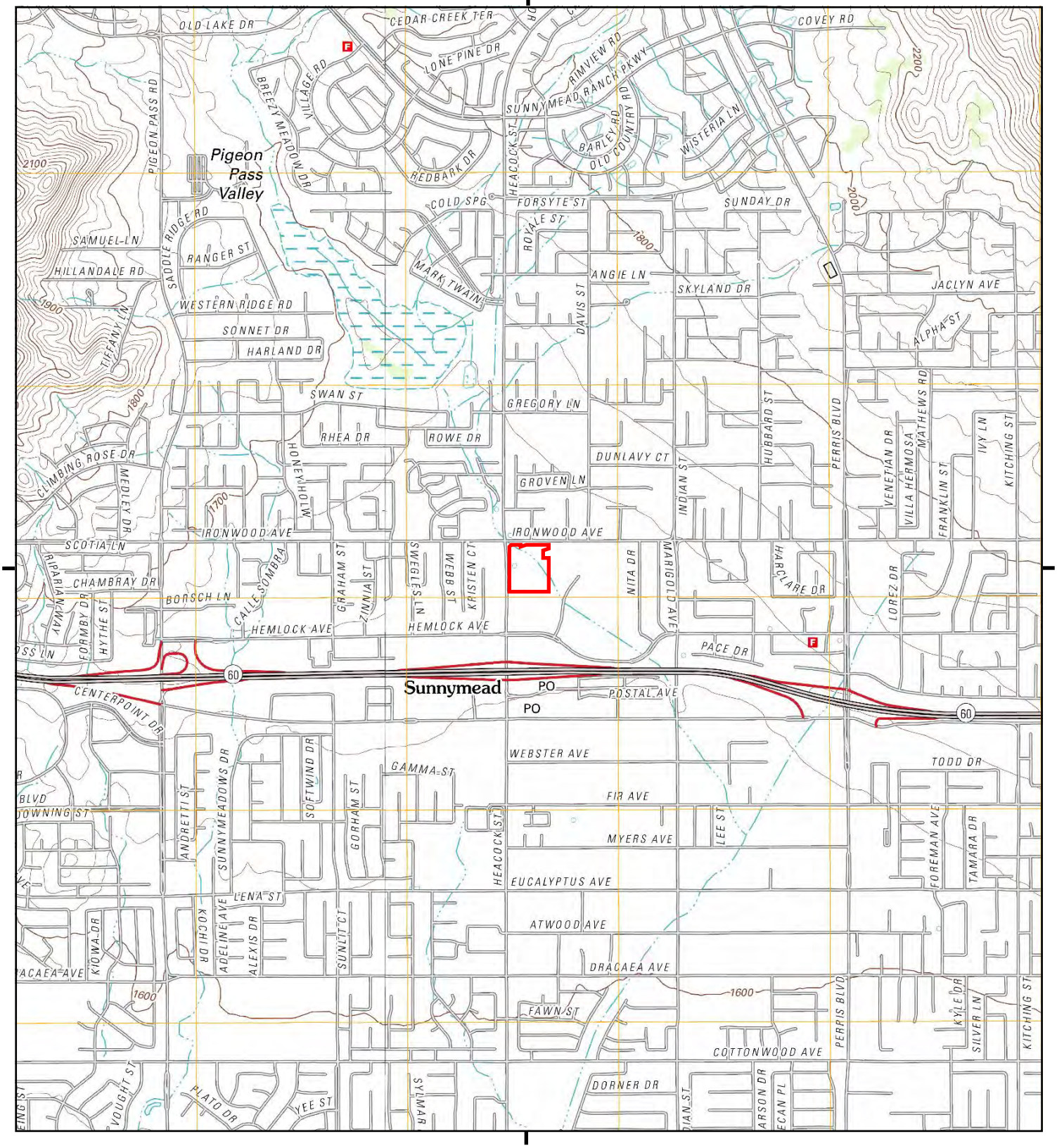
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1901 Source Sheets

Riverside
1901
15-minute, 62500

Historical Topo Map

2012



This report includes information from the following map sheet(s).

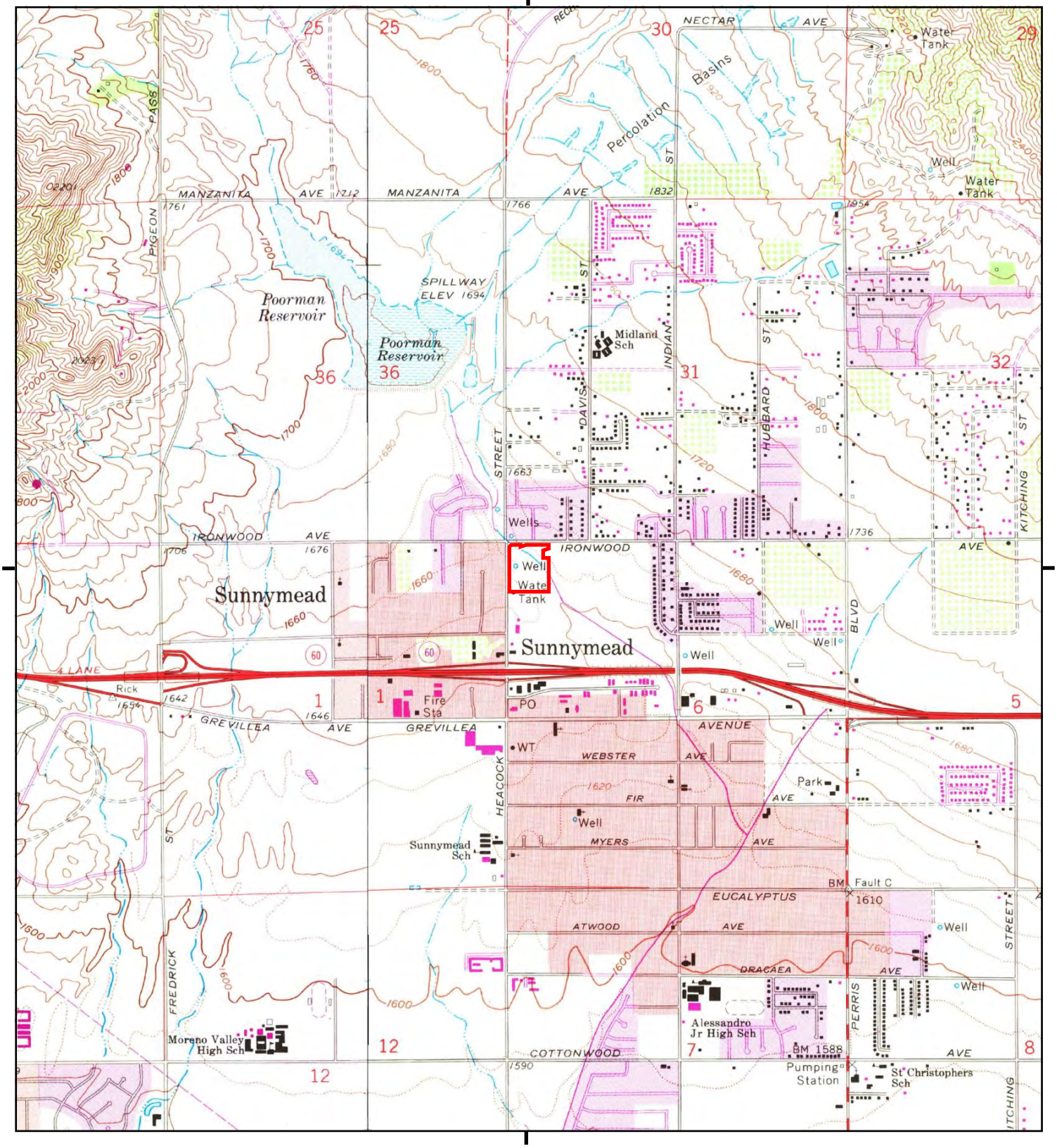
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sunnymead, 2012, 7.5-minute
W, Riverside East, 2012, 7.5-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



This report includes information from the following map sheet(s).

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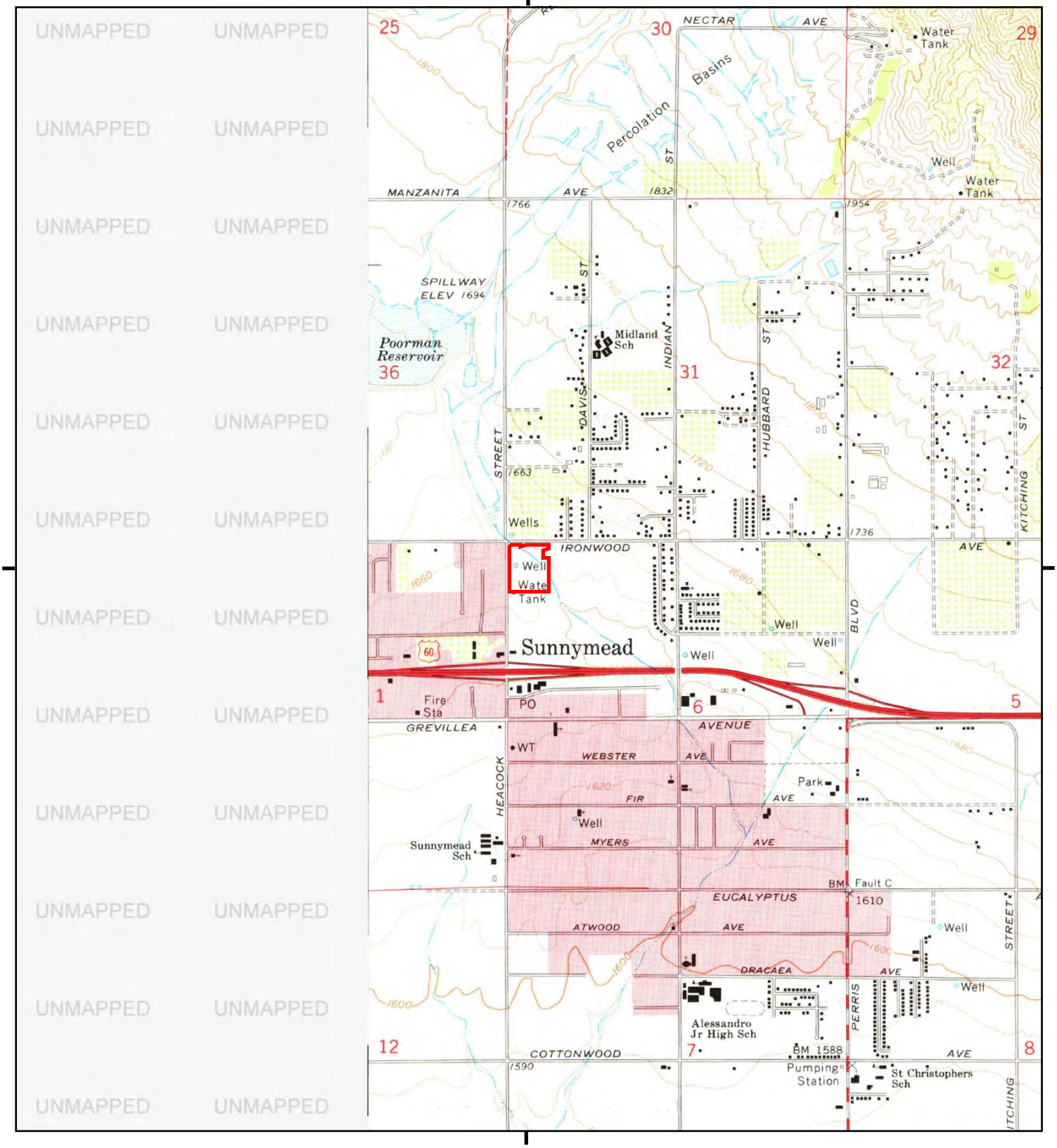
NW N NE
W E
SW S SE

TP, Sunnymead, 1980, 7.5-minute
W, Riverside East, 1980, 7.5-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



This report includes information from the following map sheet(s).

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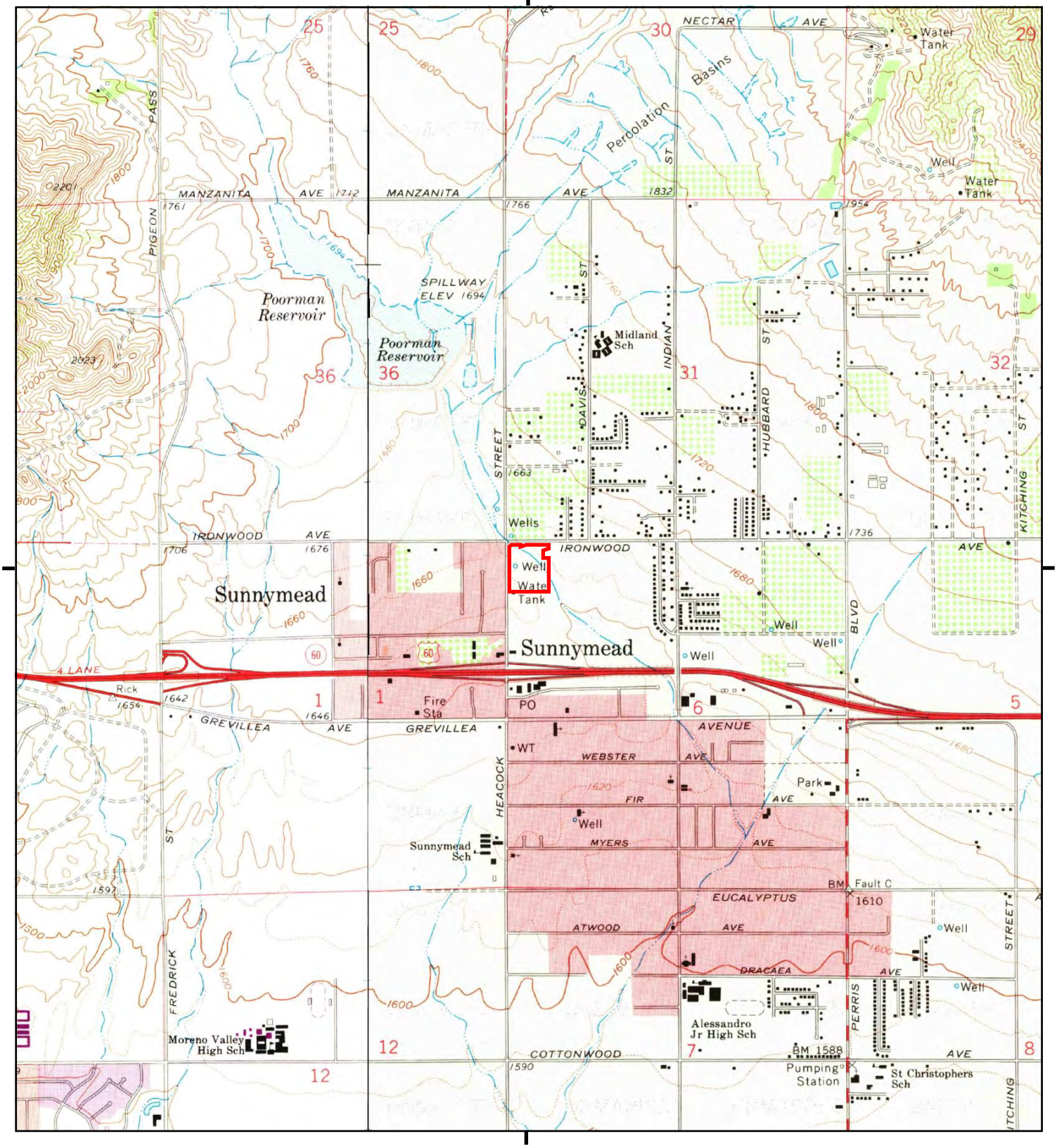
NW N NE
W E
SW S SE

TP, Sunnymead, 1973, 7.5-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



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NW N NE
W E
SW S SE

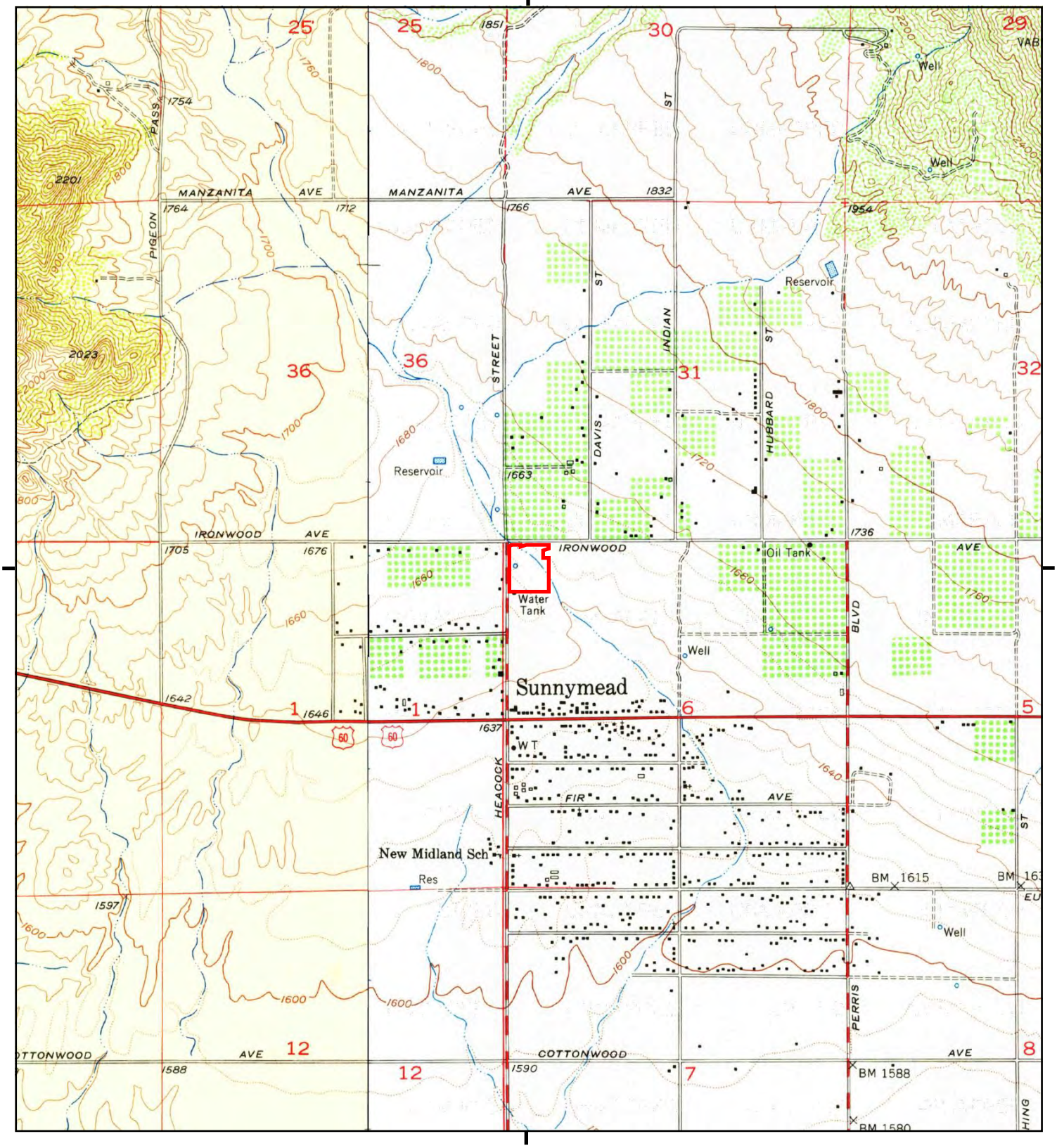
TP, Sunnymead, 1967, 7.5-minute
W, Riverside East, 1967, 7.5-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N

Historical Topo Map

1953



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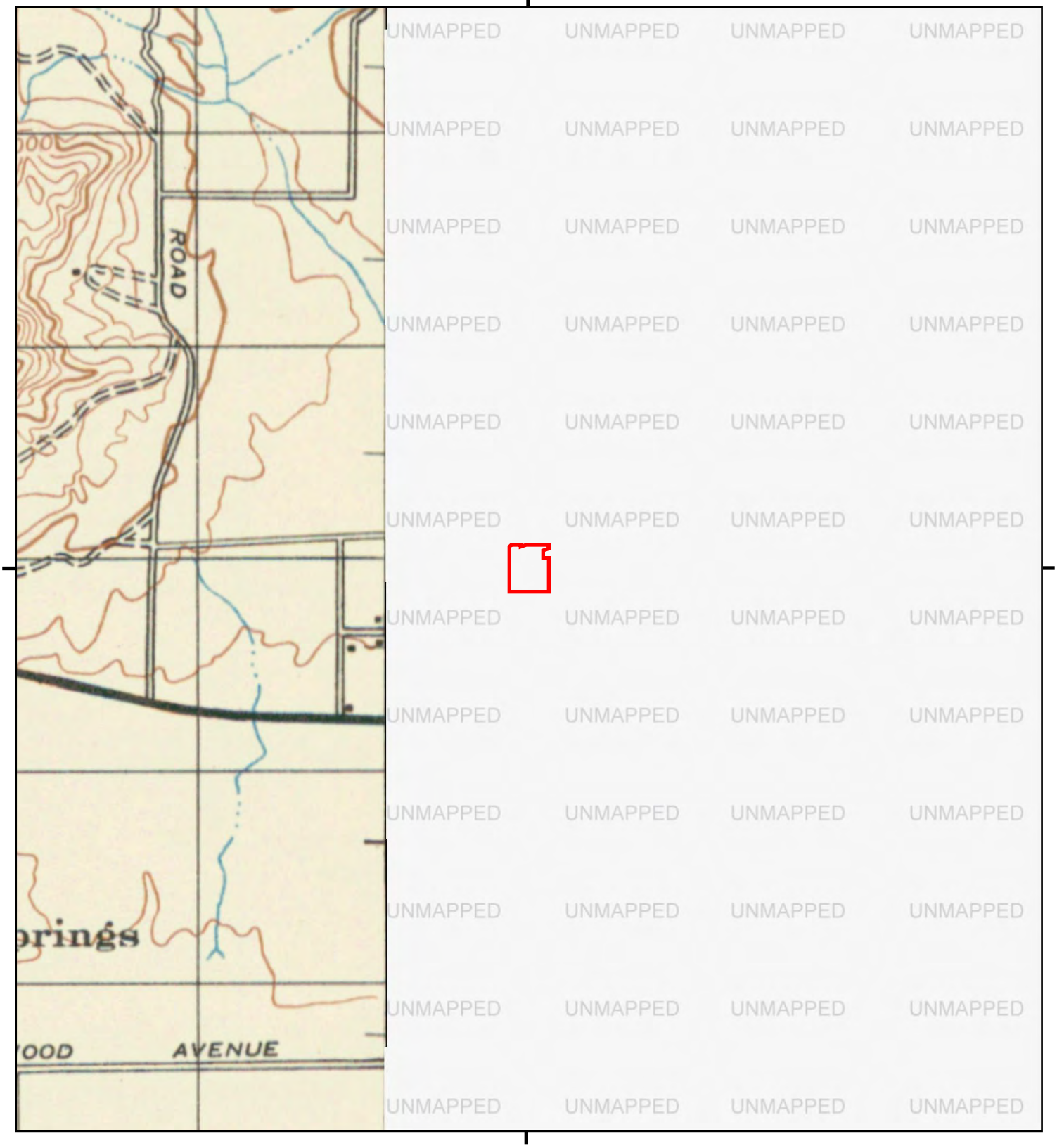
W E
SW S SE

TP, Sunnymead, 1953, 7.5-minute
W, Riverside East, 1953, 7.5-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



This report includes information from the following map sheet(s).

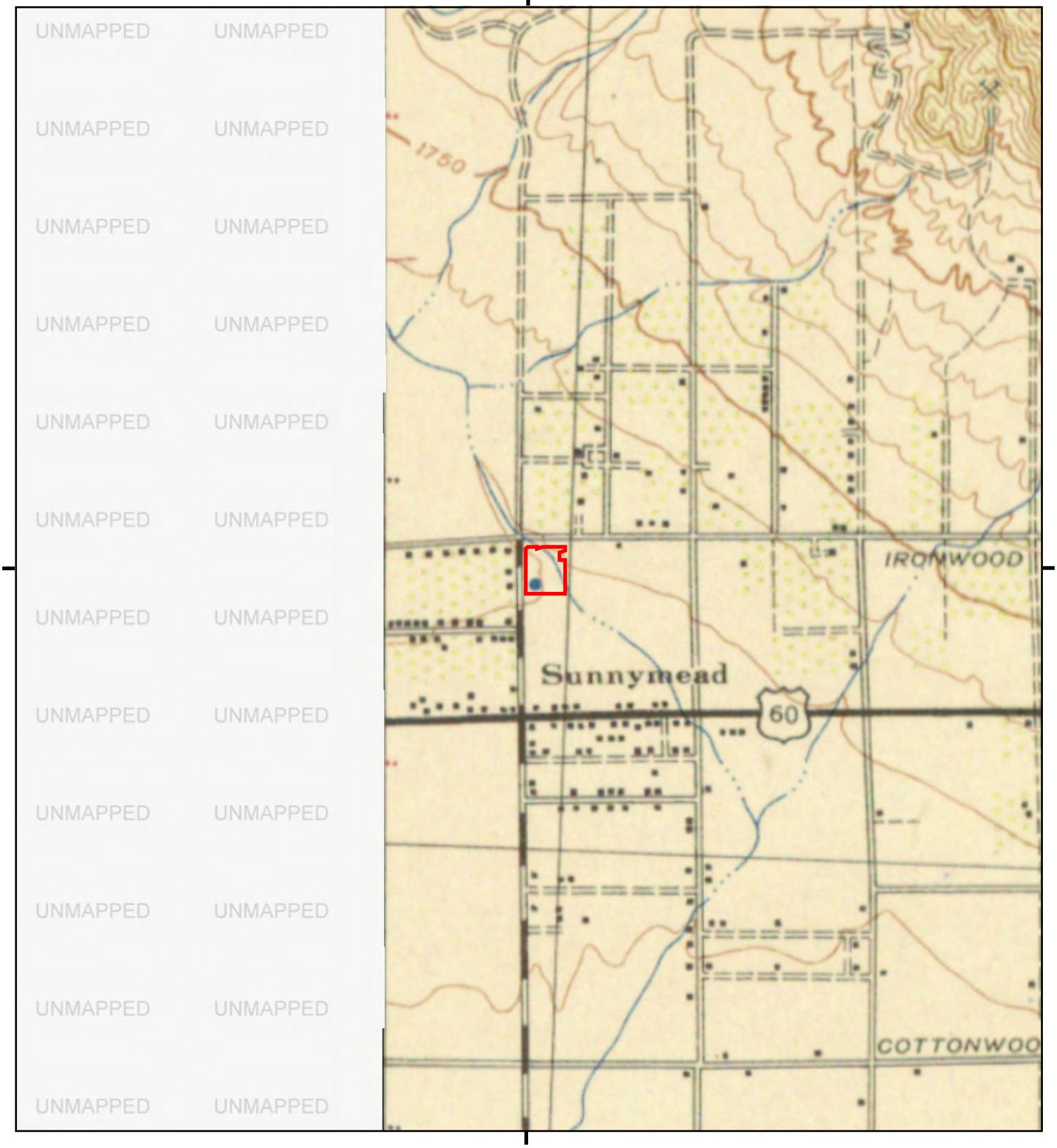
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SW, RIVERSIDE, 1947, 15-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



This report includes information from the following map sheet(s).

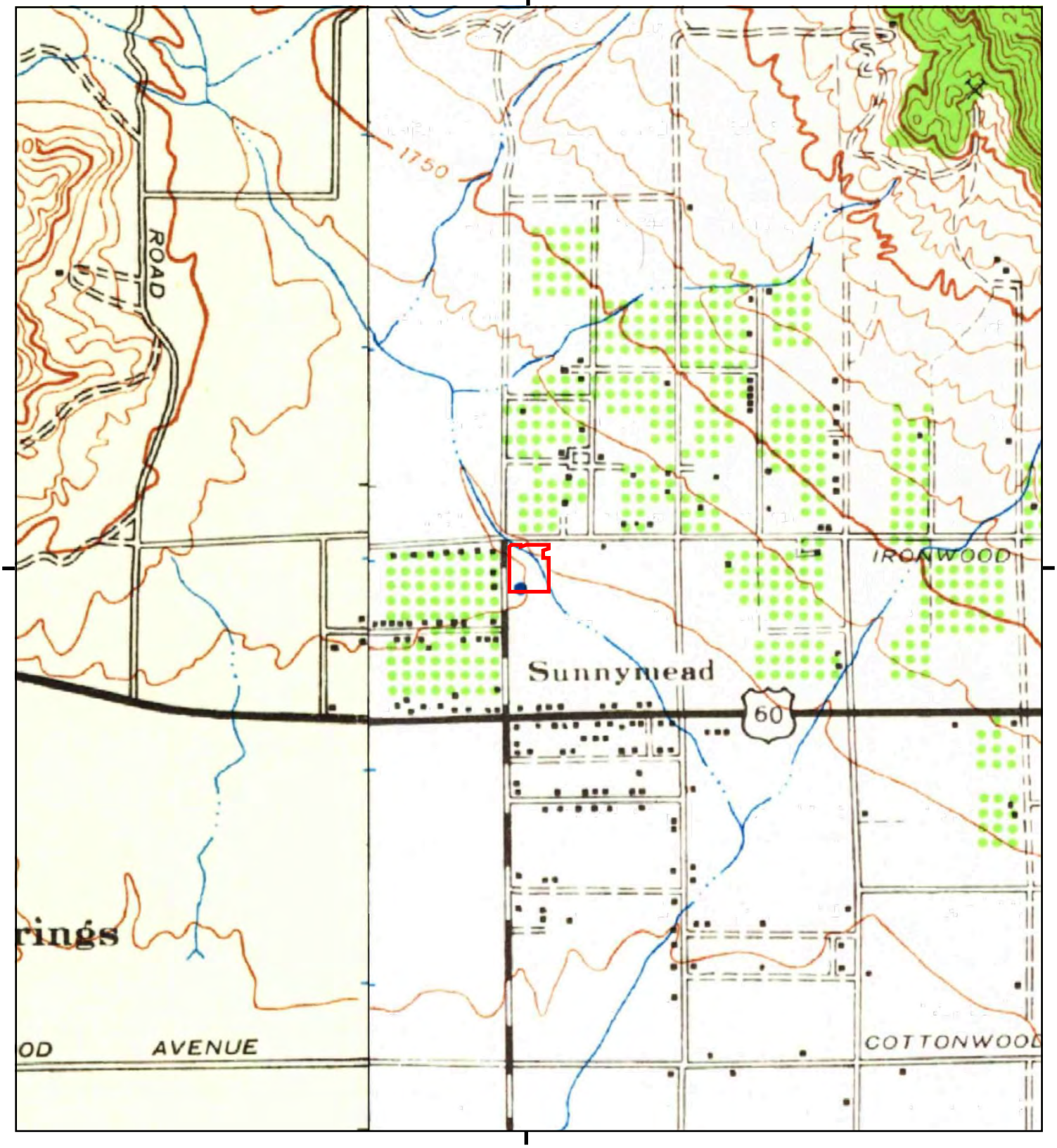
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, PERRIS, 1943, 15-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



This report includes information from the following map sheet(s).

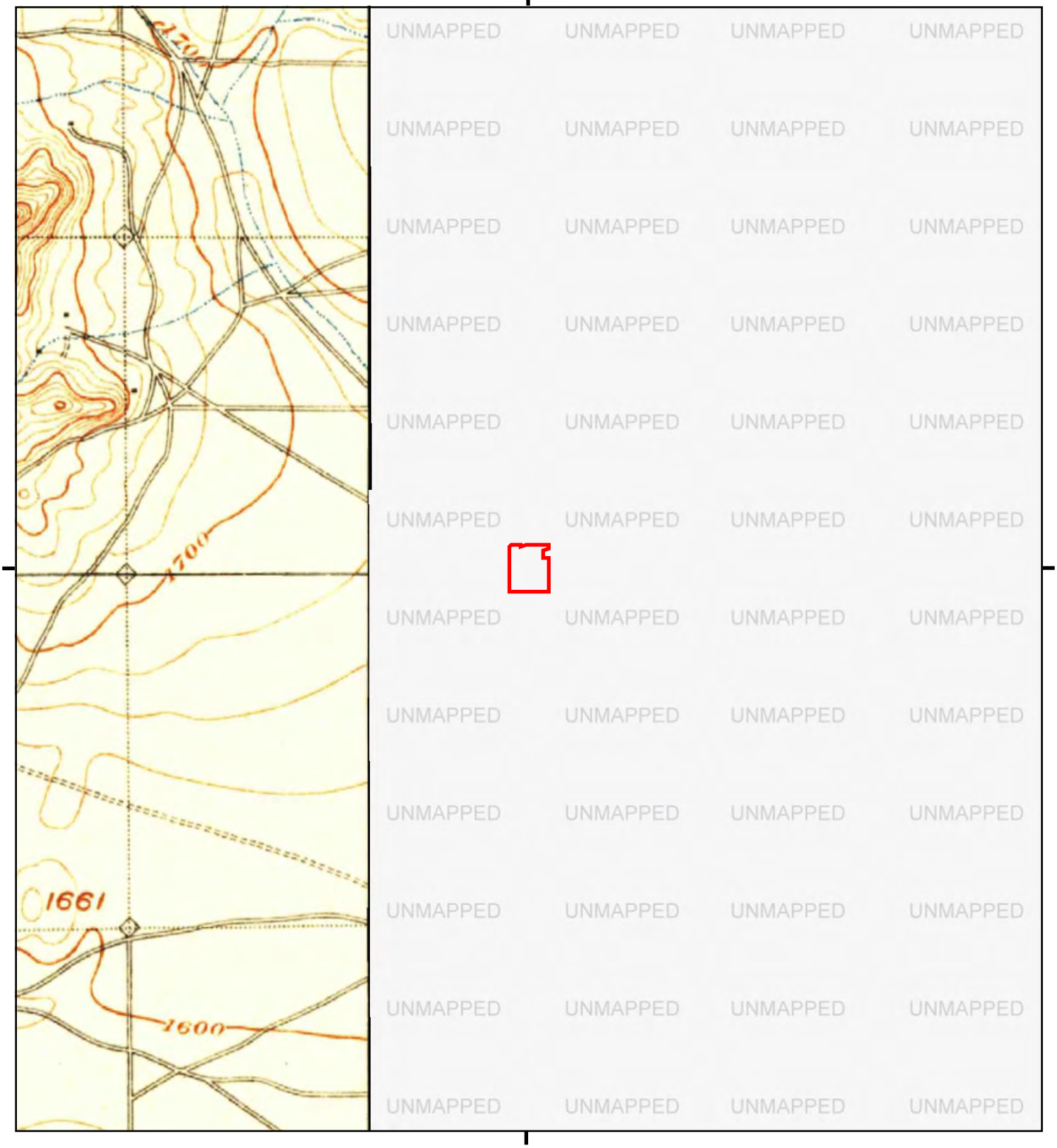
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Perris, 1942, 15-minute
SW, Riverside, 1942, 15-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N



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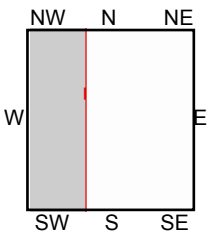

SW, Riverside, 1901, 15-minute

SITE NAME: Ironwood & Heacock
ADDRESS: Ironwood Ave / Hecock Street
Moreno Valley, CA 92557
CLIENT: Hazard Management Consulting

N

Ironwood & Heacock
Ironwood Ave & Hecock Street
Moreno Valley, CA 92557

Inquiry Number: 6112384.5
July 09, 2020

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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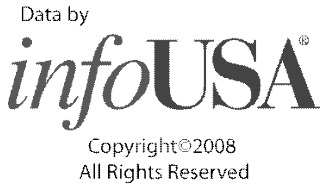

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1985	☑	☐	Haines Criss-Cross Directory
1979	☑	☐	Haines Criss-Cross Directory
1974	☑	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Ironwood Ave & Hecock Street
Moreno Valley, CA 92557

Year	*CD Image*	*Source*	
HEACOCK ST			
2017	pg A2	EDR Digital Archive	
2014	pg A5	EDR Digital Archive	
2010	pg A8	EDR Digital Archive	
2005	pg A12	EDR Digital Archive	
2000	pg A16	EDR Digital Archive	
1995	pg A18	EDR Digital Archive	
1992	pg A22	EDR Digital Archive	
1985	pg A25	Haines Criss-Cross Directory	
1979	pg A27	Haines Criss-Cross Directory	
1974	pg A29	Haines Criss-Cross Directory	
1971	-	Haines Criss-Cross Directory	Street not listed in Source
IRONWOOD AVE			
2017	pg A4	EDR Digital Archive	
2014	pg A7	EDR Digital Archive	
2010	pg A10	EDR Digital Archive	
2005	pg A14	EDR Digital Archive	
2000	pg A17	EDR Digital Archive	
1995	pg A20	EDR Digital Archive	
1992	pg A24	EDR Digital Archive	
1985	pg A26	Haines Criss-Cross Directory	
1979	pg A28	Haines Criss-Cross Directory	
1974	pg A30	Haines Criss-Cross Directory	
1974	pg A31	Haines Criss-Cross Directory	
1971	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2017

10271	MORENO VALLEY UNITED METHODIST CHURC
11401	DAVID L REAGAN DDS
	NORTH HEACOCK DENTAL GROUP
	R DAVID RYNEARSON DDS MS
	ROBERT SMITH DDS
11441	CDA CLINICAL PHARMACY
	DONG S KIM MD
	HAROLD V RACINE MD
	HEALTHCARE IMAGINGMORENO VALLEY
	LLUMC UNIVERSITY HEALTH CARE
	LOMA LINDA UNIVERSITY PEDIATRIC MEDI
	ONE ACUPUNCTURE
	RACINE, HAROLD
	RON SWENSEN MD
	VISITH PRIN MD
	VISITH PRIROMPRINTR MD
11481	ADWEN P YAP DDS
	BETHANY HOME CARE
	DAVID L REAGAN DDS
11692	STEYN, CHRISTINE
11696	WINNICKI, JOSEPH
11698	MEZA, GILBERTO
12065	GOODWIN PAT BOOKKEEPING & TAX SERVIC
12075	STATE FARM INSURANCE
12085	DR MICHAEL DE LA CRUZ DMD
12097	ACEVES, CHRISTINA
	GARCIA, FELIPE V
	GARCIA, FLORENCE V
12107	MOORE, EILEEN H
12123	MARSHALL, ROBERT A
12151	TSAI, JACK C
12183	CORTES, LUIS H
	LUIS DENTAL LAB
12199	MORENO VALLEY RESOURCE CENTER
	THERAPEUTIC HEALING CENTER
	WATSON TAX & FINANCIAL
12214	LOIS TOMLINSON CPA
12226	NEIGHBORHOOD CYCLERY
12234	PIP MARKETING SIGNS PRINT
12235	BAKERY DEL BAJIO
	FURNITURE HELPERS
	LAVIT CHECK CASHING
	MORENO MEAT MARKET
	PORKYS PIZZA
	PRO NAIL & HAIR
12246	MORENO VALLEY REALTY
12255	SAMMYS FOOD STORE
12275	FIRESTONE COMPLETE AUTO CARE
	RAMONA TIRE
12300	JIFFY LUBE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2017 (Cont'd)

12301 CAR ENTERPRISES
SHELL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2017

23900	BOTANICA MORENO
	CALIFORNIA MEDICAL CLINIC
	COMPLETE PLUMBING & DRAIN SERVICES
	DAY STREET PHARMACY
	LOCKSMITH COST
	PANDA BOWL
	TAQUERIA DEL BAYE
23911	VERDUZCO, RAFAEL
23915	GARCIA, LISBET G
23920	99 CENTS ONLY STORES
	BANK OF AMERICA ATM
23921	GARCIA, ANTHONY
23940	ANGELAS NAIL & SPA
	AQUA PURA
	BEST INSURANCE SERVICES
23960	ANDYS CAFE
	LORENZOS PIZZA
	ROOF REPAIRS
	VIDEO VISION
23980	IRONWOOD LIQUOR
24130	HALL, STANFORD
24140	FLINT, CLIFFORD D
24150	MARTINEZ, RENEE M
24192	VICKERS, MICHAEL F
24270	CARRANZA, JONATHAN
24284	HERNANDEZ, JORGE
24300	HENDERSON, NICK J
24320	ZOWARKA, DARRIN T
24350	MEDINA, LORENZO G
24370	CUEVAS, RUTH A
24380	GATES, DAN P
24384	STEVENS, ROXANNE
24394	SMITH, MONIQUE
24414	FORD, TIOSHA
24420	YGLORIA, SILVYA S
24422	COOK, DANIEL J
24430	PORTILLO, MARISELA B
24438	SHEDLOCK, JOHN E
24440	CONWAY, MICHAEL T
24444	CHENG, IVY W
24446	MARTINEZ, NAOMI
24452	PEREZDELGADO, WALTER E
24454	LOPEZ, EV
24456	SCHWARTZ, KRISTI D
24464	DAVIS, WILBERT
24540	DEAGUERO, ESTHER M

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2014

10265	STOLLER, JERRY
10271	MORENO VALLEY UNITED METHODIST CHURC
11401	HEACOCK DENTAL GROUP
	NORTH HEACOCK DENTAL
	NORTH HEACOCK DENTAL GROUP DDS
	REAGAN DAVID L DDS
	RYNEARSON R DAVID DDS MS
	SMITH ROBERT DDS
11441	HEALTHCARE IMAGINGMORENO VALLEY
	KIM DONG S MD
	LAGUNA VISTA PHARMACY
	LOMA LINDA UNIVERSITY PEDIATRIC MEDI
	ONE ACUPUNCTURE
	PRINN, VISITH
	PRIROMPRINTR MD
	RACINE HAROLD V MD
	RACINE, HAROLD
11481	BETHANY HOME CARE
	CHRISTLEY BEVERLY A INS AGCY
	FARMERS INSURANCE GROUP
	KENT RONALD N MD PHD
	KENT, RONALD N
	YAP ADWEN P DDS
11692	STEYN, CHRISTINE
11696	KOONTZ, ROBERT
11698	MEZA, GILBERTO
12065	GOODWIN PAT BOOKKEEPING & TAX SERVIC
12075	HERMIE ABRIGO STATE FARM INSURANCE
	STATE FARM INSURANCE
12085	DE LA CRUZ MICHAEL DMD
12095	OCCUPANT UNKNOWN,
12097	CALHOUN, LATOYA C
	EDGERSON, ERICA
12109	CRAFTS, PAUL M
12123	MARSHALL, ROBERT A
12151	CANALE, LUIGI
	DEPORTER, CLAUDIA L
	LUGO, PORTER
	VACA, DAN
12183	CORTES, LUIS H
	LUIS DENTAL LAB
12199	THERAPEUTIC HEALING CENTER
	WATSON TAX & FINANCIAL
12214	TOMLINSON LOIS CPA
12218	CR SATELLITES
12222	FARMERS INSURANCE GROUP
12226	NEIGHBORHOOD CYCLERY
12235	FURNITURE HELPERS
	LAVIT CHECK CASHING
	MORENO MEAT MARKET

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2014 (Cont'd)

12235	PORKYS PIZZA
	PRO NAIL & HAIR
12246	MORENO VALLEY REALTY
12255	NICHOLAS LIQUOR & GAS
12275	RAMONAFIRESTONE TIRE CENTERS
12280	KFC MORENO VALLEY
12300	JIFFY LUBE
12301	CAR ENTERPRISES

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2014

23900	BOTANICA MORENO
	CALIFORNIA MEDICAL CLINIC
	DAY STREET PHARMACY
	DOLLAR ONE PLUS STORE
	PANDA BOWL
	PEQUES MEXICAN FOOD
23911	FALCON, ANTONIETA
23915	OCCUPANT UNKNOWN,
23921	ALEXANDER, BERNEICE E
23940	ANGELAS NAIL & SPA
	AQUA PURA
	BEST INSURANCE SERVICES
	IANNELLO ROBT R DDS
23960	LA FUENTE RESTAURANT
	LORENZOS PIZZA
	VIDEO VISION
23965	RITE AID
23980	IRONWOOD LIQUOR
24130	MAY, JARAE
24140	FLINT, CLIFFORD D
24150	RODGERS, MARI
24192	VICKERS, MICHAEL F
24270	CARRANZA, MARIA
24280	LOPEZ, DAVID A
24284	WOOLFE, HANS
24300	HENDERSON, NICK
24320	DREISS, RAYMOND A
	OKEEFE, ELAINE M
	ZOWARKA, THOMAS E
24350	OCCUPANT UNKNOWN,
24370	DANIEL, LUIS H
24380	JONES, GREEN
24382	PAGE, MICHAEL B
24384	JOHNSON, DAVID K
24394	NORTHWAY, GLENN A
24414	OCCUPANT UNKNOWN,
24416	HAMBLIN, BRITTANY
24418	STARR, D
24420	OCCUPANT UNKNOWN,
24422	WILBURN, TATIANA
24430	OCCUPANT UNKNOWN,
24438	SHEDLOCK, JOHN E
24440	CONWAY, MICHAEL T
24444	AKER, PETER T
24446	MARTINEZ, NAOMI
24452	TULA, RAUL
24454	LOPEZ, EV
24456	DEAN, ALBERT M
24464	VILLEGOS, DOLORES L
24540	OLIVERO, ALBERT

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2010

10271	MORENO VALLEY UNTD MTHDST CHR
11401	LOMA LINDA PEDIATRICS
	NORTH HEACOCK DENTAL GROUP
	RYNEARSON, R
	SMILE ISLAND ORTHODONTICS
11441	ENG GILBERT P MD
	GARCIA, EDUARDO A
	HEALTHCARE IMAGING MORENO VLY
	HIGHLANDER REALTY
	KIM DONG S MD
	LAGUNA VISTA PHARMACY
	ONE ACUPUNCTURE
	PRIN VISITH MD
	PRIROMPRINTR VISITH MD
	VALLEY VIEW FINANCIAL SVC
	WILLIAMS TRACI ANN MD
11481	BETHANY HOME HEALTH CARE
	BEVERLY A CHRISTLEY INSURANCE
	FAMILY DENTISTRY
	FIT FOREVER PHYSICAL THERAPY
	KENT RONALD N MD
	KENT, RONALD N
	YAP, ADWEN P
11696	WESCOTT, DANIEL E
11698	MEZA, GILBERTO
12065	GOODWIN, PAT A
	PAT GOODWIN BOOKKEEPING & TAX
12075	STATE FARM INSURANCE
12085	DELACRUZ, MICHAEL L
	HEACOCK FAMILY DENTISTRY
12095	HERNANDEZ, JOSE
	OCCUPANT UNKNOWN,
12097	CALHOUN, LATOYA C
	EDGERSON, LOUIS T
12107	OCCUPANT UNKNOWN,
12123	MARSHALL, ROBERT A
12183	CORTES, LUIS H
	LUIS DENTAL LAB
12199	ALL SOLUTIONS INSURANCE
	BRICKHOUSE DEVELOPMENT
	CHINESE MEDICINE CLINIC
	MORENO VALLEY RESOURCE CTR
	SKIN ESSENCE CLINIC
12214	TOMLINSON LOIS A CPA
12218	MINCO COMPUTERS
12222	M & M CLEANERS
12226	DIVERSIFIED SERVICES
12235	COCINA RESTAURANT MORENO
	FURNITURE HELPERS
	LAVIT CHECK CASHING

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2010 (Cont'd)

12235	MORENO MEAT MARKET
	PORKYS PIZZA
	PRO NAIL & HAIR
12238	XPOSUER HAIR STUDIO
12246	MORENO VALLEY REAL ESTATE SVC
	PACIFIC DEVELOPMENT SOLUTION
12255	MZP FOOD & GAS
12275	RAMONAFIRESTONE TIRE CTR
12280	KFC
12300	JIFFY LUBE
12301	CAR ENTERPRISES

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2010

23900	99 CENTS PLUS STORE
	BOTANICA MORENO
	COSTA LUZ TRAVEL
	PANDA BOWL
	TAQUERIA AZTECA
23911	SIMS, JOHNNY
23915	TARAZAS, FERNANDO V
23920	FRESH & EASY NEIGHBORHOOD MKT
23921	ALEXANDER, BERNEICE E
23940	AGUA PURA
	ANGELAS NAIL & SPA
	BEST INSURANCE SVC
	CLINICA MEDICA CALIFORNIA
	H&R BLOCK
	HAIR PLUS SALON
	HERRADURA DE ORO
	IANNELLO ROBERT R DDS
	MORENO CLEANERS
23960	LA FUENTE RESTAURANT
	LORENZOS PIZZA
	U S TAE KWON DO CTR
	VIDEO VISION
23965	RITE AID
23980	IRONWOOD LIQUOR
24130	OCCUPANT UNKNOWN,
24140	FLINT, CLIFFORD D
24192	VICKERS, MICHAEL F
24270	VILLASENOR, MIGUEL B
24272	OCCUPANT UNKNOWN,
24280	LOPEZ, MARIA I
24284	HERNANDEZ, JORGE
24300	MCKENNA, ROBERT J
24320	OKEEFE, ELAINE M
24350	OCCUPANT UNKNOWN,
24370	DANIEL, LUIS H
24380	GRAHAM, CYNTHIA L
24384	JOHNSON, DAVID K
24394	LIEN, MARK S
24396	CAMPOS, ROBERT
24414	OCCUPANT UNKNOWN,
24416	OCCUPANT UNKNOWN,
24418	LEON, BRYAIN
24420	OCCUPANT UNKNOWN,
24422	SLANE, KATRINA
24438	SHEDLOCK, JOHN E
24440	CONWAY, TERRY D
24444	AKER, PETER T
24446	DELBRUEGGE, DON L
24452	HERRERA, ELVIA
24454	PENA, EDUARDO P

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2010 (Cont'd)

24456 SCHWARTZ, KRISTI D
24464 VILLEGAS, TANISHA N
24480 ABRAHAM, LANCE
24540 SANN, GUY E

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2005

10271	MORENO VALLEY UNITED METHODIST CHURC
11401	LOMA LINDA PEDIATRICS
	REAGAN DAVID L DDS
	RYNEARSON R DAVID DDS MS
	RYNEARSON, R
11441	CHOPRA, RAKESH M
	GARCIA EDUARDO A JR MD
	HIGHLANDER REALTY
	LAGUNA VISTA PROFESSIONAL PLAZA
	TERRY LAWSON RPT
	VALLEY VIEW FINANCIAL SERVICES
11481	BETHANY HOME HEALTH CARE
	CHRISTLEY BEVERLY A INS AGENCY
	YAP, ADWEN P
11636	RUIZ, LINDA M
11692	AMEZCUA, ROGELIO
11696	WESCOTT, DANIEL E
11698	BRITTON, FRANK
	PERNIX TECHNOLOGIES
12065	GOODWIN PAT BOOKKEEPING & TAX SERVIC
	GOODWIN, PAT A
12075	STATE FARM INSURANCE
12085	DELACRUZ, MICHAEL
	MICHAEL DE LA CRUZ JR DDS
12095	OCCUPANT UNKNOWN,
12107	OCCUPANT UNKNOWN,
12119	MORENO VALLEY RESOURCE CENTER
12123	MARSHALL, ROBERT A
12151	VACA, DAN
12183	CORTES, LUIS H
	LUIS DENTAL LAB
12199	21ST CENTURY COMMUNICATIONS
	ALL SOLUTIONS INSURANCE
	KAPUR HARISH
	LAW OFFICE OF WILLIAM TILTON CORP
	MG MEDICAL SUPPLIES
	MORENO VALLEY IMMEDIATE CARE CENTER
	TILTON, WILLIAM
12214	JERRY & FRIENDS
12222	M & M CLEANERS
12226	THE READING CTR BY PHONICKS
12234	DR CREDIT
	PEOPLE SOLUTION ASSISTANCE CENTER
12235	CARQWEST
	EXPRESS DONUTS
	LA JALLITA BAKERY
	LAVIT CHECK CASHING
	MORENO MEAT MARKET
	PANADERIA Y RESTAURANTE LA JOLLITA
	PRO NAIL & HAIR

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2005 (Cont'd)

12238	XPOSUER HAIR STUDIO
12246	BLUE RIBBON CONSTRUCTION
	M V REAL ESTATE SERVICES
	MORENO VALLEY REALTY
	PACIFIC DEVELOPMENT SOLUTION
12255	MZP FOOD & GAS
	MZP FOOD AND GAS
	SAMMYS FOOD STORE
12275	RAMONA AUTO SERVICES INC
12280	KFC
12300	JIFFY LUBE
12301	C & J COX
	CAR ENTERPRISES

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2005

23900	99 CENTS PLUS STORE
	BEST WOK
	BEST, WOK
	BOTANICA, MORENO
	BOTANICALS MORENO
	CARBAJAL, R
	CRYSTAL CLEAR STONE
	DISCOTECA MAGO
	DISCOTECA, MAGO
	MARIA BONITA TACOS MARISCOS
	SUNRISE 1 HOUR PHOTO & STUDIO
	TAQUERIA AZTECA
	TAX SOLUTIONS
23915	AROCHA, SAUL
23920	CARDENAS MEAT MARKET
23921	ALEXANDER, BERNEICE E
23940	AGUA PURA
	AGUA, PURA
	CONNECTED INSURANCE SERVICES
	HAIR PLUS SALON
	HERRADURA DE ORO NUMERO 2
	MORENO CLEANERS & LAUNDRY
23960	LA FUENTE RESTAURANT
	US TAE KWON DO CENTER
23965	RITE AID PHARMACIES
23980	IRONWOOD LIQUOR
24130	GUNDERSON, GEORGE E
24140	FLINT, CLIFFORD D
24192	VICKERS, MICHAEL F
24272	OCCUPANT UNKNOWN,
24280	MAGUIRE, FLORENCE R
24284	BAGINSKI, JOHN P
24300	DESCOTEAUX, DONALD A
24320	OKEEFE, ELAINE M
24350	MEDINA, CARLOS G
24370	DANIEL, LUIS H
24380	OCCUPANT UNKNOWN,
24382	FLANNAGAN, MIKE
24384	ROSSELLI, ANGELO T
24394	LIEN, MARK S
24396	CAMPOS, ROBERT
24414	CRISPINO, MARIE D
24416	OCCUPANT UNKNOWN,
24418	MOHEBPOUR, N
24438	SHEDLOCK, JOHN E
24440	OCCUPANT UNKNOWN,
24444	AKER, PETER T
24446	DELBRUEGGE, DON L
24452	COUNTRYMAN, RICHARD A
24454	BARRERAS, CANDIDA C

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2005 (Cont'd)

24456 RAMIREZ, RONNIE S
24464 VILLEGAS, TANISHA N
24480 ABRAHAM, LANCE
24540 SANN, GUY E

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 2000

11401	BONO MARY CONGRESSWOMAN 44TH DISTRICT
	REAGAN DAVID L DDS
	RYNEARSON R DAVID DDS MS
	SMITH ROBERT DDS
11441	FANDRICH BRYAN MD
	GERMANIA CONSTRUCTION CORPORATION
	HARDESTY ROBERT MD
	KIM DONG S MD
	KOSLOW ALAN R MD
	LOMA LINDA UNIVERSITY FACULTY MEDICAL GROUP
	LOMA LINDA UNIVERSITY PEDIATRIC MEDICAL GROUP INCORPORATED
	MORENO VALLEY PHYSICAL THERAPY
	PALUSH, VILMA
	PARKER GIGLIA MD
	RACINE HAROLD V MD
	SMITH JAMES MD
	SMITHKLINE BEECHAM CLINICAL LABORATORIES
	VALLEY VIEW FINANCIAL SERVICES
11481	CHRISTLEY BEVERLY A INS AGENCY
	DELTA FAMILY DENTISTRY
	OCCUPANT UNKNOWN,
11636	OCCUPANT UNKNOWN,
11692	JABLONSKI, FRANK T
11696	FISHER, BARBARA
11698	BRITTON, FRANK
12065	GOODWIN PAT BOOKKEEPING & TAX SERVICE
	OCCUPANT UNKNOWN,
12075	OCCUPANT UNKNOWN,
	RALEIGH BILL INS
12085	OCCUPANT UNKNOWN,
12095	OCCUPANT UNKNOWN,
12097	STERLING, C
12199	DELA CRUZ MICHAEL DMD
	TOP THIS HAIR STUDIO
12214	ADVENTURE TRAVEL OF MORENO VALLEY
12235	AUTO SUPPLY CLUB WAREHOUSE MORENO VALLEY
	CHAHAL, SUKHDEV
	COCINA, MORENO
	PORKYS PIZZA
	PRO NAIL & HAIR
	WILLIAMS, PHILLIP
12238	SO UNIQUE BARBER & BEAUTY SALON
12246	FLETCHER, MATTHEW
	MORENO VALLEY REALTY
12255	CIRCLE K FOOD STORES
12275	RAMONA FIRESTONE TIRE CENTERS
12280	KENTUCKY FRIED CHICKEN
12300	JIFFY LUBE
12301	C & J COX CORPORATION

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 2000

23900	BOTANICA, MORENO
	EL INTI PERUVIAN SERVICES
	SUNRISE 1 HOUR PHOTO & STUDIO
23911	MARTINEZ, VICTOR
23915	AROCHA, FELIX
23921	ALEXANDER, ROBERT I
23940	AGUA, PURA
	IMPERIAL REALTORS
	MORENO CLEANERS & LAUNDRY
23960	LORENZOS PIZZA
23980	IRONWOOD LIQUOR
24140	FLINT, C
24150	MORRISON, JAMES R
24192	OCCUPANT UNKNOWN,
24270	SANCHEZ, JAVIER
24272	RUOCCO, JOE
24280	MAGUIRE, F R
24284	BELL, S R
24300	OCCUPANT UNKNOWN,
24320	OKEEFE, ELAINE
24350	OCCUPANT UNKNOWN,
24370	DANIEL, LUIS H
24380	OCCUPANT UNKNOWN,
24382	OCCUPANT UNKNOWN,
24384	JOHNSON, DAVID
24394	OCCUPANT UNKNOWN,
24414	OCCUPANT UNKNOWN,
24416	OCCUPANT UNKNOWN,
24418	OCCUPANT UNKNOWN,
24420	OCCUPANT UNKNOWN,
24422	OCCUPANT UNKNOWN,
24430	MAYNARD, JANICE
24438	OCCUPANT UNKNOWN,
24444	OCCUPANT UNKNOWN,
24446	DELBRUEGGE, DON
24452	COUNTRYMAN, RICHARD A
24456	RAMIREZ, RONNIE S
24464	OCCUPANT UNKNOWN,
24540	SANN, GUY E

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 1995

11401	CAVIN, THERESA
	DAVID REAGAN DDS
	MILES J YAMAGUCHI MD
	NORTH HEACOCK DENTAL GROUP
	R DAVID RYNEARSON DDS
	ROBERT SMITH DDS
	STANLEY H SCHWARTZ MD
11441	BRYAN KONAKIS INSURANCE
	FARMERS INSURANCE GROUP
	GERMANIA CONSTRUCTION
	JEWELL NELSON GENERAL CONTR
	KATHY MARKOS INSURANCE
	LAWSON, TERRY
	LOMA LINDA MEDICAL CARE CTR
	LOMA LINDA UNIVERSITY MEDICAL
	MORENO VALLEY PHYSICAL THERAPY
	NEW HOPE CHRISTIAN CTR INC
	V K MATHUR
	VISITH PRIROMPRINTR MD
11481	BENSON, JOHN
	BEVERLY A CHRISTLEY INSURANCE
	DIANE, OLSON
	FARMERS INSURANCE GROUP
	JIM, PECK
	JOHN BENSON MD
	KENT, RONALD M
	LEE, PATRICK S
	PATRICK S LEE DDS
	RONALD N KENT PHD
11636	DAVIS, PAUL
11680	OCCUPANT UNKNOWNN
11692	JABLONSKI, FRANK T
11696	WOOD, ALAN E
11698	BRITTON, FRANK
12065	GOODWIN, WAYNE
	PAT GOODWIN INCOME TAX SVC
12075	RALEIGH, BILL
	STATE FARM INSURANCE
12085	BARTON, J T
12095	VELASCO, C
12107	SHARP, PROVI I
12123	MARSHALL, ELLEN
12135	CLARK, SANDY
12151	SOPER, GEORGE E
12183	BOYDEN, C M
12199	BARTON, ROBERT
	FELICIA & CO
	HEACOCK FAMILY DENTISTRY
	MICHAEL F CRUZ JR DDS
	RCL MEDICAL & INDUSTRIAL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 1995 (Cont'd)

12214	ADVENTURE TRAVEL INC
12218	SUMMERS APPLIANCE
12222	A TOUCH OF CLASS FLORIST SHOP
12230	ZUPPARDO, JAY
12234	AMERICAN PET GROOMING MORENO
12235	CYNTHIAS HAIR CARE
	EXPRESS DONUTS
	HEACOCK AUTO SUPPLY
	MORENO MEAT MARKET
	PORKYS PIZZA
	PRO NAIL & HAIR
12238	HARRIS, TAMRA
	HER CUTS BEAUTY SALON
12246	MORENO VALLEY REALTY
12255	CIRCLE K FOOD STORE
12275	RAMONA TIRE & AUTOMOTIVE
12280	KFC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 1995

23900	DUG OUT
	IRONWOOD LIQUOR
	NOVEDASDES, LIZETH
	SUNRISE 1 HOUR PHOTO & STUDIO
23906	OCCUPANT UNKNOWNN
23911	OROZCO, RUBEN
23915	BARTH, CLYDE E
23920	CARDENAS MEAT MARKET
23921	ALEXANDER, ROBERT I
23940	EDD VAUGHN
	HAIR DESIGNS BY KAY
	HAIR ODYSSEY 2000
	IANNELLO, ROBERT R
	JECH, CARL
	JOSEPH PURCIO
	M & S CONVENIENCE STORE
	MICHAEL SPEARS
	MORENO CLEANERS & LAUNDRY
	PURCIO, JOSEPH
	ROBERT R IANNELLO DDS
	SPEARS, MICHAEL
	VAUGHN, EDD
	WESTERN UNION
23960	LA FUENTE RESTAURANT
	LORENZOS PIZZA
	U S TAEKWONDO
	VIDEO VISION
24140	FLINT, C
24150	MORRISON, JAMES R
24192	MCDOWELL, SCOTT A
24270	OCCUPANT UNKNOWNN
24272	OCCUPANT UNKNOWNN
24280	MAGUIRE, F
24284	OCCUPANT UNKNOWNN
24300	MCKENNA, ROBERT J
24320	DREISS, RAYMOND
24350	VANHEMERT, RALPH S
24370	LIMON, CESAR
24380	OCCUPANT UNKNOWNN
24382	GOLDEN, PETE
24384	OCCUPANT UNKNOWNN
24394	OCCUPANT UNKNOWNN
24414	CHRISPINO, MARIE
24418	OCCUPANT UNKNOWNN
24420	AVANT, JEFFERY G
24422	MASTERS, SHERYL A
24430	OCCUPANT UNKNOWNN
24438	SHEDLOCK, LUZ E
24440	CONWAY, TERRY D
24444	OCCUPANT UNKNOWNN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

IRONWOOD AVE 1995 (Cont'd)

24446 TRAUGHBER, RAY
24452 COUNTRYMAN, RICHARD A
24456 OCCUPANT UNKNOWNN
24464 JENSEN, RONALD
24480 OCCUPANT UNKNOWNN
24540 SANN, GUY E

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HEACOCK ST 1992

11401	AMER VLY PDTRY GRP
	CAVIN, THERESA
	NORTH HEACOCK DENTL
	RYNEARSON R DDS MS
	SCHWARTZ S H MD
11441	BROWNE, BLAIR P
	COMBS, HENRY
	DEBORAH, HEISSER
	DIANE, OLSON
	FARMERS INS ADMIN
	GERMANIA CONSTR
	HEISSER DEBORAH
	INLAND EMPR CLINICL
	KAN MEDICAL GROUP
	LAWSON TERRY RPT
	LAWSON, TERRY
	LINCOLN CLB RVRSDE
	LLU PEDIATRIC MDCL
	LOMA LND ORTHOPEDIC
	NELSON JEWELL PAVNG
	OLSON D FARMERS INS
	PRIN VISITH MD
	REID, GENE
	SHAPIRO, DEAN H
	STILLINGS DONALD DC
	THOMPSON B INS AGCY
	THOMPSON, BARBARA
11481	CHRISTLEY B INS AG
	HAYNES RAYMOND ATTY
	JIM, PECK
	KENT RONALD MD PHD
	LEE PATRICK S
	LEE, PATRICK S
	LINDORA MDCL CLINIC
	MORENO VLY INS
11636	NEW HOPE CMNTY CH
11696	WOOD, ALAN E
11698	BRITTON, FRANK
12065	GOODWIN P INCOME TX
	GOODWIN, WAYNE
12075	RALEIGH, BILL
	STATE FARM INS AGNT
12085	BARTON, J T
12095	CARPENTER, JACK
	ENLOW, EDWARD
12199	DANCING IMAGES
	FELICIA&CO
	NEW WAY CELLULAR
	SPA CLUB
12214	ADVENTURE TRAVEL

HEACOCK ST 1992 (Cont'd)

12218	SUMMERS APPLIANCE
12222	A TOUCH CLASS FLRST
12226	BALANCING ACT THE
12234	R&B INTERIORS
12235	COCINA, MORENO
	EXPRESS DONUTS
	HEACOCK AUTO SUPPLY
	MORENO MEAT MKT
	PORKYS PIZZA
	PRO NAIL&HAIR
	TWO DREAMERS
12238	YOLANDAS BTY SALON
12246	MORENO VLY REALTY
12255	CIRCLE K FOOD 312
12275	GOSLIN TIRE SERVICE
12280	KENTUCKY FRIED CHKN

Target Street	Cross Street	Source
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IRONWOOD AVE 1992

23900	DUG OUT THE
	EXPRESS INS
	IRONWOOD LIQUOR
	JADE ROOM
	LANGENWALTER DYE
	SUNRISE 1 HR PHOTO
	UPMOST MAIL CENTER
23915	BARTH, CLYDE E
23920	CARDENAS MEAT MKT
23940	HAIR BY BEATRIZ
	HERITAGE
	HOSPITALITY CLNRS
	IANNELLO ROBT R DDS
	IANNELLO, ROBERT R
	PURCIO, JOSEPH
	ROLANDOS FACIAL&SKN
	SPEARS, MICHAEL
	VAUGHN, EDD
	WESTRN UNION PCK UP
23960	LA FUENTE RSTRNT
	LORENZOS PIZZA
	US TAEKWONDO
	VIDEO VISION
23980	KRAGEN AUTO WORKS
24140	FLINT, C
24150	MORRISON, JAMES R
24284	CARLSON, JEFF
24300	MCKENNA, ROBERT J
24320	DREISS, RAYMOND
24382	GOLDEN, PETE
24384	KING, ELMER
24414	CHRISPINO, MARIE
24440	HARTVIG, BARRIE
24446	TRAUGHBER, RAY
24452	COUNTRYMAN, RICHARD A
24546	KUCERA, CHARLES

Target Street	Cross Street	Source
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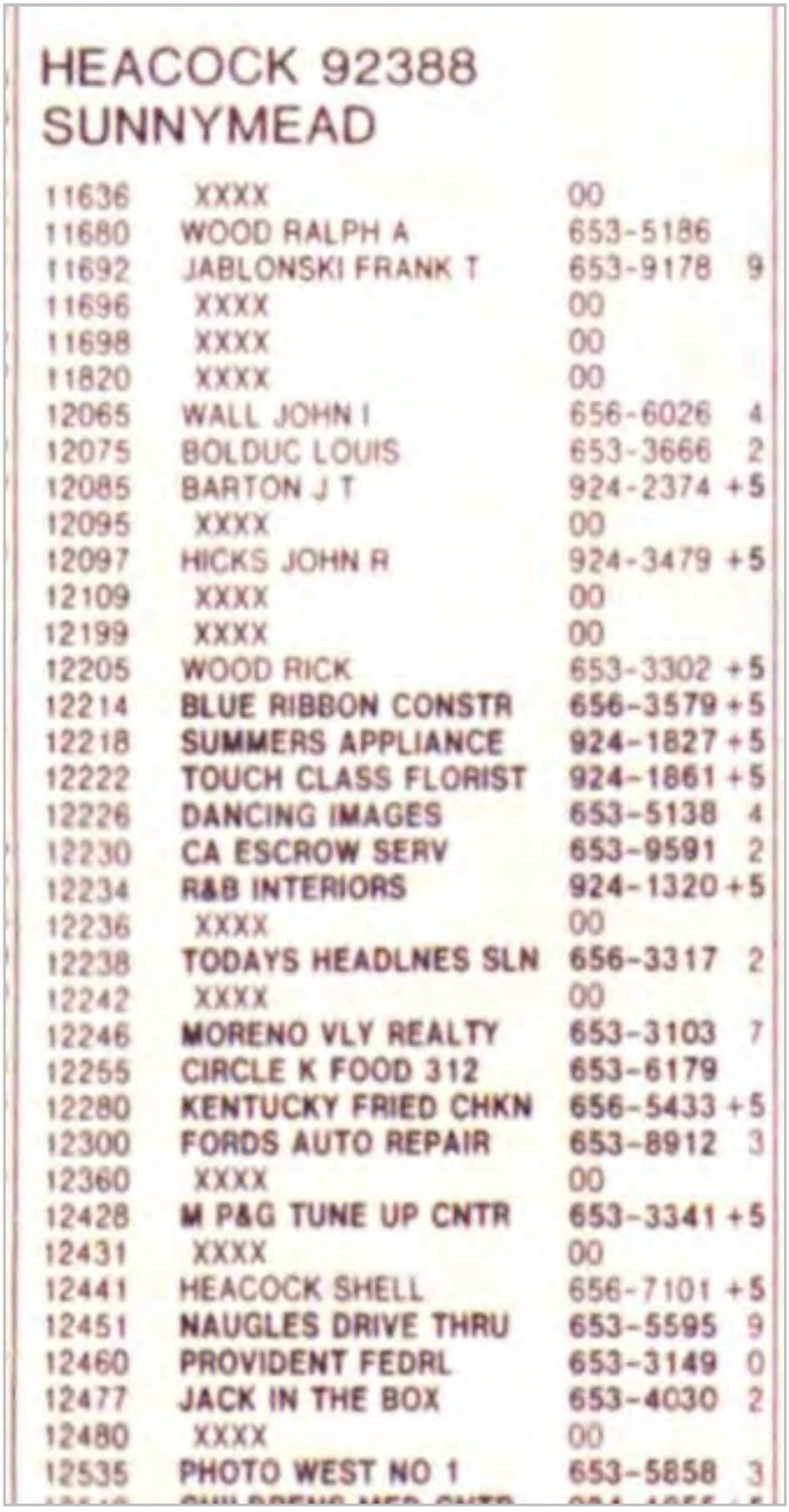
HEACOCK ST 1985



HEACOCK 92388
SUNNYMEAD

11636	XXXX	00	
11680	WOOD RALPH A	653-5186	
11692	JABLONSKI FRANK T	653-9178	9
11696	XXXX	00	
11698	XXXX	00	
11820	XXXX	00	
12065	WALL JOHN I	656-6026	4
12075	BOLDUC LOUIS	653-3666	2
12085	BARTON J T	924-2374	+5
12095	XXXX	00	
12097	HICKS JOHN R	924-3479	+5
12109	XXXX	00	
12199	XXXX	00	
12205	WOOD RICK	653-3302	+5
12214	BLUE RIBBON CONSTR	656-3579	+5
12218	SUMMERS APPLIANCE	924-1827	+5
12222	TOUCH CLASS FLORIST	924-1861	+5
12226	DANCING IMAGES	653-5138	4
12230	CA ESCROW SERV	653-9591	2
12234	R&B INTERIORS	924-1320	+5
12236	XXXX	00	
12238	TODAYS HEADLNES SLN	656-3317	2
12242	XXXX	00	
12246	MORENO VLY REALTY	653-3103	7
12255	CIRCLE K FOOD 312	653-6179	
12280	KENTUCKY FRIED CHKN	656-5433	+5
12300	FORDS AUTO REPAIR	653-8912	3
12360	XXXX	00	
12428	M P&G TUNE UP CNTR	653-3341	+5
12431	XXXX	00	
12441	HEACOCK SHELL	656-7101	+5
12451	NAUGLES DRIVE THRU	653-5595	9
12460	PROVIDENT FEDRL	653-3149	0
12477	JACK IN THE BOX	653-4030	2
12480	XXXX	00	
12535	PHOTO WEST NO 1	653-5858	3

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

IRONWOOD AVE 1985

5	23911	XXXX	00		
1	23915	BARTH CLYDE E	653-1769		7669
1	23921	XXXX	00		7673
1	23965	FERNANDEZ GILBERT	656-5757	+5	7673
4		STANLEYFERNANDEZ C	656-6111	+5	7675
2	24130	FERRIS NICHOLAS	653-9135	1	7676
2	24140	FLINT CLIFFORD	656-1348	0	7679
5	24150	MORRISON JAS R	653-7743	6	7682
2	24192	WILLIAMS JOHN D	653-4737		7683
5	24270	GRIER W B	653-0456	9	7685
5	24272	COLLINS JOWAN	656-6152	+5	
8	24280	XXXX	00		7685
1	24282	XXXX	00		7686
2	24284	TOOTELL DAVID	924-4352	+5	7687
1	24300	MCKENNA ROBT J	653-5940		7688
5	24320	DREISS RAYMOND	653-1827		7689
5	24350	MARTIN CARYL	924-2592	+5	7689
1	24370	BARBEE YVONNE	924-3462	+5	7689
2	24380	LEVITSKY LAUREE	653-6831	4	7692
2	24382	TEAGUE TERRY	924-2872	+5	7693
0	24384	XXXX	00		7695
4	24414	HAYES FRANCES	924-2454	+5	7697
3	24416	XXXX	00		7698
9	24418	XXXX	00		7700
3	24420	BOYLAN PATRICK	924-2165	+5	7701
3	24422	TAYLOR MARVIN L	924-5370	+5	7701
2	24430	MATHESON JOHN	656-5954	+5	7702
5	24438	XXXX	00		7704
7	24440	HARTVIG BARRIE	653-9693	1	7704
7	24444	GREENE RONALD F	653-3504		7705
4	24446	TRAUGHBER RAY	924-3869	+5	7706
0	24452	COUNTRYMAN R A	653-2065	1	7706
8	24454	R V DOCTORS THE	653-4751	+5	7707
	24456	XXXX	00		7707
1	24480	XXXX	00		7708
5	24546	XXXX	00		

Target Street	Cross Street	Source
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HEACOCK ST 1979

HEACOCK 92388
SUNNYMEAD

11636	DICARLO DOMENIC	653-6501
	DICARLO RAYMOND	653-8705 8
*	DOMENIC CONSTRUCTN	653-6501
11680	WOOD RALPH A	653-5186
11692	JABLONSKI FRANK T	653-9178+9
11696	WOOD ALAN E	653-4643 8
11698	XXXX	00
11820	MAXWELL LANGDON	653-7596+9
12095	COWLISHAW JOHN JR	653-1945+9
12097	LEDUC G A	653-6606 7
12109	HARRISON A E	653-2423+9
12199	HARRISON WILLIAM H	653-6771+9
12205	WALMSLEY R E	653-7333
12234	XXXX	00
12236*	ANNIES CLOTHES CLST	653-2021+9
12238*	CARPET MILL OUTLET	653-0266+9
12242*	BLUE RIBBON CONSTR	653-0303+9
12246*	LADERA ESTATES	653-6055+9
*	MORENO VLY REALTY	653-3103 7
12255*	CIRCLE K FOOD 312	653-6179
12280*	CARLSON DESGN&CONST	653-0286+9
*	COLONEL SANDRS CHKN	653-0101+9
*	KENTUCKY FRIED CHKN	653-0101+9
12300*	SUNNYMD EXXON	653-9883+9
12428*	PARKHILL ARCO	653-3341 6
12431*	HAIRS CHEVRON SERV	653-1251
12441*	BALDWINS SHELL	653-7066 8
12451*	NAUGLES	653-5595+9
12480	XXXX	00
12535*	FOTO WEST	653-5858+9

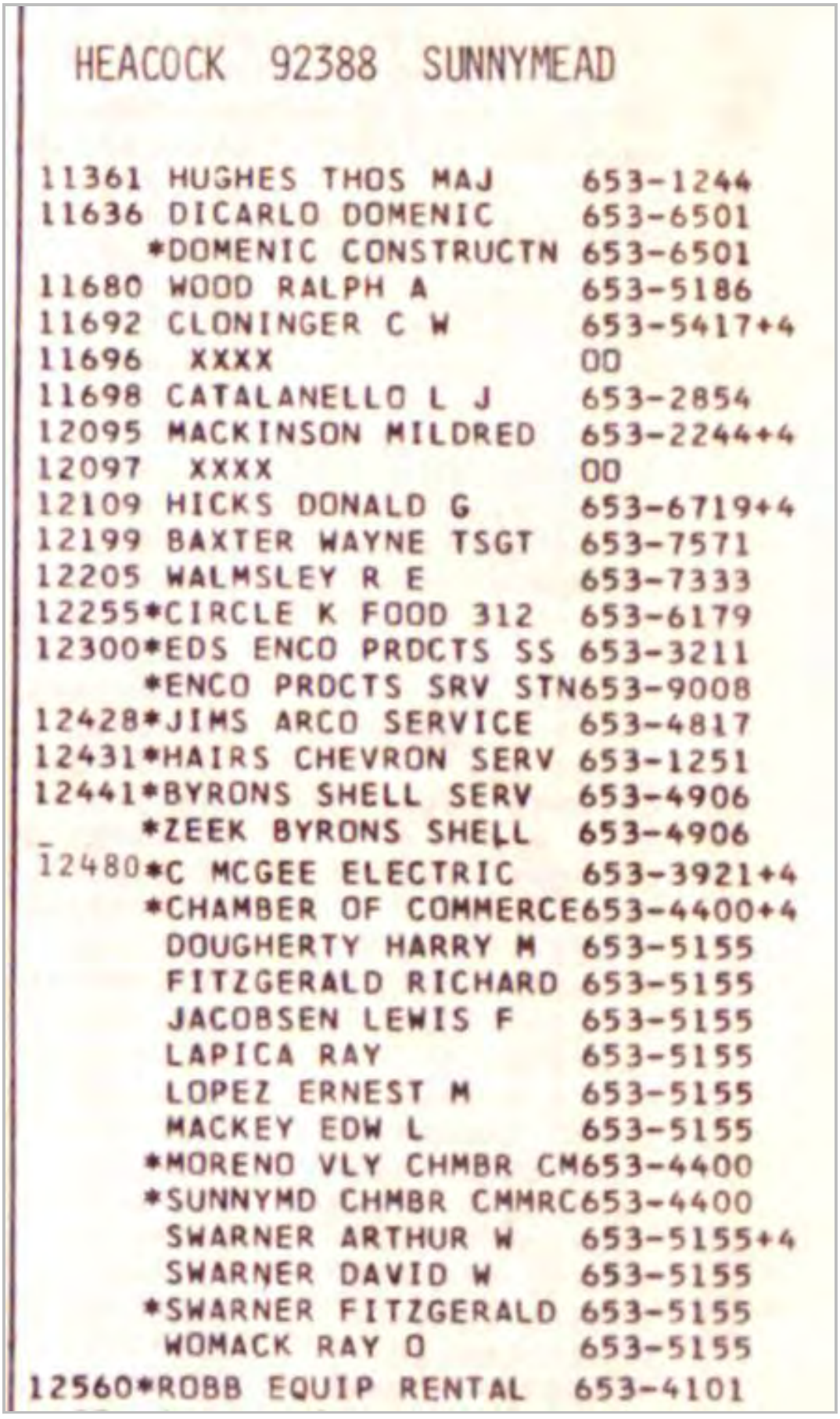
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

IRONWOOD AVE 1979

23911	MCGRANAHAN CARL	653-4577
23915	BARTH CLYDE E	653-1769
23921	XXXX	00
23965	CHRISMAN WILLIAM M	653-7334+9
24130	PETERSON D K PETE	653-7604 8
24140	LEHMAN STEPHEN	653-7170 8
24150	MORRISON JAS R	653-7743 6
24192	WILLIAMS JOHN D	653-4737
24270	GRIER W B	653-0456+9
24272	XXXX	00
24280	DEAN VICKY	653-3655
	MAYO SHARON	653-3655
24282	XXXX	00
24284	XXXX	00
24300	MCKENNA ROBT J	653-5940
24320	DREISS RAYMOND	653-1827
24370	GIBBONS BILL	653-0246+9
24380	BARROWS BRUCE W	653-9203 8
	BARROWS L R	653-9203 8
24382	SMITH MICHAEL J	653-7560+9
	SMITH TERESA	653-7560+9
24384	CAMPBELL DORIS D	653-7483+9
24414	XXXX	00
24418	XXXX	00
24420	AKER DARRELL	653-1817+9
24430	BESSEE GARY	653-1401+9
24438	HORN RHODA V	653-5735
24440	BADARACCO ROBT J	653-8386 6
24444	GREENE RONALD F	653-3504 5
24446	OSHAWNESSY C	653-8988 7
24452	HUNT DAVID	653-1737 6
24454	SOWARD JAMES A	653-6008+9
24456	LACOMBE JOAN A	653-2290 5
	LACOMBE JOHN R	653-2290
24464	JOHNSON TRACY	653-9702+9
24480	XXXX	00
24550	WAGSTER DAVID	653-0403+9

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

HEACOCK ST 1974

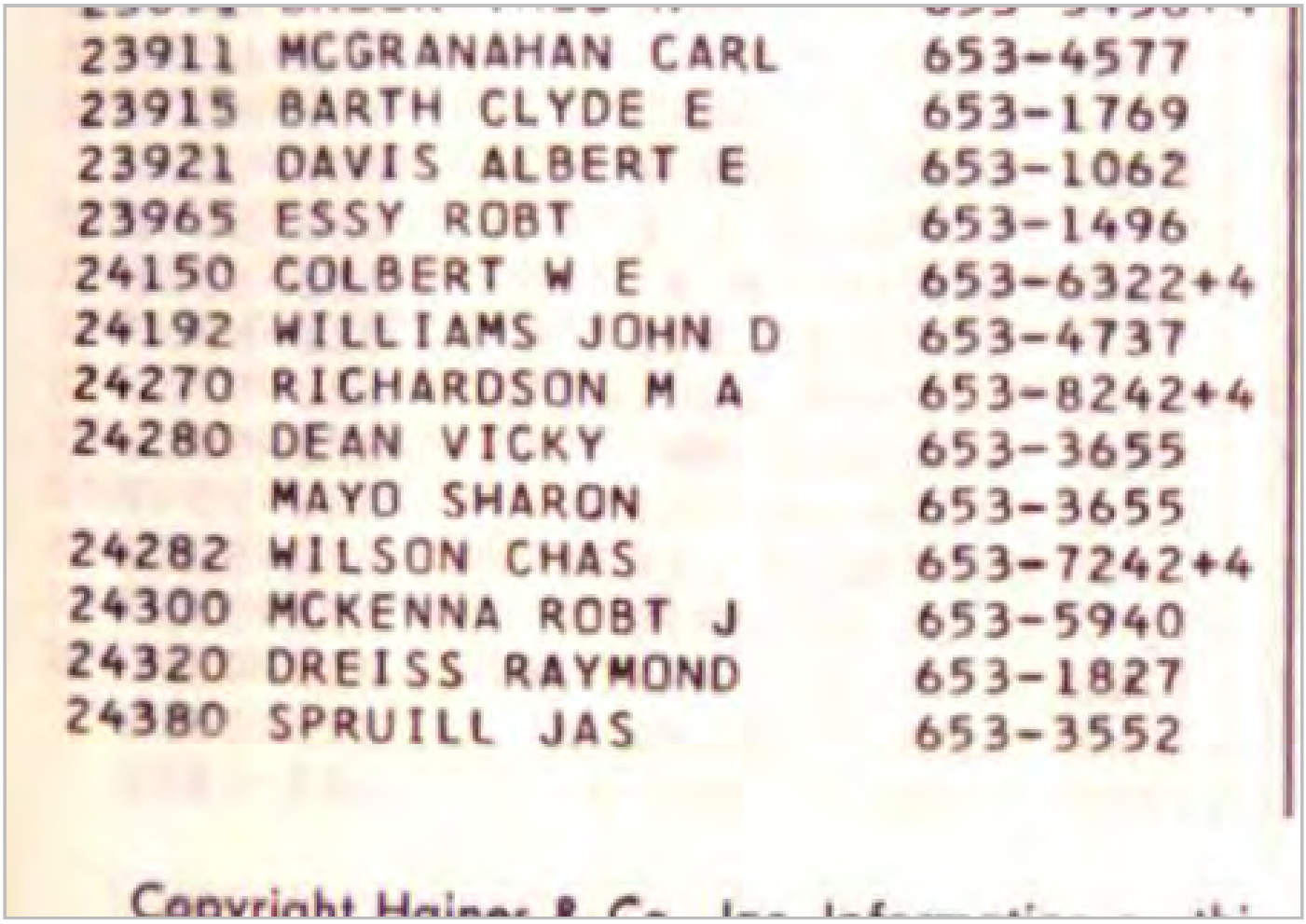


HEACOCK 92388 SUNNYMEAD

```
11361 HUGHES THOS MAJ      653-1244
11636 DICARLO DOMENIC      653-6501
     *DOMENIC CONSTRUCTN   653-6501
11680 WOOD RALPH A         653-5186
11692 CLONINGER C W        653-5417+4
11696  XXXX                OO
11698 CATALANELLO L J      653-2854
12095 MACKINSON MILDRED    653-2244+4
12097  XXXX                OO
12109 HICKS DONALD G       653-6719+4
12199 BAXTER WAYNE TSGT    653-7571
12205 WALMSLEY R E         653-7333
12255*CIRCLE K FOOD 312    653-6179
12300*EDS ENCO PRDCTS SS   653-3211
     *ENCO PRDCTS SRV STN  653-9008
12428*JIMS ARCO SERVICE    653-4817
12431*HAIRS CHEVRON SERV   653-1251
12441*BYRONS SHELL SERV    653-4906
     *ZEEK BYRONS SHELL    653-4906
12480*C MCGEE ELECTRIC     653-3921+4
     *CHAMBER OF COMMERCE  653-4400+4
      DOUGHERTY HARRY M    653-5155
      FITZGERALD RICHARD   653-5155
      JACOBSEN LEWIS F     653-5155
      LAPICA RAY           653-5155
      LOPEZ ERNEST M       653-5155
      MACKEY EDW L         653-5155
     *MORENO VLY CHMBR CM  653-4400
     *SUNNYMD CHMBR CMMRC  653-4400
      SWARNER ARTHUR W     653-5155+4
      SWARNER DAVID W      653-5155
     *SWARNER FITZGERALD   653-5155
      WOMACK RAY O         653-5155
12560*ROBB EQUIP RENTAL    653-4101
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

IRONWOOD AVE 1974



23911	MCGRANAHAN CARL	653-4577
23915	BARTH CLYDE E	653-1769
23921	DAVIS ALBERT E	653-1062
23965	ESSY ROBT	653-1496
24150	COLBERT W E	653-6322+4
24192	WILLIAMS JOHN D	653-4737
24270	RICHARDSON M A	653-8242+4
24280	DEAN VICKY	653-3655
	MAYO SHARON	653-3655
24282	WILSON CHAS	653-7242+4
24300	MCKENNA ROBT J	653-5940
24320	DREISS RAYMOND	653-1827
24380	SPRUILL JAS	653-3552

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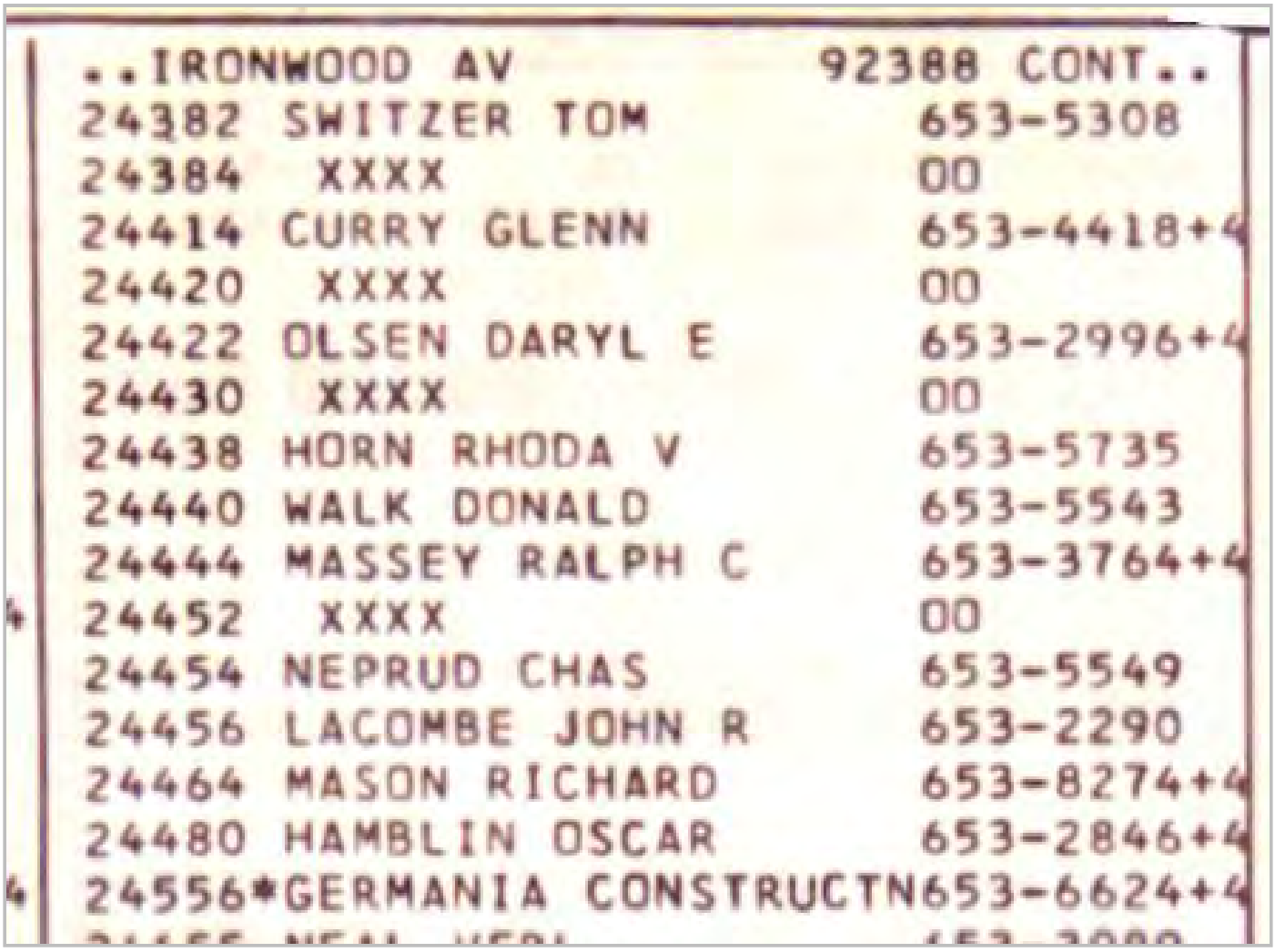
IRONWOOD AVE 1974



..IRONWOOD AV 92388 CONT..

24382	SWITZER TOM	653-5308
24384	XXXX	OO
24414	CURRY GLENN	653-4418+4
24420	XXXX	OO
24422	OLSEN DARYL E	653-2996+4
24430	XXXX	OO
24438	HORN RHODA V	653-5735
24440	WALK DONALD	653-5543
24444	MASSEY RALPH C	653-3764+4
24452	XXXX	OO
24454	NEPRUD CHAS	653-5549
24456	LACOMBE JOHN R	653-2290
24464	MASON RICHARD	653-8274+4
24480	HAMBLIN OSCAR	653-2846+4
24556*	GERMANIA CONSTRUCTN	653-6624+4

Heacock Street / Ironwood Avenue
Ironwood Avenue / Heacock Street
Moreno Valley, CA 92557

Inquiry Number: 6500157.2s
May 18, 2021

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

IRONWOOD AVENUE / HEACOCK STREET
MORENO VALLEY, CA 92557

COORDINATES

Latitude (North):	33.9456830 - 33° 56' 44.45''
Longitude (West):	117.2426810 - 117° 14' 33.65''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	477574.2
UTM Y (Meters):	3755965.8
Elevation:	1651 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5641326 SUNNYMEAD, CA
Version Date:	2012
West Map:	5641312 RIVERSIDE EAST, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140603, 20140527
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
IRONWOOD AVENUE / HEACOCK STREET
MORENO VALLEY, CA 92557

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	SUNNYMEAD MUTUAL WAT	12000 HEACOCK ST	SWEEPS UST, CA FID UST	Higher	46, 0.009, NW
A2	RITE AID #5725	23975 IRONWOOD AVE	RCRA-LQG, FINDS, ECHO	Higher	272, 0.052, WNW
A3	RITE AID #5725	23975 IRONWOOD AVE	CERS HAZ WASTE	Higher	272, 0.052, WNW
A4	RITE AID #5725	23965 IRONWOOD AVE	RCRA-LQG	Higher	319, 0.060, WNW
B5	RON HESSON	12142 DEERWOOD LN	RCRA NonGen / NLR	Higher	338, 0.064, SW
C6	M&M CLEANERS	12222 HEACOCK ST	DRYCLEANERS	Higher	359, 0.068, SSW
C7	M & M CLEANERS	12222 HEACOCK ST	DRYCLEANERS	Higher	359, 0.068, SSW
C8	M & M CLEANERS, KHAI	12222 HEACOCK ST UNI	DRYCLEANERS	Higher	359, 0.068, SSW
C9	M AND M CLEANERS	12222 HEACOCK ST	EDR Hist Cleaner	Higher	359, 0.068, SSW
D10	MORENO CLEANERS & LA	23940 IRONWOOD AVE S	EDR Hist Cleaner	Higher	445, 0.084, WNW
D11	MORENO CLEANERS & LA	23940 IRONWOOD AVE U	DRYCLEANERS	Higher	445, 0.084, WNW
D12	MORENO CLEANERS & LA	23940 IRONWOOD AVE U	DRYCLEANERS	Higher	445, 0.084, WNW
D13	MORENO CLEANERS & LA	23940 IRONWOOD AVE U	DRYCLEANERS	Higher	445, 0.084, WNW
D14	MORENO CLEANERS	23940 IRONWOOD ST #H	DRYCLEANERS	Higher	445, 0.084, WNW
D15	FORMER CLEANERS	23940 IRONWOOD AVE	DRYCLEANERS, HAZNET, HWTS	Higher	445, 0.084, WNW
D16	MORENO CLEANERS	23940 IRONWOOD ST UN	RCRA-SQG, FINDS, ECHO	Higher	445, 0.084, WNW
D17	MORENO CLEANERS & LA	23940 IRONWOOD AVE U	DRYCLEANERS	Higher	445, 0.084, WNW
B18	TRISHA VANDER SLUIS	12151 DEERWOOD LANE	RCRA NonGen / NLR	Higher	479, 0.091, SW
D19	99 CENTS ONLY STORES	23920 IRONWOOD AVE	CERS HAZ WASTE, CERS	Higher	495, 0.094, WNW
D20	99 CENTS ONLY STORES	23920 IRONWOOD AVE	RCRA NonGen / NLR	Higher	495, 0.094, WNW
C21	ALPER CLEANERS NO 3	12235 HEACOCK ST	EDR Hist Cleaner	Higher	569, 0.108, SSW
E22	NICHOLAS LIQUOR & GA	12255 HEACOCK ST	UST	Lower	751, 0.142, SSW
E23	MZP FOOD AND GAS	12255 HEACOCK ST	UST	Lower	751, 0.142, SSW
E24	CIRCLE K STORE #312	12255 HEACOCK ST	RCRA-SQG, SWEEPS UST, HIST UST, CA FID UST, FINDS,...	Lower	751, 0.142, SSW
E25	NICHOLAS LIQUOR & GA	12255 HEACOCK ST	LUST, CERS HAZ WASTE, CERS TANKS, Cortese, HAZNET,...	Lower	751, 0.142, SSW
E26	NICHOLAS LIQUOR & GA	12255 HEACOCK ST	RCRA NonGen / NLR	Lower	751, 0.142, SSW
E27	GOSLIN TIRE	12275 HEACOCK ST	CERS HAZ WASTE, HAZNET, CERS, HWTS	Lower	811, 0.154, SSW
E28	RAMONA AUTO SERVICES	12275 HEACOCK	RCRA NonGen / NLR	Lower	811, 0.154, SSW
E29	JIFFY LUBE	12300 HEACOCK ST	RCRA NonGen / NLR	Lower	925, 0.175, SSW
E30	JIFFY LUBE	12300 HEACOCK ST	CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS	Lower	925, 0.175, SSW
E31	TESORO (SHELL) 68566	12301 HEACOCK ST	CERS HAZ WASTE, CERS TANKS, EMI, CERS	Lower	931, 0.176, SSW
E32	SHELL SERVICE STATIO	12301 HEACOCK STREET	LUST	Lower	931, 0.176, SSW
E33	TESORO SHELL 68566	12301 HEACOCK ST	RCRA NonGen / NLR	Lower	931, 0.176, SSW
E34	SHELL SERVICE STATIO	12301 HEACOCK	RCRA-SQG, LUST, FINDS, ECHO, Cortese, HAZNET,...	Lower	931, 0.176, SSW
E35	TESORO (SHELL) 68566	12301 HEACOCK ST	UST	Lower	931, 0.176, SSW
E36	SHELL STATION	12441 HEACOCK AVE	SWEEPS UST, CA FID UST	Lower	977, 0.185, SSW
37	DELGADO TRUCKING	12088 WEBB ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	989, 0.187, West
F38	ARCO SMOG PRO #696	12428 HEACOCK ST	LUST, UST	Lower	1418, 0.269, South
F39	MORENO VALLEY ARCO	12428 HEACOCK ST	LUST, CERS HAZ WASTE, CERS TANKS, Cortese, HAZNET,...	Lower	1418, 0.269, South

MAPPED SITES SUMMARY

Target Property Address:
IRONWOOD AVENUE / HEACOCK STREET
MORENO VALLEY, CA 92557

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
F40	ARCO #1807	12428 HEACOCK AVE	SWEEPS UST, CA FID UST, HIST CORTESE	Lower	1418, 0.269, South
F41	CHEVRON 97568	12431 HEACOCK ST	LUST, Cortese, HIST CORTESE, Notify 65, CERS, HWTS	Lower	1521, 0.288, SSW
42	PACIFIC WEST MAINTEN	24318 HEMLOCK AVE	ENVIROSTOR, VCP, HAZNET, HWTS	Lower	1751, 0.332, SE
G43	GREEN TOWN RECYCLING	24121 SUNNYMEAD BLVD	SWRCY	Lower	2031, 0.385, South
G44	MICKEY'S CAR WASH	24055 SUNNYMEAD BLVD	LUST, SWEEPS UST, CA FID UST, Cortese, HIST...	Lower	2048, 0.388, South
H45	FASTRIP FOOD STORE #	23991 SUNNYMEAD BLVD	CERS HAZ WASTE, SWEEPS UST, CA FID UST, CERS...	Lower	2107, 0.399, South
H46	FASTRIP #896	23991 SUNNYMEAD BLVD	LUST	Lower	2107, 0.399, South
H47	FASTRIP #13	23991 SUNNYMEAD BLVD	LUST, Cortese, CERS	Lower	2107, 0.399, South
48	VALLEY PARTY RENTALS	24456 SUNNYMEAD BLVD	LUST, Cortese, HIST CORTESE, CERS	Lower	2484, 0.470, SE
49	SUNSHINE CLEANERS	23779 SUNNYMEAD BLVD	CPS-SLIC, CERS HAZ WASTE, CERS	Lower	2489, 0.471, SW
50	SUNNYMEAD MIDDLE SCH	23996 EUCALYPTUS AVE	ENVIROSTOR, SCH, CHMIRS, HAZNET, CERS, HWTS	Lower	4594, 0.870, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

EXECUTIVE SUMMARY

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
AST ---------- Aboveground Petroleum Storage Tank Facilities
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ---------- Waste Management Unit Database
HAULERS ---------- Registered Waste Tire Haulers Listing
INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
HIST Cal-Sites ---------- Historical Calsites Database
SCH ---------- School Property Evaluation Program
CDL ---------- Clandestine Drug Labs
Toxic Pits ---------- Toxic Pits Cleanup Act Sites
US CDL ---------- National Clandestine Laboratory Register

PFAS ---- PFAS Contamination Site Location Listing

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations
FUSRAP ---- Formerly Utilized Sites Remedial Action Program
UMTRA ---- Uranium Mill Tailings Sites
LEAD SMELTERS ---- Lead Smelter Sites
US AIRS ---- Aerometric Information Retrieval System Facility Subsystem
US MINES ---- Mines Master Index File
ABANDONED MINES ---- Abandoned Mines
FINDS ---- Facility Index System/Facility Registry System
ECHO ---- Enforcement & Compliance History Information
DOCKET HWC ---- Hazardous Waste Compliance Docket Listing
UXO ---- Unexploded Ordnance Sites
FUELS PROGRAM ---- EPA Fuels Program Registered Listing

EXECUTIVE SUMMARY

CA BOND EXP. PLAN - Bond Expenditure Plan
CUPA Listings - CUPA Resources List
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
HAZNET - Facility and Manifest Data
ICE - ICE
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
NPDES - NPDES Permits Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
UIC - UIC Listing
UIC GEO - UIC GEO (GEOTRACKER)
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List
MILITARY PRIV SITES - MILITARY PRIV SITES (GEOTRACKER)
PROJECT - PROJECT (GEOTRACKER)
WDR - Waste Discharge Requirements Listing
CIWQS - California Integrated Water Quality System
CERS - CERS
NON-CASE INFO - NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS - OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS - PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT - SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ - Well Stimulation Project (GEOTRACKER)
HWTS - Hazardous Waste Tracking System
MINES MRDS - Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants
EDR Hist Auto - EDR Exclusive Historical Auto Stations

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF - Recovered Government Archive Solid Waste Facilities List
RGA LUST - Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RITE AID #5725 EPA ID:: CAR000209973	***23975 IRONWOOD AVE***	***WNW 0 - 1/8 (0.052 mi.)***	***A2***	***9***
RITE AID #5725 EPA ID:: CAL000379989	23965 IRONWOOD AVE	WNW 0 - 1/8 (0.060 mi.)	A4	22

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/14/2020 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MORENO CLEANERS EPA ID:: CAD981985039	***23940 IRONWOOD ST UN***	***WNW 0 - 1/8 (0.084 mi.)***	***D16***	***34***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CIRCLE K STORE #312 EPA ID:: CAD981680408	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E24***	***46***
SHELL SERVICE STATIO EPA ID:: CAR000125682	***12301 HEACOCK***	***SSW 1/8 - 1/4 (0.176 mi.)***	***E34***	***114***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information

that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/25/2021 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC WEST MAINTEN	***24318 HEMLOCK AVE***	***SE 1/4 - 1/2 (0.332 mi.)***	***42***	***180***
Facility Id: 60002747 Status: Inactive - Action Required				
SUNNYMEAD MIDDLE SCH	***23996 EUCALYPTUS AVE***	***S 1/2 - 1 (0.870 mi.)***	***50***	***218***
Facility Id: 60000827 Status: No Further Action				

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NICHOLAS LIQUOR & GA	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E25***	***51***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021 Database: LUST REG 8, Date of Government Version: 02/14/2005 Database: LUST, Date of Government Version: 03/08/2021 Facility Status: 9 Facility Status: Case Closed Facility Id: 95243 Global Id: T0606500488 Global ID: T0606500488 Status: Completed - Case Closed				
SHELL SERVICE STATIO	12301 HEACOCK STREET	SSW 1/8 - 1/4 (0.176 mi.)	E32	110
Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Preliminary site assessment workplan submitted Global ID: T0606526127				
SHELL SERVICE STATIO	***12301 HEACOCK***	***SSW 1/8 - 1/4 (0.176 mi.)***	***E34***	***114***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021 Database: LUST, Date of Government Version: 03/08/2021 Facility Status: 7 Facility Id: 200319647 Global Id: T0606526127 Status: Completed - Case Closed				
ARCO SMOG PRO #696	***12428 HEACOCK ST***	***S 1/4 - 1/2 (0.269 mi.)***	***F38***	***142***
Database: LUST REG 8, Date of Government Version: 02/14/2005 Facility Status: Remediation Plan				

Global ID: T0606500117

MORENO VALLEY ARCO ***12428 HEACOCK ST*** ***S 1/4 - 1/2 (0.269 mi.)*** ***F39*** ***143***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021
Database: LUST, Date of Government Version: 03/08/2021
Facility Status: 9
Facility Id: 88075
Global Id: T0606500117
Status: Completed - Case Closed

CHEVRON 97568 ***12431 HEACOCK ST*** ***SSW 1/4 - 1/2 (0.288 mi.)*** ***F41*** ***171***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021
Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 03/08/2021
Facility Status: 9
Facility Status: Case Closed
Facility Id: 911210
Facility Id: 200928484
Global Id: T0606500242
Global Id: T10000000739
Global ID: T0606500242
Status: Completed - Case Closed

MICKEY'S CAR WASH ***24055 SUNNYMEAD BLVD*** ***S 1/4 - 1/2 (0.388 mi.)*** ***G44*** ***185***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021
Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 03/08/2021
Facility Status: 9
Facility Status: Case Closed
Facility Id: 980305
Global Id: T0606500524
Global ID: T0606500524
Status: Completed - Case Closed

FASTRIP #896 23991 SUNNYMEAD BLVD S 1/4 - 1/2 (0.399 mi.) H46 202
Database: LUST REG 8, Date of Government Version: 02/14/2005
Facility Status: Preliminary site assessment workplan submitted
Global ID: T0606500482

FASTRIP #13 ***23991 SUNNYMEAD BLVD*** ***S 1/4 - 1/2 (0.399 mi.)*** ***H47*** ***203***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021
Database: LUST, Date of Government Version: 03/08/2021
Facility Status: 9
Facility Id: 961085
Global Id: T0606500482
Status: Completed - Case Closed

VALLEY PARTY RENTALS ***24456 SUNNYMEAD BLVD*** ***SE 1/4 - 1/2 (0.470 mi.)*** ***48*** ***206***
Database: RIVERSIDE CO. LUST, Date of Government Version: 01/13/2021
Database: LUST REG 8, Date of Government Version: 02/14/2005
Database: LUST, Date of Government Version: 03/08/2021
Facility Status: 9
Facility Status: Case Closed
Facility Id: 89618
Global Id: T0606500139
Global ID: T0606500139
Status: Completed - Case Closed

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there is 1 CPS-SLIC site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SUNSHINE CLEANERS	***23779 SUNNYMEAD BLVD***	***SW 1/4 - 1/2 (0.471 mi.)***	***49***	***215***
Database: CPS-SLIC, Date of Government Version: 03/08/2021 Database: SLIC REG 8, Date of Government Version: 04/03/2008 Facility Status: Closed Facility Status: Completed - Case Closed Global Id: SLT8R0773960				

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NICHOLAS LIQUOR & GA	12255 HEACOCK ST	SSW 1/8 - 1/4 (0.142 mi.)	E22	46
Database: RIVERSIDE CO. UST, Date of Government Version: 01/13/2021 Database: UST, Date of Government Version: 03/08/2021 Facility Id: FA0044406				
MZP FOOD AND GAS	12255 HEACOCK ST	SSW 1/8 - 1/4 (0.142 mi.)	E23	46
Database: UST, Date of Government Version: 03/08/2021 Facility Id: 204				
TESORO (SHELL) 68566	12301 HEACOCK ST	SSW 1/8 - 1/4 (0.176 mi.)	E35	136
Database: RIVERSIDE CO. UST, Date of Government Version: 01/13/2021 Database: UST, Date of Government Version: 03/08/2021 Facility Id: FA0014657 Facility Id: 80729				

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 01/25/2021 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC WEST MAINTEN	***24318 HEMLOCK AVE***	***SE 1/4 - 1/2 (0.332 mi.)***	***42***	***180***

Status: Inactive - Action Required
Facility Id: 60002747

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 03/09/2021 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
GREEN TOWN RECYCLING Cert Id: RC277654.001	24121 SUNNYMEAD BLVD	S 1/4 - 1/2 (0.385 mi.)	G43	184

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/20/2021 has revealed that there are 6 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RITE AID #5725	23975 IRONWOOD AVE	WNW 0 - 1/8 (0.052 mi.)	A3	18
99 CENTS ONLY STORES	***23920 IRONWOOD AVE***	***WNW 0 - 1/8 (0.094 mi.)***	***D19***	***40***

Lower Elevation	Address	Direction / Distance	Map ID	Page
NICHOLAS LIQUOR & GA	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E25***	***51***
GOSLIN TIRE	***12275 HEACOCK ST***	***SSW 1/8 - 1/4 (0.154 mi.)***	***E27***	***80***
JIFFY LUBE	***12300 HEACOCK ST***	***SSW 1/8 - 1/4 (0.175 mi.)***	***E30***	***92***
TESORO (SHELL) 68566	***12301 HEACOCK ST***	***SSW 1/8 - 1/4 (0.176 mi.)***	***E31***	***103***

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUNNYMEAD MUTUAL WAT	***12000 HEACOCK ST***	***NW 0 - 1/8 (0.009 mi.)***	***A1***	***9***
Status: A Tank Status: A Comp Number: 30492				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CIRCLE K STORE #312	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E24***	***46***
Status: A Tank Status: A Comp Number: 13637				
SHELL STATION	***12441 HEACOCK AVE***	***SSW 1/8 - 1/4 (0.185 mi.)***	***E36***	***137***
Status: A Tank Status: A Comp Number: 21911				

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CIRCLE K STORE #312	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E24***	***46***
Facility Id: 00000013637				

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUNNYMEAD MUTUAL WAT	***12000 HEACOCK ST***	***NW 0 - 1/8 (0.009 mi.)***	***A1***	***9***
Facility Id: 33006968 Status: A				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CIRCLE K STORE #312	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E24***	***46***
Facility Id: 33002576 Status: A				
SHELL STATION	***12441 HEACOCK AVE***	***SSW 1/8 - 1/4 (0.185 mi.)***	***E36***	***137***
Facility Id: 33000606 Status: A				

EXECUTIVE SUMMARY

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/20/2021 has revealed that there are 3 CERS TANKS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NICHOLAS LIQUOR & GA	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E25***	***51***
JIFFY LUBE	***12300 HEACOCK ST***	***SSW 1/8 - 1/4 (0.175 mi.)***	***E30***	***92***
TESORO (SHELL) 68566	***12301 HEACOCK ST***	***SSW 1/8 - 1/4 (0.176 mi.)***	***E31***	***103***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/14/2020 has revealed that there are 8 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
RON HESSON	12142 DEERWOOD LN	SW 0 - 1/8 (0.064 mi.)	B5	25
TRISHA VANDER SLUIS	12151 DEERWOOD LANE	SW 0 - 1/8 (0.091 mi.)	B18	37
99 CENTS ONLY STORES EPA ID:: CAL000402164	23920 IRONWOOD AVE	WNW 0 - 1/8 (0.094 mi.)	D20	43
DELGADO TRUCKING EPA ID:: CAR000069765	***12088 WEBB ST***	***W 1/8 - 1/4 (0.187 mi.)***	***37***	***138***

Lower Elevation	Address	Direction / Distance	Map ID	Page
NICHOLAS LIQUOR & GA EPA ID:: CAL000406808	12255 HEACOCK ST	SSW 1/8 - 1/4 (0.142 mi.)	E26	77
RAMONA AUTO SERVICES EPA ID:: CAL930255581	12275 HEACOCK	SSW 1/8 - 1/4 (0.154 mi.)	E28	87
JIFFY LUBE EPA ID:: CAL000207417	12300 HEACOCK ST	SSW 1/8 - 1/4 (0.175 mi.)	E29	89
TESORO SHELL 68566 EPA ID:: CAL000322037	12301 HEACOCK ST	SSW 1/8 - 1/4 (0.176 mi.)	E33	111

Cortese: The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

A review of the Cortese list, as provided by EDR, and dated 12/17/2020 has revealed that there are 7 Cortese sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
NICHOLAS LIQUOR & GA	***12255 HEACOCK ST***	***SSW 1/8 - 1/4 (0.142 mi.)***	***E25***	***51***

Cleanup Status: COMPLETED - CASE CLOSED

SHELL SERVICE STATIO	***12301 HEACOCK***	***SSW 1/8 - 1/4 (0.176 mi.)***	***E34***	***114***
Cleanup Status: COMPLETED - CASE CLOSED				
MORENO VALLEY ARCO	***12428 HEACOCK ST***	***S 1/4 - 1/2 (0.269 mi.)***	***F39***	***143***
Cleanup Status: COMPLETED - CASE CLOSED				
CHEVRON 97568	***12431 HEACOCK ST***	***SSW 1/4 - 1/2 (0.288 mi.)***	***F41***	***171***
Cleanup Status: COMPLETED - CASE CLOSED				
MICKEY'S CAR WASH	***24055 SUNNYMEAD BLVD***	***S 1/4 - 1/2 (0.388 mi.)***	***G44***	***185***
Cleanup Status: COMPLETED - CASE CLOSED				
FASTRIP #13	***23991 SUNNYMEAD BLVD***	***S 1/4 - 1/2 (0.399 mi.)***	***H47***	***203***
Cleanup Status: COMPLETED - CASE CLOSED				
VALLEY PARTY RENTALS	***24456 SUNNYMEAD BLVD***	***SE 1/4 - 1/2 (0.470 mi.)***	***48***	***206***
Cleanup Status: COMPLETED - CASE CLOSED				

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, has revealed that there are 9 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
M&M CLEANERS	12222 HEACOCK ST	SSW 0 - 1/8 (0.068 mi.)	C6	28
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
M & M CLEANERS	12222 HEACOCK ST	SSW 0 - 1/8 (0.068 mi.)	C7	28
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
M & M CLEANERS, KHAI	12222 HEACOCK ST UNI	SSW 0 - 1/8 (0.068 mi.)	C8	29
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
MORENO CLEANERS & LA	23940 IRONWOOD AVE U	WNW 0 - 1/8 (0.084 mi.)	D11	30
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
MORENO CLEANERS & LA	23940 IRONWOOD AVE U	WNW 0 - 1/8 (0.084 mi.)	D12	31
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
MORENO CLEANERS & LA	23940 IRONWOOD AVE U	WNW 0 - 1/8 (0.084 mi.)	D13	31
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
MORENO CLEANERS	23940 IRONWOOD ST #H	WNW 0 - 1/8 (0.084 mi.)	D14	32
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				
FORMER CLEANERS	***23940 IRONWOOD AVE***	***WNW 0 - 1/8 (0.084 mi.)***	***D15***	***32***
Database: DRYCLEANERS, Date of Government Version: 11/23/2020				
EPA Id: CAL000306806				
MORENO CLEANERS & LA	23940 IRONWOOD AVE U	WNW 0 - 1/8 (0.084 mi.)	D17	37
Database: DRYCLEAN SOUTH COAST, Date of Government Version: 11/17/2020				

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 5 HIST CORTESE sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ARCO #1807 Reg Id: 083301187T	***12428 HEACOCK AVE***	***S 1/4 - 1/2 (0.269 mi.)***	***F40***	***169***
CHEVRON 97568 Reg Id: 083301895T	***12431 HEACOCK ST***	***SSW 1/4 - 1/2 (0.288 mi.)***	***F41***	***171***
MICKEY'S CAR WASH Reg Id: 083303161T	***24055 SUNNYMEAD BLVD***	***S 1/4 - 1/2 (0.388 mi.)***	***G44***	***185***
FASTRIP FOOD STORE # Reg Id: 083302936T	***23991 SUNNYMEAD BLVD***	***S 1/4 - 1/2 (0.399 mi.)***	***H45***	***190***
VALLEY PARTY RENTALS Reg Id: 083301264T	***24456 SUNNYMEAD BLVD***	***SE 1/4 - 1/2 (0.470 mi.)***	***48***	***206***

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 12/07/2020 has revealed that there are 2 Notify 65 sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MORENO VALLEY ARCO	***12428 HEACOCK ST***	***S 1/4 - 1/2 (0.269 mi.)***	***F39***	***143***
CHEVRON 97568	***12431 HEACOCK ST***	***SSW 1/4 - 1/2 (0.288 mi.)***	***F41***	***171***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 3 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

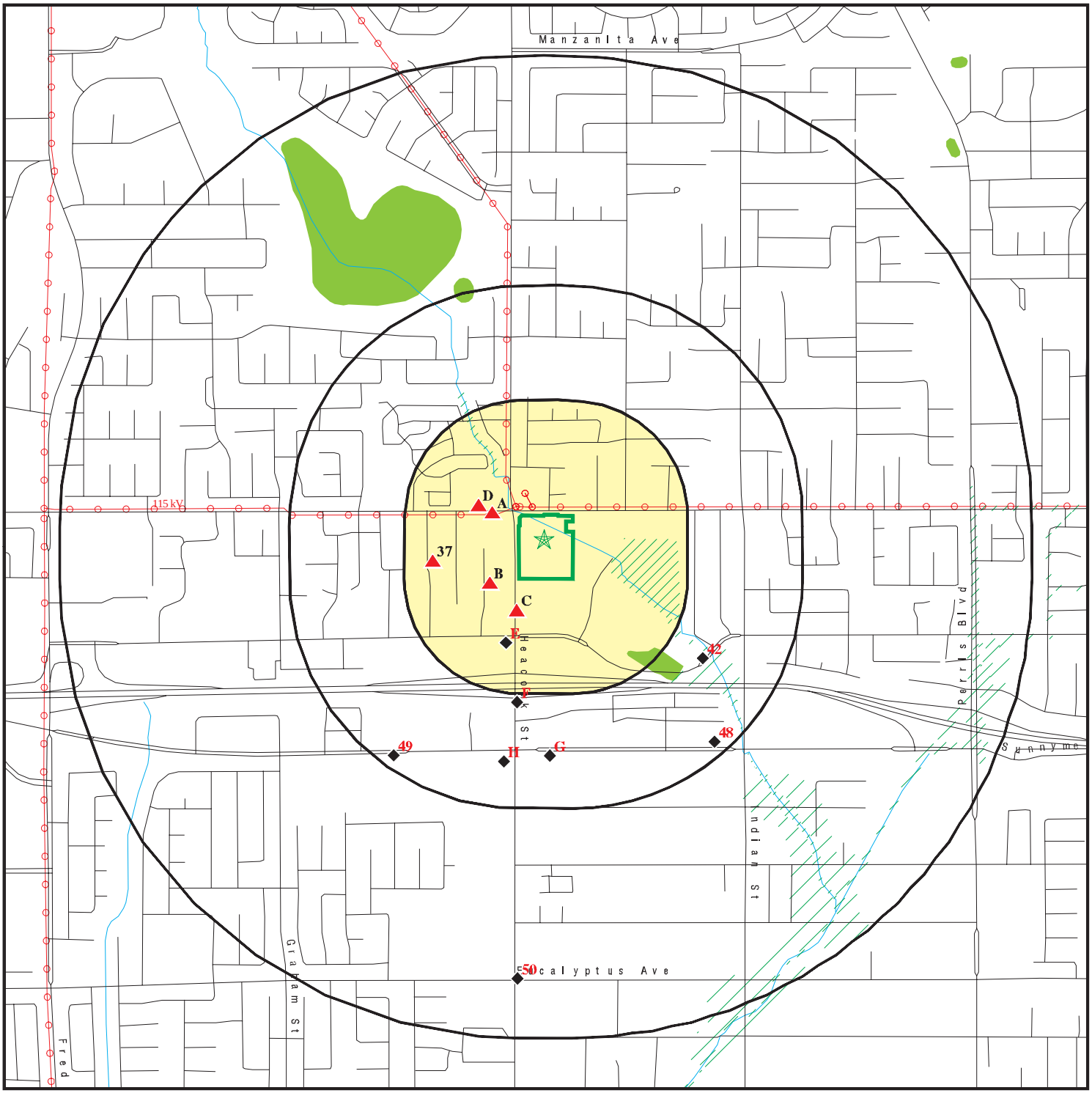
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
M AND M CLEANERS	12222 HEACOCK ST	SSW 0 - 1/8 (0.068 mi.)	C9	29
MORENO CLEANERS & LA	23940 IRONWOOD AVE S	WNW 0 - 1/8 (0.084 mi.)	D10	30
ALPER CLEANERS NO 3	12235 HEACOCK ST	SSW 0 - 1/8 (0.108 mi.)	C21	45

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
HEACOCK STREET WIDENING PROJECT PH	NPDES

OVERVIEW MAP - 6500157.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Heacock Street / Ironwood Avenue	CLIENT:	Hazard Management Consulting
ADDRESS:	Ironwood Avenue / Heacock Street Moreno Valley CA 92557	CONTACT:	Mark Cousineau
LAT/LONG:	33.945683 / 117.242681	INQUIRY #:	6500157.2s
		DATE:	May 18, 2021 8:48 pm

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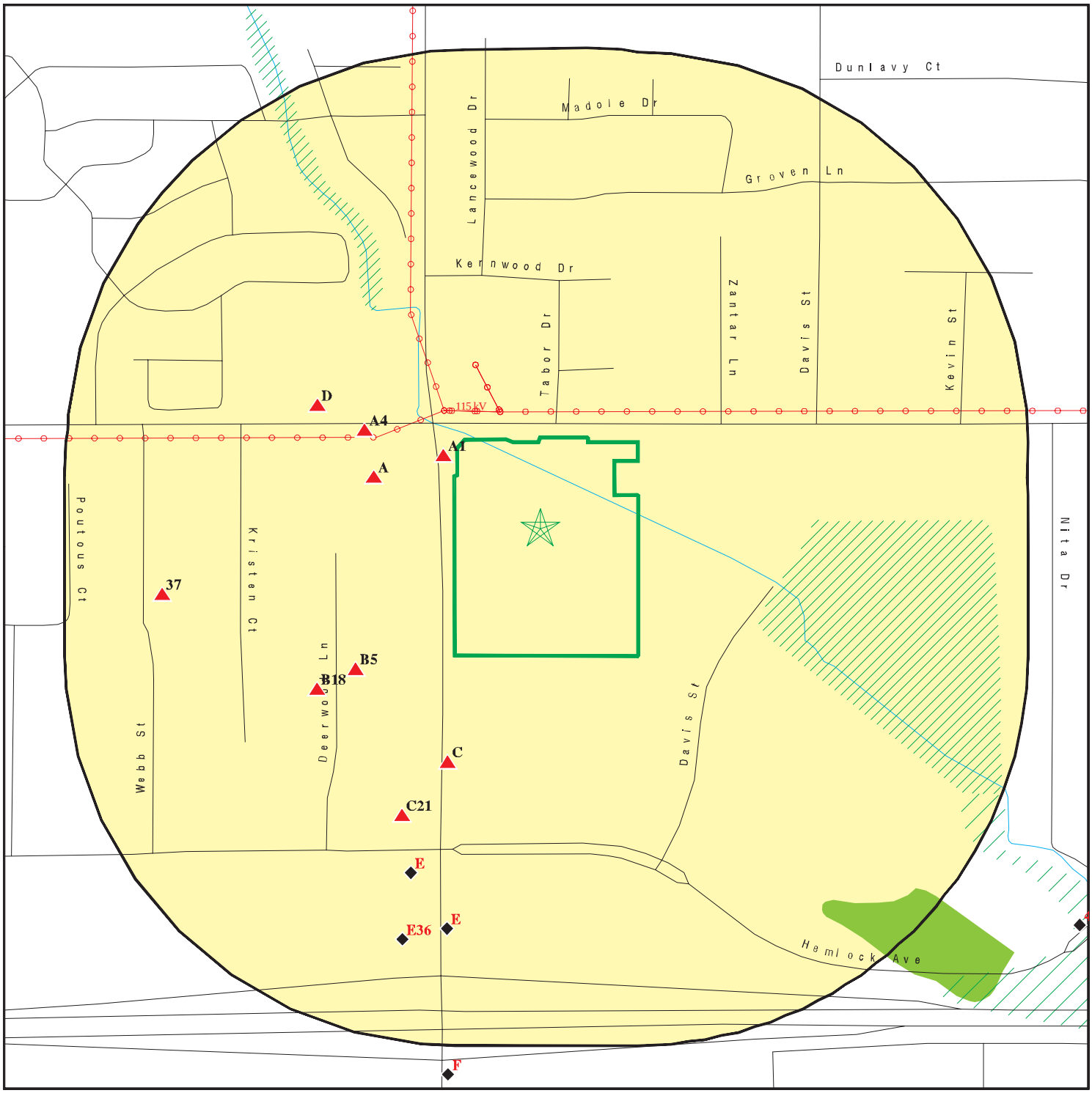
DETAIL MAP - 6500157.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Heacock Street / Ironwood Avenue	CLIENT:	Hazard Management Consulting
ADDRESS:	Ironwood Avenue / Heacock Street Moreno Valley CA 92557	CONTACT:	Mark Cousineau
LAT/LONG:	33.945683 / 117.242681	INQUIRY #:	6500157.2s
		DATE:	May 18, 2021 8:52 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		2	0	NR	NR	NR	2
RCRA-SQG	0.250		1	2	NR	NR	NR	3
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	1	1	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	3	7	NR	NR	10

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	1	NR	NR	1
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		2	4	NR	NR	NR	6
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		1	2	NR	NR	NR	3
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		1	2	NR	NR	NR	3
CERS TANKS	0.250		0	3	NR	NR	NR	3
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	5	NR	NR	NR	8
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	2	5	NR	NR	7
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		9	0	NR	NR	NR	9
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	5	NR	NR	5
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	2	0	NR	2
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		3	NR	NR	NR	NR	3
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	22	27	23	1	0	73

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **SUNNYMEAD MUTUAL WATER CO** **SWEEPS UST** **S101619426**
NW **12000 HEACOCK ST** **CA FID UST** **N/A**
< 1/8 **MORENO VALLEY, CA 92388**
0.009 mi.
46 ft. **Site 1 of 4 in cluster A**

Relative: Higher
Actual: 1651 ft.

SWEEPS UST:

Name:	SUNNYMEAD MUTUAL WATER CO
Address:	12000 HEACOCK ST
City:	MORENO VALLEY
Status:	Active
Comp Number:	30492
Number:	4
Board Of Equalization:	44-018136
Referral Date:	06-06-90
Action Date:	06-06-90
Created Date:	02-29-88
Owner Tank Id:	001408
SWRCB Tank Id:	33-000-030492-000001
Tank Status:	A
Capacity:	900
Active Date:	06-06-90
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	1

CA FID UST:

Facility ID:	33006968
Regulated By:	UTNKA
Regulated ID:	00030492
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7146531443
Mail To:	Not reported
Mailing Address:	P O BOX 21
Mailing Address 2:	Not reported
Mailing City,St,Zip:	MORENO VALLEY 92388
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

A2 **RITE AID #5725** **RCRA-LQG** **1014387463**
WNW **23975 IRONWOOD AVE** **FINDS** **CAR000209973**
< 1/8 **MORENO VALLEY, CA 92557** **ECHO**
0.052 mi.
272 ft. **Site 2 of 4 in cluster A**

Relative: Higher
Actual: 1660 ft.

RCRA-LQG:

Date Form Received by Agency:		2020-02-18 00:00:00.0
Handler Name:	RITE AID #5725	
Handler Address:		23975 IRONWOOD AVE
Handler City,State,Zip:		MORENO VALLEY, CA 92557-0000
EPA ID:		CAR000209973
Contact Name:		JOSEPH A CHEST

RITE AID #5725 (Continued) **1014387463**

Contact Address:	HUNTER LN
Contact City,State,Zip:	CAMP HILL, PA 17011
Contact Telephone:	717-975-8643
Contact Fax:	717-972-3989
Contact Email:	EHS@RITEAID.COM
Contact Title:	MANAGER, ENVIRONMENTAL HEALTH & SAFETY
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	2019
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	HUNTER LN
Mailing City,State,Zip:	CAMP HILL, PA 17011
Owner Name:	TIJSMA LLC
Owner Type:	Private
Operator Name:	THRIFTY PAYLESS INC
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking

RITE AID #5725 (Continued) **1014387463**

Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2020-10-13 19:49:53.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2015

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D005
Waste Description:	BARIUM
Waste Code:	D006
Waste Description:	CADMIUM
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D016
Waste Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

RITE AID #5725 (Continued) **1014387463**

Waste Code: D024
Waste Description: M-CRESOL

Waste Code: D026
Waste Description: CRESOL

Waste Code: D035
Waste Description: METHYL ETHYL KETONE

Waste Code: P001
Waste Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste Code: P075
Waste Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Waste Code: U002
Waste Description: 2-PROPANONE (I) (OR) ACETONE (I)

Waste Code: U080
Waste Description: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

Waste Code: U160
Waste Description: 2-BUTANONE, PEROXIDE (R,T) (OR) METHYL ETHYL KETONE PEROXIDE (R,T)

Waste Code: U165
Waste Description: NAPHTHALENE

Waste Code: U188
Waste Description: PHENOL

Waste Code: U279
Waste Description: U279

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: THRIFTY PAYLESS INC
Legal Status: Private
Date Became Current: 1999-02-11 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: 30 HUNTER LN
Owner/Operator City,State,Zip: CAMP HILL, PA 17011
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: THRIFTY PAYLESS INC
Legal Status: Private
Date Became Current: 1999-02-11 00:00:00.
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported

RITE AID #5725 (Continued) **1014387463**

Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	TIJSMA LLC
Legal Status:	Private
Date Became Current:	1997-11-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	4190 PALMETTO WAY
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92103
Owner/Operator Telephone:	619-692-1019
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	TIJSMA LLC
Legal Status:	Private
Date Became Current:	1997-11-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	4190 PALMETTO WAY
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92103
Owner/Operator Telephone:	619-692-1019
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	RITE AID CORP
Legal Status:	Private
Date Became Current:	1962-09-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	HARRISBURG, PA 17011
Owner/Operator Telephone:	717-730-8225
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	TIJSMA LLC
Legal Status:	Private
Date Became Current:	1997-11-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	4190 PALMETTO WAY
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92103
Owner/Operator Telephone:	619-692-1019
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	1999-02-11 00:00:00.
Date Ended Current:	Not reported

RITE AID #5725 (Continued) **1014387463**

Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	TIJSMA LLC
Legal Status:	Private
Date Became Current:	1997-11-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	4190 PALMETTO WAY
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92103
Owner/Operator Telephone:	619-692-1019
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	1999-02-11 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	TIJSMA LLC
Legal Status:	Private
Date Became Current:	1997-11-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	4190 PALMETTO WAY
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92103
Owner/Operator Telephone:	619-692-1019
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	1999-02-11 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	RITE AID CORP

RITE AID #5725 (Continued) **1014387463**

Legal Status:	Private
Date Became Current:	1962-09-01 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	HARRISBURG, PA 17011
Owner/Operator Telephone:	717-730-8225
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	THRIFTY PAYLESS INC
Legal Status:	Private
Date Became Current:	1999-02-11 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name:	TIJSMA LLC
Legal Status:	Private
Date Became Current:	1997-11-04 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	4190 PALMETTO WAY
Owner/Operator City,State,Zip:	SAN DIEGO, CA 92103
Owner/Operator Telephone:	619-692-1019
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2017-04-14 00:00:00.0
Handler Name: RITE AID #5725	
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2020-02-18 00:00:00.0
Handler Name: RITE AID #5725	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No

RITE AID #5725 (Continued) **1014387463**

Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	2010-08-12 00:00:00.0
Handler Name: RITE AID 5727	
Federal Waste Generator Description:	Conditionally Exempt Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2014-08-05 00:00:00.0
Handler Name: RITE AID NO 5727	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2015-04-20 00:00:00.0
Handler Name: RITE AID NO 5725	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	2019-04-29 00:00:00.0
Handler Name: RITE AID #5725	
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	2019-08-13 00:00:00.0

RITE AID #5725 (Continued) **1014387463**

Handler Name: RITE AID #5725
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 44611
NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110042168980

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
HAZARDOUS WASTE BIENNIAL REPORTER
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1014387463
Registry ID: 110042168980
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110042168980
Name: RITE AID #5725
Address: 23965 IRONWOOD AVE
City,State,Zip: MORENO VALLEY, CA 92557

A3 **RITE AID #5725** **CERS HAZ WASTE** **S112871540**
WNW **23975 IRONWOOD AVE** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.052 mi.
272 ft. **Site 3 of 4 in cluster A**

Relative:
Higher

Actual:
1660 ft.

CERS HAZ WASTE:

Name:	RITE AID #5725
Address:	23975 IRONWOOD AVE
City,State,Zip:	MORENO VALLEY, CA 92557
Site ID:	148087
CERS ID:	10316407
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-15-2020
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a retail store. Hazardous waste stored on site: various retail hazardous waste. Management and coordinators are responsible for hazardous waste area.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-10-2015
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Joseph A. Chest
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	Not reported

Affiliation Type Desc:	Document Preparer
Entity Name:	Jordan Anderson
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	Rite Aid #5725
Entity Title:	Not reported

RITE AID #5725 (Continued) **S112871540**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 242-1742
Affiliation Type Desc:	Property Owner
Entity Name:	Tijsma, LLC
Entity Title:	Not reported
Affiliation Address:	4190 Palmetto Way
Affiliation City:	San Diego
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92103
Affiliation Phone:	(619) 692-1019
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane, Attn EHS
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	RITE AID CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Identification Signer
Entity Name:	Joseph A. Chest
Entity Title:	Manager, EHS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

RITE AID #5725 (Continued) **S112871540**

Affiliation Type Desc: Legal Owner
Entity Name: Thrifty Payless, Inc
Entity Title: Not reported
Affiliation Address: PO Box 3165
Affiliation City: Harrisburg
Affiliation State: PA
Affiliation Country: United States
Affiliation Zip: 17105
Affiliation Phone: (717) 761-2633

Name: RITE AID #5725
Address: 23975 IRONWOOD AVE
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 148087
CERS ID: 10316407
CERS Description: RCRA LQ HW Generator

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-15-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a retail store. Hazardous waste stored on site: various retail hazardous waste. Management and coordinators are responsible for hazardous waste area.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-10-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Joseph A. Chest
Entity Title: Not reported
Affiliation Address: 30 Hunter Lane
Affiliation City: Camp Hill
Affiliation State: PA
Affiliation Country: Not reported
Affiliation Zip: 17011
Affiliation Phone: Not reported

Affiliation Type Desc: Document Preparer
Entity Name: Jordan Anderson
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported

RITE AID #5725 (Continued) **S112871540**

Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Rite Aid #5725
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 242-1742
Affiliation Type Desc:	Property Owner
Entity Name:	Tijsma, LLC
Entity Title:	Not reported
Affiliation Address:	4190 Palmetto Way
Affiliation City:	San Diego
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92103
Affiliation Phone:	(619) 692-1019
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	30 Hunter Lane, Attn EHS
Affiliation City:	Camp Hill
Affiliation State:	PA
Affiliation Country:	Not reported
Affiliation Zip:	17011
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	RITE AID CORPORATION
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Identification Signer
Entity Name:	Joseph A. Chest
Entity Title:	Manager, EHS
Affiliation Address:	Not reported

RITE AID #5725 (Continued) **S112871540**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Thrifty Payless, Inc
Entity Title:	Not reported
Affiliation Address:	PO Box 3165
Affiliation City:	Harrisburg
Affiliation State:	PA
Affiliation Country:	United States
Affiliation Zip:	17105
Affiliation Phone:	(717) 761-2633

A4 **RITE AID #5725** **RCRA-LQG** **1016954778**
WNW **23965 IRONWOOD AVE** **CAL000379989**
< 1/8 **MORENO VALLEY, CA 92557**
0.060 mi.
319 ft. **Site 4 of 4 in cluster A**

Relative: **Higher**

Actual: **1660 ft.**

RCRA-LQG:

Date Form Received by Agency:		2014-03-01 00:00:00.0
Handler Name:	RITE AID #5725	
Handler Address:		23965 IRONWOOD AVE
Handler City,State,Zip:		MORENO VALLEY, CA 92557
EPA ID:		CAL000379989
Contact Name:		STEPHANIE A CAIATI
Contact Address:		HUNTER LN
Contact City,State,Zip:		CAMP HILL, PA 17011
Contact Telephone:		717-730-8225
Contact Fax:		717-972-3989
Contact Email:		SSCAIATI@RITEAID.COM
Contact Title:		DIRECTOR, EH&S
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Large Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		2013
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		HUNTER LN
Mailing City,State,Zip:		CAMP HILL, PA 17011
Owner Name:		THRIFTY PAYLESS
Owner Type:		Private
Operator Name:		RITE AID CORP
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No

RITE AID #5725 (Continued) **1016954778**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2014-11-20 17:13:31.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Biennial: List of Years
Year: 2013

Click Here for Biennial Reporting System Data:

Hazardous Waste Summary:
Waste Code: D001

RITE AID #5725 (Continued) **1016954778**

Waste Description: IGNITABLE WASTE

Waste Code: D002
Waste Description: CORROSIVE WASTE

Waste Code: D007
Waste Description: CHROMIUM

Waste Code: D009
Waste Description: MERCURY

Waste Code: D010
Waste Description: SELENIUM

Waste Code: D011
Waste Description: SILVER

Waste Code: D024
Waste Description: M-CRESOL

Waste Code: D026
Waste Description: CRESOL

Waste Code: P001
Waste Description: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste Code: P075
Waste Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	THRIFTY PAYLESS
Legal Status:	Private
Date Became Current:	1999-02-11 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RITE AID CORP
Legal Status:	Private
Date Became Current:	1999-02-11 00:00:00.
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

RITE AID #5725 (Continued) **1016954778**

Historic Generators:
- Receive Date: 2014-03-01 00:00:00.0
- Handler Name: RITE AID #5725
- Federal Waste Generator Description: Large Quantity Generator
- State District Owner: Not reported
- Large Quantity Handler of Universal Waste: No
- Recognized Trader Importer: No
- Recognized Trader Exporter: No
- Spent Lead Acid Battery Importer: No
- Spent Lead Acid Battery Exporter: No
- Current Record: Yes
- Non Storage Recycler Activity: Not reported
- Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
- NAICS Code: 44611
- NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:
- Violations: No Violations Found

Evaluation Action Summary:
- Evaluations: No Evaluations Found

B5 **RON HESSON** **RCRA NonGen / NLR** **1026168975**
SW **12142 DEERWOOD LN** **CAC003069023**
< 1/8 **MORENO VALLEY, CA 92557**
0.064 mi.
338 ft. **Site 1 of 2 in cluster B**

Relative: **Higher**
Actual: **1656 ft.**

RCRA NonGen / NLR:
- Date Form Received by Agency: 2020-06-02 00:00:00.0
- Handler Name: RON HESSON
- Handler Address: 12142 DEERWOOD LN
- Handler City,State,Zip: MORENO VALLEY, CA 92557
- EPA ID: CAC003069023
- Contact Name: RON HESSON
- Contact Address: 12142 DEERWOOD LN
- Contact City,State,Zip: MORENO VALLEY, CA 92557
- Contact Telephone: 408-426-0447
- Contact Fax: Not reported
- Contact Email: MANIFEST.SIRRIS@GMAIL.COM
- Contact Title: Not reported
- EPA Region: 09
- Land Type: Not reported
- Federal Waste Generator Description: Not a generator, verified
- Non-Notifier: Not reported
- Biennial Report Cycle: Not reported
- Accessibility: Not reported
- Active Site Indicator: Not reported
- State District Owner: Not reported
- State District: Not reported
- Mailing Address: 12142 DEERWOOD LN
- Mailing City,State,Zip: MORENO VALLEY, CA 92557
- Owner Name: RON HESSON

RON HESSON (Continued) **1026168975**

Owner Type:	Other
Operator Name:	RON HESSON
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2020-06-08 20:36:42.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No

RON HESSON (Continued) **1026168975**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: RON HESSON
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 12142 DEERWOOD LN
Owner/Operator City,State,Zip: MORENO VALLEY, CA 92557
Owner/Operator Telephone: 408-426-0447
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: RON HESSON
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 12142 DEERWOOD LN
Owner/Operator City,State,Zip: MORENO VALLEY, CA 92557
Owner/Operator Telephone: 408-426-0447
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2020-06-02 00:00:00.0
Handler Name: RON HESSON
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

C6 **M&M CLEANERS** **DRYCLEANERS** **S121694599**
SSW **12222 HEACOCK ST** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.068 mi.
359 ft. **Site 1 of 5 in cluster C**

Relative: DRYCLEAN SOUTH COAST:
Higher

Actual: Name: M&M CLEANERS
1652 ft. Address: 12222 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: 123467
Application Number: 370149
Permit Number: F34371
Status: I
Representative Name: VAN NGUYEN HIEW
Representative Telephone: 951 2420235
Permit Status: INACTIVE
BCAT Number: 000603
BCAT Description: DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 477.48400879
UTM North: 3755.7661133
Application Date: 05/31/2000
PO Issue Date: 10/12/2000
NAICS Code: Not reported
SIC Code: 7216

C7 **M & M CLEANERS** **DRYCLEANERS** **S121693772**
SSW **12222 HEACOCK ST** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.068 mi.
359 ft. **Site 2 of 5 in cluster C**

Relative: DRYCLEAN SOUTH COAST:
Higher

Actual: Name: M & M CLEANERS
1652 ft. Address: 12222 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: 108814
Application Number: 315711
Permit Number: D99924
Status: O
Representative Name: BENNY PHAM
Representative Telephone: 951 2420235
Permit Status: INACT_NR
BCAT Number: 000601
BCAT Description: DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 0
UTM North: 0
Application Date: 05/14/1996
PO Issue Date: 06/12/1996
NAICS Code: Not reported
SIC Code: 7210

Name: M & M CLEANERS
Address: 12222 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: 108814

M & M CLEANERS (Continued) **S121693772**

Application Number:	317277
Permit Number:	F2328
Status:	O
Representative Name:	BENNY PHAM
Representative Telephone:	951 2420235
Permit Status:	INACT_NR
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	52
CCAT Description:	REFRIGERATED CONDENSER
UTM East:	0
UTM North:	0
Application Date:	06/20/1996
PO Issue Date:	08/29/1996
NAICS Code:	Not reported
SIC Code:	7210

C8 **M & M CLEANERS, KHAI CAO PHAM,DBA** **DRYCLEANERS** **S121694195**
SSW **12222 HEACOCK ST UNIT C** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.068 mi.
359 ft. **Site 3 of 5 in cluster C**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	M & M CLEANERS, KHAI CAO PHAM,DBA
Address:	12222 HEACOCK ST UNIT C
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	117513
Application Number:	347420
Permit Number:	Not reported
Status:	O
Representative Name:	KHAU CAI PHAM
Representative Telephone:	909 0000000
Permit Status:	Not reported
BCAT Number:	000601
BCAT Description:	DRY CLEANING, DRY-TO-DRY NON-VENT, PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	0
UTM North:	0
Application Date:	11/04/1998
PO Issue Date:	12/31/9999
NAICS Code:	Not reported
SIC Code:	Not reported

Actual:
1652 ft.

C9 **M AND M CLEANERS** **EDR Hist Cleaner** **1020031617**
SSW **12222 HEACOCK ST** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.068 mi.
359 ft. **Site 4 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual:
1652 ft.

Year:	Name:	Type:
2006	M AND M CLEANERS	Drycleaning Plants, Except Rugs, NEC
2007	M AND M CLEANERS	Drycleaning Plants, Except Rugs, NEC

M AND M CLEANERS (Continued) **1020031617**

2008	M AND M CLEANERS	Drycleaning Plants, Except Rugs, NEC
2009	M AND M CLEANERS	Drycleaning Plants, Except Rugs, NEC
2010	M AND M CLEANERS	Drycleaning Plants, Except Rugs, NEC
2011	M AND M CLEANERS	Drycleaning Plants, Except Rugs, NEC

D10 **MORENO CLEANERS & LAUNDRY** **EDR Hist Cleaner** **1018736324**
WNW **23940 IRONWOOD AVE STE H** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.084 mi.
445 ft. **Site 1 of 10 in cluster D**

Relative: EDR Hist Cleaner
Higher

Actual:
1664 ft.

Year:	Name:	Type:
1991	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
1992	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
1993	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
1994	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
1997	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
1998	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
1999	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2000	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2001	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2002	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2003	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2004	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2005	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2006	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2007	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2008	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2009	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents
2010	MORENO CLEANERS & LAUNDRY	Garment Pressing And Cleaners' Agents

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D11 **MORENO CLEANERS & LAUNDRY, PATINO ALFONS** **DRYCLEANERS** **S121696446**
WNW **23940 IRONWOOD AVE UNIT H** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.084 mi.
445 ft. **Site 2 of 10 in cluster D**

Relative: DRYCLEAN SOUTH COAST:
Higher

Actual:
1664 ft.

Name:	MORENO CLEANERS & LAUNDRY, PATINO ALFONS
Address:	23940 IRONWOOD AVE UNIT H
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	161590
Application Number:	502723
Permit Number:	G5313
Status:	A
Representative Name:	ALFONSO PATINO
Representative Telephone:	951 2473202
Permit Status:	INACT_NR
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	477.3500061
UTM North:	3756.0700684

MORENO CLEANERS & LAUNDRY, PATINO ALFONS (Continued) **S121696446**

Application Date:	09/30/2009
PO Issue Date:	12/08/2009
NAICS Code:	812320
SIC Code:	Not reported

D12 **MORENO CLEANERS & LAUNDRY,TAREK SAAD DBA** **DRYCLEANERS** **S121695705**
WNW **23940 IRONWOOD AVE UNIT H** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.084 mi.
445 ft. **Site 3 of 10 in cluster D**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	MORENO CLEANERS & LAUNDRY,TAREK SAAD DBA
Address:	23940 IRONWOOD AVE UNIT H
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	144699
Application Number:	444451
Permit Number:	F83372
Status:	S
Representative Name:	TAREK S. SAAD
Representative Telephone:	951 2358703
Permit Status:	INACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	477.38500977
UTM North:	3756.0749512
Application Date:	06/03/2005
PO Issue Date:	07/25/2006
NAICS Code:	Not reported
SIC Code:	Not reported

Actual:
1664 ft.

D13 **MORENO CLEANERS & LAUNDRY** **DRYCLEANERS** **S121695955**
WNW **23940 IRONWOOD AVE UNIT H** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.084 mi.
445 ft. **Site 4 of 10 in cluster D**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	MORENO CLEANERS & LAUNDRY
Address:	23940 IRONWOOD AVE UNIT H
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	148809
Application Number:	459167
Permit Number:	Not reported
Status:	S
Representative Name:	BHAVESH PATEL
Representative Telephone:	714 6129860
Permit Status:	Not reported
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	Not reported
CCAT Description:	Not reported
UTM East:	477.3500061
UTM North:	3756.0700684

Actual:
1664 ft.

MORENO CLEANERS & LAUNDRY (Continued) **S121695955**

Application Date: 07/27/2006
PO Issue Date: 12/31/9999
NAICS Code: Not reported
SIC Code: Not reported

D14 **MORENO CLEANERS** **DRYCLEANERS** **S121699005**
WNW **23940 IRONWOOD ST #H** **N/A**
< 1/8 **MORENO VALLEY, CA 92388**
0.084 mi.
445 ft. **Site 5 of 10 in cluster D**

Relative:
Higher

Actual:
1664 ft.

DRYCLEAN SOUTH COAST:
Name: MORENO CLEANERS
Address: 23940 IRONWOOD ST #H
City,State,Zip: MORENO VALLEY, CA 92388
Facility ID: 62961
Application Number: 207580
Permit Number: D12128
Status: I
Representative Name: JOSE A MENENDEZ
Representative Telephone: 714 2473202
Permit Status: INACT_NR
BCAT Number: 000234
BCAT Description: DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number: 04
CCAT Description: VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East: 0
UTM North: 0
Application Date: 05/22/1989
PO Issue Date: 12/27/1989
NAICS Code: 812320
SIC Code: 7216

D15 **FORMER CLEANERS** **DRYCLEANERS** **S108541090**
WNW **23940 IRONWOOD AVE** **HAZNET** **N/A**
< 1/8 **MORENO VALLEY, CA 92557** **HWTS**
0.084 mi.
445 ft. **Site 6 of 10 in cluster D**

Relative:
Higher

Actual:
1664 ft.

DRYCLEANERS:
Name: MORENO CLEANERS & LAUNDRY
Address: 23940 IRONWOOD AVE STE H
City,State,Zip: MORENO VALLEY, CA 925577104
EPA Id: CAL000306806
NAICS Code: 81232
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Description: Power Laundries, Family and Commercial
Create Date: 05/15/2006
Facility Active: No
Inactive Date: 05/30/2008
Facility Addr2: Not reported
Owner Name: LAURA SAAD
Owner Address: 23940 IRONWOOD AVE STE H
Owner Address 2: Not reported
Owner Telephone: 9512473202

FORMER CLEANERS (Continued) **S108541090**

Contact Name:	LAURA SAAD
Contact Address:	23940 IRONWOOD AVE STE H
Contact Address 2:	Not reported
Contact Telephone:	9512473202
Mailing Name:	Not reported
Mailing Address 1:	23940 IRONWOOD AVE STE H
Mailing Address 2:	Not reported
Mailing City:	MORENO VALLEY
Mailing State:	CA
Mailing Zip:	925577104
Owner Fax:	Not reported
Region Code:	4

HAZNET:

Name:	FORMER CLEANERS
Address:	23940 IRONWOOD AVE
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 92557
Contact:	JASON HELTON
Telephone:	7149315151
Mailing Name:	Not reported
Mailing Address:	23940 IRONWOOD AVE
Year:	2016
Gepaid:	CAC002886215
TSD EPA ID:	CAT080013352
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.1251

HWTS:

Name:	FORMER CLEANERS
Address:	23940 IRONWOOD AVE
Address 2:	STE D
City,State,Zip:	MORENO VALLEY, CA 92557
EPA ID:	CAC002886215
Inactive Date:	02/16/2017
Create Date:	11/16/2016
Last Act Date:	02/16/2017
Mailing Name:	Not reported
Mailing Address:	23940 IRONWOOD AVE
Mailing Address 2:	STE D
Mailing City,State,Zip:	MORENO VALLEY, CA 92557
Owner Name:	HARWINDER SINGH
Owner Address:	23940 IRONWOOD AVE
Owner Address 2:	STE D
Owner City,State,Zip:	MORENO VALLEY, CA 92557
Contact Name:	JASON HELTON
Contact Address:	3703 E MELVILLE WAY
Contact Address 2:	Not reported
City,State,Zip:	ANEHEIM, CA 92806

D16 WNW < 1/8 0.084 mi. 445 ft. | **MORENO CLEANERS**
23940 IRONWOOD ST UNIT H
MORENO VALLEY, CA 92553
Site 7 of 10 in cluster D

RCRA-SQG FINDS ECHO | **1000208186 CAD981985039**

Relative: Higher
Actual: 1664 ft.

RCRA-SQG:

Date Form Received by Agency:		1996-01-18 00:00:00.0
Handler Name:	MORENO CLEANERS	
Handler Address:		23940 IRONWOOD ST UNIT H
Handler City,State,Zip:		MORENO VALLEY, CA 92553
EPA ID:		CAD981985039
Contact Name:		ELSA S GUAJARDO
Contact Address:		23940 IRONWOOD ST UNIT H
Contact City,State,Zip:		MORENO VALLEY, CA 92388
Contact Telephone:		714-247-3202
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		CA
State District:		4
Mailing Address:		23940 IRONWOOD ST UNIT H
Mailing City,State,Zip:		MORENO VALLEY, CA 92553
Owner Name:		ELSA S GUAJARDO
Owner Type:		Private
Operator Name:		NOT REQUIRED
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		NN
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

MORENO CLEANERS (Continued) **1000208186**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:31:48.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	ELSA S GUAJARDO
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	23940 IRONWOOD ST UNIT H
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92388
Owner/Operator Telephone:	714-247-3202
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

MORENO CLEANERS (Continued) **1000208186**

Historic Generators:
Receive Date: 1996-01-18 00:00:00.0
Handler Name: MORENO CLEANERS
Federal Waste Generator Description: Small Quantity Generator
State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 81232
NAICS Description: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110008273769

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000208186
Registry ID: 110008273769
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110008273769
Name: MORENO CLEANERS
Address: 23940 IRONWOOD ST UNIT H
City,State,Zip: MORENO VALLEY, CA 92553

D17 **MORENO CLEANERS & LAUNDRY, GUAJARDO ETAL** **DRYCLEANERS** **S121700483**
WNW **23940 IRONWOOD AVE UNIT H** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.084 mi.
445 ft. **Site 8 of 10 in cluster D**

Relative: DRYCLEAN SOUTH COAST:
Higher

Name:	MORENO CLEANERS & LAUNDRY, GUAJARDO ETAL
Address:	23940 IRONWOOD AVE UNIT H
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	95063
Application Number:	277020
Permit Number:	D68869
Status:	S
Representative Name:	MARIO GUAJARDO
Representative Telephone:	951 2473202
Permit Status:	INACTIVE
BCAT Number:	000234
BCAT Description:	DRY CLEANING EQUIP PERCHLOROETHYLENE
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	477.38500977
UTM North:	3756.0749512
Application Date:	01/14/1993
PO Issue Date:	01/28/1993
NAICS Code:	812320
SIC Code:	Not reported

Actual:
1664 ft.

Name:	MORENO CLEANERS & LAUNDRY, GUAJARDO ETAL
Address:	23940 IRONWOOD AVE UNIT H
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	95063
Application Number:	348428
Permit Number:	F18627
Status:	S
Representative Name:	MARIO GUAJARDO
Representative Telephone:	951 2473202
Permit Status:	INACTIVE
BCAT Number:	000603
BCAT Description:	DRY CLEANING,DRY-TO-DRY NV,W/ SIC,PERC
CCAT Number:	04
CCAT Description:	VAPOR RECOVERY UNIT COMPRESS & CONDENSE
UTM East:	477.38500977
UTM North:	3756.0749512
Application Date:	12/15/1998
PO Issue Date:	01/06/1999
NAICS Code:	812320
SIC Code:	Not reported

B18 **TRISHA VANDER SLUIS** **RCRA NonGen / NLR** **1026168773**
SW **12151 DEERWOOD LANE** **CAC003068818**
< 1/8 **MORENO VALLEY, CA 92647**
0.091 mi.
479 ft. **Site 2 of 2 in cluster B**

Relative: RCRA NonGen / NLR:
Higher

Date Form Received by Agency:		2020-05-29 00:00:00.0
Handler Name:	TRISHA VANDER SLUIS	
Handler Address:		12151 DEERWOOD LANE
Handler City,State,Zip:		MORENO VALLEY, CA 92647

Actual:
1656 ft.

TRISHA VANDER SLUIS (Continued) **1026168773**

EPA ID:	CAC003068818
Contact Name:	TRISHA VANDER SLUIS
Contact Address:	12151 DEERWOOD LANE
Contact City,State,Zip:	MORENO VALLEY, CA 92647
Contact Telephone:	951-688-2938
Contact Fax:	Not reported
Contact Email:	KARLA@SUPERIORENV.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	12151 DEERWOOD LANE
Mailing City,State,Zip:	MORENO VALLEY, CA 92647
Owner Name:	TRISHA VANDER SLUIS
Owner Type:	Other
Operator Name:	TRISHA VANDER SLUIS
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No

TRISHA VANDER SLUIS (Continued) **1026168773**

TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2020-06-08 20:36:38.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	TRISHA VANDER SLUIS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12151 DEERWOOD LANE
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92647
Owner/Operator Telephone:	951-688-2938
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	TRISHA VANDER SLUIS
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12151 DEERWOOD LANE
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92647
Owner/Operator Telephone:	951-688-2938
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2020-05-29 00:00:00.0
Handler Name: TRISHA VANDER SLUIS	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No

TRISHA VANDER SLUIS (Continued) **1026168773**

Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

D19 WNW < 1/8 0.094 mi. 495 ft. **99 CENTS ONLY STORES #405** **CERS HAZ WASTE S112973099**
23920 IRONWOOD AVE **CERS N/A**
MORENO VALLEY, CA 92557

Site 9 of 10 in cluster D

Relative: Higher

Actual: 1665 ft.

CERS HAZ WASTE:
Name: 99 CENTS ONLY STORES #405
Address: 23920 IRONWOOD AVE
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 88539
CERS ID: 10601038
CERS Description: Hazardous Waste Generator

CERS:
Name: 99 CENTS ONLY STORES #405
Address: 23920 IRONWOOD AVE
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 88539
CERS ID: 10601038
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 88539
Site Name: 99 Cents Only Stores #405
Violation Date: 04-14-2016
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description: Business Plan Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 08/01/2016. Owner/operator failed to post NFPA-704 signs. CORRECTIVE ACTION: Owner operator shall research the safety data sheets for chemicals stored onsite and post the appropriate NFPA-704 signs where hazardous materials are stored and at all entrances to the facility.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

99 CENTS ONLY STORES #405 (Continued) **S112973099**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-14-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-14-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	08-01-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Violations cleared
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Coordinates:

Site ID:	88539
Facility Name:	99 Cents Only Stores #405
Env Int Type Code:	HWG
Program ID:	10601038
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	33.947240
Longitude:	-117.245060

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	Edgar Flores
Entity Title:	Compliance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	99 Cents Only Stores LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

99 CENTS ONLY STORES #405 (Continued) **S112973099**

Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Document Preparer
Entity Name:	Janelle Brown
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	EDGAR FLORES
Entity Title:	Not reported
Affiliation Address:	4000 Union Pacific Avenue
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90023
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	4000 Union Pacific Avenue
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	90023
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	99 Cents Only Stores LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 924-3839
Affiliation Type Desc:	Property Owner
Entity Name:	Ironwood Community Plaza, LLC c/o America West Properties
Entity Title:	Not reported
Affiliation Address:	22541 Aspan Street, Suite H Lake Forest, CA 92630

99 CENTS ONLY STORES #405 (Continued) **S112973099**

Affiliation City:	Lake Forest
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92630
Affiliation Phone:	(949) 458-5861
Affiliation Type Desc:	Legal Owner
Entity Name:	99 Cents Only Stores LLC
Entity Title:	Not reported
Affiliation Address:	4000 Union Pacific Avenue
Affiliation City:	Commerce
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	90023
Affiliation Phone:	(323) 980-8145

D20 **99 CENTS ONLY STORES LLC** **RCRA NonGen / NLR** **1024847372**
WNW **23920 IRONWOOD AVE** **CAL000402164**
< 1/8 **MORENO VALLEY, CA 92557**
0.094 mi.
495 ft. **Site 10 of 10 in cluster D**

Relative: **Higher**
Actual: **1665 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	2014-11-10 00:00:00.0
Handler Name:	99 CENTS ONLY STORES LLC
Handler Address:	23920 IRONWOOD AVE
Handler City,State,Zip:	MORENO VALLEY, CA 92557
EPA ID:	CAL000402164
Contact Name:	EDGAR FLORES
Contact Address:	4000 UNION PACIFIC AVE
Contact City,State,Zip:	COMMERCE, CA 90023
Contact Telephone:	323-919-3290
Contact Fax:	323-729-3455
Contact Email:	EDGAR.FLORES@99ONLY.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	4000 UNION PACIFIC AVENUE
Mailing City,State,Zip:	COMMERCE, CA 90023
Owner Name:	99 CENTS ONLY STORES
Owner Type:	Other
Operator Name:	EDGAR FLORES
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No

99 CENTS ONLY STORES LLC (Continued) **1024847372**

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:05:20.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	99 CENTS ONLY STORES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4000 UNION PACIFIC AVENUE

99 CENTS ONLY STORES LLC (Continued) **1024847372**

Owner/Operator City,State,Zip:	COMMERCE, CA 90023
Owner/Operator Telephone:	323-980-8145
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name:	EDGAR FLORES
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4000 UNION PACIFIC AVE
Owner/Operator City,State,Zip:	COMMERCE, CA 90023
Owner/Operator Telephone:	323-919-3290
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2014-11-10 00:00:00.0
Handler Name:	99 CENTS ONLY STORES LLC
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	45299
NAICS Description:	ALL OTHER GENERAL MERCHANDISE STORES

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

C21 **ALPER CLEANERS NO 3** **EDR Hist Cleaner** **1019924192**
SSW **12235 HEACOCK ST** **N/A**
< 1/8 **MORENO VALLEY, CA 92557**
0.108 mi.
569 ft. **Site 5 of 5 in cluster C**

Relative: EDR Hist Cleaner
Higher

Actual: Year: Name: Type:
1651 ft. 1999 ALPER CLEANERS NO 3 Drycleaning Plants, Except Rugs

E22 **NICHOLAS LIQUOR & GAS** **UST** **U004197034**
SSW **12255 HEACOCK ST** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92557**
0.142 mi.
751 ft. **Site 1 of 15 in cluster E**

Relative: **Lower**

Actual: **1649 ft.**

RIVERSIDE CO. UST:
Name: NICHOLAS LIQUOR & GAS
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Region: RIVERSIDE
Total Tanks: 3

UST:
Name: NICHOLAS LIQUOR & GAS
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: FA0044406
Permitting Agency: Riverside County Department of Environmental Health
Latitude: 33.94246
Longitude: -117.24412

E23 **MZP FOOD AND GAS** **UST** **U003948841**
SSW **12255 HEACOCK ST** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92557**
0.142 mi.
751 ft. **Site 2 of 15 in cluster E**

Relative: **Lower**

Actual: **1649 ft.**

UST:
Name: MZP FOOD AND GAS
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: 204
Permitting Agency: RIVERSIDE COUNTY
Latitude: 33.9438053
Longitude: -117.2428029

E24 **CIRCLE K STORE #312** **RCRA-SQG** **1000174060**
SSW **12255 HEACOCK ST** **SWEEPS UST** **CAD981680408**
1/8-1/4 **MORENO VALLEY, CA 92557** **HIST UST**
0.142 mi. **CA FID UST**
751 ft. **Site 3 of 15 in cluster E** **FINDS**
ECHO

Relative: **Lower**

Actual: **1649 ft.**

RCRA-SQG:

Date Form Received by Agency:		1996-09-01 00:00:00.0
Handler Name:	CIRCLE K STORE #312	
Handler Address:		12255 HEACOCK ST
Handler City,State,Zip:		MORENO VALLEY, CA 92557
EPA ID:		CAD981680408
Contact Name:		Not reported
Contact Address:		Not reported
Contact City,State,Zip:		Not reported
Contact Telephone:		Not reported
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09

CIRCLE K STORE #312 (Continued) **1000174060**

Land Type:	Not reported
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	CA
State District:	4
Mailing Address:	5811 MANZANITA AVE
Mailing City,State,Zip:	CARMICHAEL, CA 95608
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	NOT REQUIRED
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No

CIRCLE K STORE #312 (Continued) **1000174060**

Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-06-27 03:30:00.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	CIRCLE K CORP
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	NOT REQUIRED
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1996-09-01 00:00:00.0
Handler Name: CIRCLE K STORE #312	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	CA
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	1986-10-16 00:00:00.0
Handler Name: CIRCLE K STORE #312	
Federal Waste Generator Description:	Large Quantity Generator

CIRCLE K STORE #312 (Continued) **1000174060**

State District Owner: CA
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 44511
NAICS Description: SUPERMARKETS AND OTHER GROCERY (EXCEPT CONVENIENCE) STORES

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

SWEEPS UST:
Name: CIRCLE K #312
Address: 12255 HEACOCK ST
City: MORENO VALLEY
Status: Active
Comp Number: 13637
Number: 1
Board Of Equalization: 44-017979
Referral Date: 10-28-92
Action Date: 10-28-92
Created Date: 02-29-88
Owner Tank Id: 000037
SWRCB Tank Id: 33-000-013637-000001
Tank Status: A
Capacity: 9940
Active Date: 10-28-92
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: 2

Name: CIRCLE K #312
Address: 12255 HEACOCK ST
City: MORENO VALLEY
Status: Active
Comp Number: 13637
Number: 1
Board Of Equalization: 44-017979
Referral Date: 10-28-92
Action Date: 10-28-92
Created Date: 02-29-88
Owner Tank Id: 000037
SWRCB Tank Id: 33-000-013637-000002
Tank Status: A

CIRCLE K STORE #312 (Continued) **1000174060**

Capacity:	9940
Active Date:	10-28-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

HIST UST:

Name:	CIRCLE K 312
Address:	12255 HEACOCK STREET
City,State,Zip:	SUNNYMEAD, CA 92388
File Number:	0001F4F3
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0001F4F3.pdf
Region:	STATE
Facility ID:	00000013637
Facility Type:	Gas Station
Other Type:	Not reported
Contact Name:	KEN ZIMMERMAN
Telephone:	7146536179
Owner Name:	CIRCLE K CORPORATION
Owner Address:	4500 SOUTH 40TH STREET
Owner City,St,Zip:	PHOENIX, AZ 85040
Total Tanks:	0002

Tank Num:	001
Container Num:	1
Year Installed:	Not reported
Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	002
Container Num:	2
Year Installed:	Not reported
Tank Capacity:	00009940
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Container Construction Thickness:	Not reported
Leak Detection:	Stock Inventor

Click here for Geo Tracker PDF:

CA FID UST:

Facility ID:	33002576
Regulated By:	UTNKA
Regulated ID:	00013637
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	7146536179
Mail To:	Not reported
Mailing Address:	P O BOX 52084
Mailing Address 2:	Not reported
Mailing City,St,Zip:	MORENO VALLEY 92388
Contact:	Not reported

CIRCLE K STORE #312 (Continued) **1000174060**

Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

FINDS:
Registry ID: 110006473798

Click Here:

Environmental Interest/Information System:
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.
STATE MASTER

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1000174060
Registry ID: 110006473798
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110006473798
Name: CIRCLE K STORE #312
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557

E25 **NICHOLAS LIQUOR & GAS** **LUST** **S104025206**
SSW **12255 HEACOCK ST** **CERS HAZ WASTE** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92557** **CERS TANKS**
0.142 mi. **Cortese**
751 ft. **Site 4 of 15 in cluster E** **HAZNET**
CERS
Relative: Lower **HWTS**

Actual: 1649 ft.

RIVERSIDE CO. LUST:
Name: CIRCLE K #312
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA
Region: RIVERSIDE
Facility ID: 95243
Employee: Boltinghous-LOP
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

LUST:
Name: CIRCLE K #312
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Lead Agency: RIVERSIDE COUNTY LOP

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500488
Global Id:	T0606500488
Latitude:	33.9424599
Longitude:	-117.244121
Status:	Completed - Case Closed
Status Date:	04/30/1996
Case Worker:	SCB
RB Case Number:	083302975T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	95243
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0606500488
Contact Type:	Regional Board Caseworker
Contact Name:	CARL BERNHARDT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	carl.bernhardt@waterboards.ca.gov
Phone Number:	9517824495

Global Id:	T0606500488
Contact Type:	Local Agency Caseworker
Contact Name:	SHARON BOLTINGHOUSE
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	sbolting@rivco.org
Phone Number:	9519558980

LUST:

Global Id:	T0606500488
Action Type:	ENFORCEMENT
Date:	03/31/2008
Action:	File review

Global Id:	T0606500488
Action Type:	ENFORCEMENT
Date:	04/30/1996
Action:	Closure/No Further Action Letter - #RCDEH0430

Global Id:	T0606500488
Action Type:	Other
Date:	03/14/1995
Action:	Leak Discovery

Global Id:	T0606500488
Action Type:	Other
Date:	03/12/1995
Action:	Leak Stopped

Global Id: T0606500488

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Action Type: Other
Date: 03/14/1995
Action: Leak Reported

Global Id: T0606500488
Action Type: REMEDIATION
Date: 03/14/1995
Action: Excavation

LUST:
Global Id: T0606500488
Status: Open - Case Begin Date
Status Date: 03/12/1995

Global Id: T0606500488
Status: Open - Remediation
Status Date: 03/14/1995

Global Id: T0606500488
Status: Open - Site Assessment
Status Date: 03/16/1995

Global Id: T0606500488
Status: Open - Site Assessment
Status Date: 05/15/1995

Global Id: T0606500488
Status: Completed - Case Closed
Status Date: 04/30/1996

LUST REG 8:
Name: CIRCLE K #0312
Address: 12255 HEACOCK ST
City: MORENO VALLEY
Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083302975T
Local Case Num: 950243
Case Type: Soil only
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Cross Street: HEMLOCK
Enf Type: Not reported
Funding: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Global ID: T0606500488
How Stopped Date: 3/14/1995
Enter Date: 1/25/1996

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	3/14/1995
Enforcement Date:	Not reported
Close Date:	4/30/1996
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	1/25/1996
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.942542
Longitude:	-117.243861
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	CAB
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	SAN JACINTO (8-5)
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

CERS HAZ WASTE:

Name:	NICHOLAS LIQUOR & GAS
Address:	12255 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92557
Site ID:	52125
CERS ID:	10559671
CERS Description:	Hazardous Waste Generator

CERS TANKS:

Name:	NICHOLAS LIQUOR & GAS
Address:	12255 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92557
Site ID:	52125
CERS ID:	10559671
CERS Description:	Underground Storage Tank

CORTESE:

Name:	CIRCLE K #312
Address:	12255 HEACOCK ST

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

City,State,Zip: MORENO VALLEY, CA 92557
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500488
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HAZNET:
Name: NICHOLAS LIQUOR & GAS
Address: 12255 HEACOCK ST
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 92557
Contact: GHATAS HALAWI
Telephone: 9512370622
Mailing Name: Not reported
Mailing Address: 12255 HEACOCK ST

Year: 2018
Gepaid: CAL000406808
TSD EPA ID: CAD028409019
CA Waste Code: 241 - Tank bottom waste
Disposal Method: H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.22935

CERS:
Name: NICHOLAS LIQUOR & GAS
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 52125
CERS ID: 10559671
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-30-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.

Violation Notes: Returned to compliance on 07/08/2019. OBSERVATION: An overfill equipment inspection was not completed by the October 13, 2018 deadline. CORRECTIVE ACTION: Owner/operator shall immediately schedule and complete an overfill equipment inspection providing the required 48 hour notification prior to conducting the inspection. Inspection results and all supporting documentation (inspection procedures used, tank charts, printouts, etc.) must be submitted to this Department within 30 days upon completion of the inspection.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-22-2015
Citation: HSC 6.7 25286(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25286(a)
Violation Description: Failure to submit an complete and accurate application for a permit to operate an underground storage tank, or for renewal of the permit.
Violation Notes: Returned to compliance on 06/02/2015.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-30-2019
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 07/08/2019. OBSERVATION: Observed 87, 89, and 91 UST Tank Information pages submitted in CERS to be inaccurate. The overfill prevention equipment selected in CERS reflects fill tube

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

shut off vales (flappers) as the only overfill prevention. Fill tube shut off valves are not equipped on the USTs on site, as verified at the time of inspection today. CORRECTIVE ACTION: Owner/operator shall make the corrections noted above to the UST Tank Information pages mentioned above and re-submit updated forms in CERS. Please indicate the accurate overfill prevention equipment for the USTs on site.

Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-22-2015
Citation: HSC 6.7 25291 - California Health and Safety Code, Chapter 6.7, Section(s) 25291
Violation Description: Failure to maintain under-dispenser containment, sumps, and/or other secondary containment in good condition and/or free of debris/liquid.
Violation Notes: Returned to compliance on 06/29/2015.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-12-2020
Citation: 23 CCR 16 2712(b)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(2)
Violation Description: Failure to maintain monitoring records for release detection and/or maintain records of appropriate follow-up actions.
Violation Notes: Returned to compliance on 05/12/2020. OBSERVATION: Observed an high liquid, alarm occurrences for the 87, 89 & 91 Annulars in May 2019, June 2019, March 2020 and May (7 - 12), 2020. Records of alarms and/or records of appropriate follow-up action was not indicated. Testing company recommended sensor replacement in June 2019. CORRECTIVE ACTION: Owner/operator shall ensure all alarms are properly addressed and records of appropriate follow-up action for alarm conditions are initiated, documented and maintained on site. ICC Technician was able to clear alarms at the time of this inspection. Owner / Operator shall continue to investigate the cause of continuing alarms and repair or replace sensors as necessary.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 06-13-2016
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes: Returned to compliance on 06/13/2016. 87 Fill sensor on side
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Site Name: Nicholas Liquor & Gas
Violation Date: 06-13-2016
Citation: 23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description: Failure to submit or update a plot plan.
Violation Notes: Returned to compliance on 06/21/2016.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 04-27-2015
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain and/or maintain an Active EPA ID.
Violation Notes: Returned to compliance on 06/29/2015.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 04-27-2015
Citation: HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286
Violation Description: Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes: Returned to compliance on 07/16/2015.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-31-2018
Citation: 23 CCR 16 2715(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)(2)
Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: Returned to compliance on 09/17/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 06-13-2016
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description: Failure of the double-walled pressurized piping to be continuously monitored with a system that activates an audible and visual alarm or stops flow at the dispenser when a leak is detected.
Violation Notes: Returned to compliance on 01/02/2018. Float Chain fail UDC 3/4.
Violation Division: Riverside County Department of Env Health

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	11-05-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 04/28/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	06-13-2016
Citation:	23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description:	Failure of the overfill prevention system to meet one of the following requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.
Violation Notes:	Returned to compliance on 01/02/2018. 87 ATG broken cable
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-30-2019
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 07/08/2019. OBSERVATION: No training records related to the HMBP program observed during inspection. Observed UST designated operator employee training only which does not include other hazardous materials storage on site (i.e. carbon dioxide). CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.
Violation Division:	Riverside County Department of Env Health

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-22-2015
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain leak detection alarm logs and/or maintain records of appropriate follow-up actions
Violation Notes:	Returned to compliance on 06/13/2016. Violation cleared due to 2016 inspection and facility in compliance with section
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-22-2015
Citation:	HSC 6.7 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25286
Violation Description:	Failure to obtain and maintain a valid Board of Equalization account number.
Violation Notes:	Returned to compliance on 07/16/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	06-13-2016
Citation:	HSC 6.7 25290.1(c)(3), 25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3), 25290.2(c)(3)
Violation Description:	Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003 and before July 1, 2004, or on or after July 1, 2004.
Violation Notes:	Returned to compliance on 01/02/2018. SB989: 89 Visual fail glued boots and UDC 1/2
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	06-13-2016
Citation:	23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description:	Failure of leak detection equipment to be located such that equipment is capable of detecting a leak at the earliest possible opportunity.
Violation Notes:	Returned to compliance on 06/13/2016. 91 Fill sensor on side
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-02-2017

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Citation:	23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description:	Failure of the overfill prevention system to meet one of the following requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.
Violation Notes:	Returned to compliance on 01/02/2018. 87 ATG
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	03-04-2020
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 03/09/2020.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-02-2017
Citation:	23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16,

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

	Section(s) 2665
Violation Description:	Failure of the overfill prevention system to meet one of the following requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling.
Violation Notes:	Returned to compliance on 01/02/2018. 89 ATG
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-31-2018
Citation:	23 CCR 16 2715(f)(3) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)(3)
Violation Description:	Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes:	Returned to compliance on 09/17/2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	11-05-2014
Citation:	22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
Violation Description:	Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.
Violation Notes:	Returned to compliance on 04/28/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-22-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to maintain on site an approved monitoring plan.
Violation Notes:	Returned to compliance on 06/02/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Violation Date:	05-22-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 06/02/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-22-2015
Citation:	HSC 6.7 25299 - California Health and Safety Code, Chapter 6.7, Section(s) 25299
Violation Description:	Failure to comply with one or more of the operating permit conditions.
Violation Notes:	Returned to compliance on 06/29/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-30-2019
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Returned to compliance on 07/08/2019. OBSERVATION: Owner/operator failed to comply with all the required operating permit conditions. The owner/operator failed to have an accurate UST system monitoring plans submitted in CERS and available on site as the operating permit requires. Refer to violation #2010013 and/or 2030033 for details. CORRECTIVE ACTION: Owner/operator shall maintain on site a complete and accurate monitoring plan that has been accepted in CERS as required as part of the the operating permit condition.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-22-2015
Citation:	23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate plot plan.
Violation Notes:	Returned to compliance on 06/02/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	08-13-2013
Citation:	HSC 6.7 Multiple Sections - California Health and Safety Code, Chapter 6.7, Section(s) Multiple Sections

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Violation Description: UST Program - Operations/Maintenance - General
Violation Notes: Returned to compliance on 10/03/2013.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 06-13-2016
Citation: HSC 6.7 25290.1(c)(3), 25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3), 25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003 and before July 1, 2004, or on or after July 1, 2004.
Violation Notes: Returned to compliance on 06/13/2016. liquid in 91 Fill. 91 secondary line fail at UDC 1/2
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-30-2019
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 07/08/2019. OBSERVATION: Observed UST Monitoring Plan(s) for the 87, 89, and 91 tanks to be inaccurate and/or missing information. The plan is missing information with regard to how the pipe is monitored. UST Monitoring Plan is not approved as submitted. Please see the reviewer's comments in the California Environmental Reporting System (CERS). CORRECTIVE ACTION: Owner/operator shall make the necessary corrections to the UST Monitoring Plan(s) and submit in CERS.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-30-2019
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have current UST Monitoring Plan available on site.
Violation Notes: Returned to compliance on 07/08/2019. OBSERVATION: Observed UST Monitoring Plan(s) for the 87, 89, and 91 tanks to be inaccurate and/or missing information. The plan is missing information with regard to how the pipe is monitored. UST Monitoring Plan is not approved as submitted. Please see the reviewer's comments in the California Environmental Reporting System (CERS). CORRECTIVE ACTION: Owner/operator shall make the necessary corrections to the UST Monitoring Plan(s) and submit in CERS. Owner/operator shall maintain a current UST Monitoring Plan on site that has been accepted in CERS and make available for review.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-02-2017
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes:	Returned to compliance on 01/02/2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-12-2020
Citation:	23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description:	Failure to maintain a list of employees trained by the designated operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes:	Returned to compliance on 06/23/2020. OBSERVATION: Owner/operator unable to produce a current list of employees trained by the designated operator. CORRECTIVE ACTION: Owner/operator shall provide list of employees trained by the designated operator and maintain on site readily available for review. Employees are required to be trained within 30 days of hire. Employees hired on/after 10/13/2018 are required to be trained before assuming their duties.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-31-2018
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Returned to compliance on 09/17/2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	52125
Site Name:	Nicholas Liquor & Gas
Violation Date:	05-22-2015
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes:	Returned to compliance on 06/02/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-22-2015
Citation: HSC 6.7 25284 - California Health and Safety Code, Chapter 6.7, Section(s) 25284
Violation Description: Failure to obtain and maintain a valid operation permit from the CUPA.
Violation Notes: Returned to compliance on 07/16/2015.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-22-2015
Citation: 23 CCR 16 2644.1(a)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(4)
Violation Description: Failure to notify the CUPA the prescribed number of hours prior to testing.
Violation Notes: Returned to compliance on 06/02/2015.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 05-31-2018
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description: Failure of the leak detection equipment to have an audible and visual alarm as required.
Violation Notes: Returned to compliance on 09/17/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Violation Date: 06-13-2016
Citation: HSC 6.7 25290.1(c)(3), 25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3), 25290.2(c)(3)
Violation Description: Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003 and before July 1, 2004, or on or after July 1, 2004.
Violation Notes: Returned to compliance on 06/13/2016. liquid in 87 Fill. 87 secondary line fail at UDC 1/ 2
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-02-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-02-2020
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-27-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-27-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-27-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-02-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-12-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: This facility is currently not dispensing gas. UDC are partially removed. Annual Monitoring Certification and routine UST inspection were performed today to ensure the monitoring system is maintained and functioning. Note: Line Leak Detector was not tested as there are no

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

functioning UDC, nor do the turbines turn on at this time. The float and chain assemblies in the remaining base of UDC 1/2 are removed and the assemblies in the base of UDC 3/4 are broken. The fill cap on the 91 fill was severely corroded and required minor repairs to become liquid tight. All three fill sumps had approximately 1+ gallon of liquid in them, that the technician pumped out. All three annulars were in high liquid alarm and have a history of alarming. Sensor replacement was recommended by the testing company June of 2019. Due to the condition of the system and the ongoing collection of liquid that is potentially hazardous, facility shall maintain a labeled, liquid, hazardous waste container [Truncated]

Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-22-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-30-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a convenience store with underground storage tanks. The facility is not actively dispensing fuel, however the USTs on site are being maintained and monitored. Hazardous waste generated on site includes potentially hazardous UST test water. There are no hazardous waste containers actively accumulating waste on site at the time of inspection. No violations observed at the time of inspection.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-30-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual monitoring certification today. Shancor on site for testing. Service Technician: John Reilly ICC 5249679. Note: The USTs on site are being maintained and monitored, however the facility is not actively dispensing fuel. Secondary containment (SB989) testing was conducted on 7/8/2016 with failures and the supplemental retest was conducted on 5/2/17. Historical test results indicate SB989 testing was conducted on 5/30/2013, therefore, secondary containment test is coming due on 5/30/2019.
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-30-2019
Violations Found: Yes

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Eval Type:	Routine done by local agency
Eval Notes:	Facility is a convenience store with underground storage tanks. The facility is not actively dispensing fuel, however the USTs on site are being maintained and monitored. Hazardous materials on site include gasoline and carbon dioxide.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-31-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-04-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-04-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-10-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Gave retraction letter for violations 2010010, 2030046, 2030041, 2010007, and 2030033 from inspection dated 5/22/2015
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-13-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	CMD cont and SB989 Testing
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-13-2016

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual CMD
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-29-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-08-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	SB989 Repairs and testing by SanCor (w/ M. Shalhub)
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-08-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-08-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Re-inspection following routine inspection on May 30, 2019. Paperwork verification only. Monitoring certification took place on May 30, 2019. All violations were observed to be corrected at the time of re-inspection. NOTE: Secondary containment testing and overfill prevention equipment testing today was witnessed at the time of re-inspection. Shancor Inc. on site for testing. Ball float visual inspection only due to technician inability to remove the ball float without compromising the tank. David Simon ICC: 8191470.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-13-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-13-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-13-2013
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-14-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-04-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is liquor store with UST systems that are currently not being operated (no dispensers) but are properly monitored. Due to this, waste streams are limited to test water and absorbents used for any extraordinary vehicle discharges (oil/antifreeze leaks).
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-04-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: The facility is a liquor store with UST systems that are not in use but being monitored. Reportable materials are C02, gasoline, and waste solids/liquids drums.
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-05-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 11-05-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-05-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 52125
Site Name: Nicholas Liquor & Gas
Site Address: 12255 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 04-27-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Site Address: 12255 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 04-27-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Site Address: 12255 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 05-22-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Site Address: 12255 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 07-28-2016
Enf Action Type: AEO - Unified Program
Enf Action Description: Administrative Enforcement Order Based on the Unified Program Statute
Enf Action Notes: Fines/Penalties Assessed: $500.00.
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Site Address: 12255 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 08-13-2013
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS

Site ID: 52125
Site Name: Nicholas Liquor & Gas
Site Address: 12255 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 11-05-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 52125
Facility Name: Nicholas Liquor & Gas
Env Int Type Code: HWG
Program ID: 10559671
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.942460
Longitude: -117.244120

Affiliation:
Affiliation Type Desc: CUPA District

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Environmental Contact
Entity Name:	GHATAS HALAWI
Entity Title:	Not reported
Affiliation Address:	12255 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92557
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	12255 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92557
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	GHATAS HALAWI
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 237-0622
Affiliation Type Desc:	Parent Corporation
Entity Name:	Nicholas Liquor & Gas
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	MIN TAI INVESTMENT
Entity Title:	Not reported
Affiliation Address:	12255 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92557

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Affiliation Phone: (951) 601-9888

Affiliation Type Desc: UST Permit Applicant
Entity Name: Ghatas Halawi
Entity Title: Operator
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (951) 237-0922

Affiliation Type Desc: UST Property Owner Name
Entity Name: MIN TAI INVESTMENT
Entity Title: Not reported
Affiliation Address: 12255 Heacock St.
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92557
Affiliation Phone: (951) 601-9888

Affiliation Type Desc: Document Preparer
Entity Name: Dianne Fowler
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: GHATAS HALAWI
Entity Title: OWNER / OPERATOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: GHATAS HALAWI
Entity Title: Not reported
Affiliation Address: 12255 Heacock St
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92557
Affiliation Phone: (951) 237-0622

Affiliation Type Desc: UST Tank Operator
Entity Name: GHATAS HALAWI
Entity Title: Not reported
Affiliation Address: 12255 Heacock St.
Affiliation City: Moreno Valley

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92557
Affiliation Phone: (951) 237-0922

Affiliation Type Desc: UST Tank Owner
Entity Name: Min Tai Investment
Entity Title: Not reported
Affiliation Address: 12255 Heacock St.
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92557
Affiliation Phone: (951) 601-9888

Name: CIRCLE K #312
Address: 12255 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 241885
CERS ID: T0606500488
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980

Affiliation Type Desc: Regional Board Caseworker
Entity Name: CARL BERNHARDT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824495

HWTS:
Name: NICHOLAS LIQUOR & GAS
Address: 12255 HEACOCK ST
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 92557
EPA ID: CAL000406808
Inactive Date: Not reported
Create Date: 05/14/2015
Last Act Date: 07/19/2020
Mailing Name: Not reported
Mailing Address: 12255 HEACOCK ST
Mailing Address 2: Not reported

NICHOLAS LIQUOR & GAS (Continued) **S104025206**

Mailing City,State,Zip:	MORENO VALLEY, CA 92557
Owner Name:	GHATTAS HALAWI
Owner Address:	12255 HEACOCK ST
Owner Address 2:	Not reported
Owner City,State,Zip:	MORENO VALLEY, CA 92557
Contact Name:	GHATAS HALAWI
Contact Address:	12255 HEACOCK ST
Contact Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 92557

NAICS:

EPA ID:	CAL000406808
Create Date:	2015-05-14 08:15:57.460
NAICS Code:	44719
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2015-05-14 08:15:57.43300
Inactive Date:	Not reported
Facility Name:	NICHOLAS LIQUOR & GAS
Facility Address:	12255 HEACOCK ST
Facility Address 2:	Not reported
Facility City:	MORENO VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92557

E26 **NICHOLAS LIQUOR & GAS** **RCRA NonGen / NLR** **1024849785**
SSW **12255 HEACOCK ST** **CAL000406808**
1/8-1/4 **MORENO VALLEY, CA 92557**
0.142 mi.
751 ft. **Site 5 of 15 in cluster E**

Relative:
Lower

Actual:
1649 ft.

RCRA NonGen / NLR:

Date Form Received by Agency:		2015-05-14 00:00:00.0
Handler Name:	NICHOLAS LIQUOR & GAS	
Handler Address:		12255 HEACOCK ST
Handler City,State,Zip:		MORENO VALLEY, CA 92557
EPA ID:		CAL000406808
Contact Name:		GHATAS HALAWI
Contact Address:		12255 HEACOCK ST
Contact City,State,Zip:		MORENO VALLEY, CA 92557
Contact Telephone:		951-237-0622
Contact Fax:		951-208-0960
Contact Email:		GHATAS-HALAWI@HOTMAIL.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		12255 HEACOCK ST
Mailing City,State,Zip:		MORENO VALLEY, CA 92557
Owner Name:		GHATTAS HALAWI
Owner Type:		Other

NICHOLAS LIQUOR & GAS (Continued) **1024849785**

Operator Name:	GHATAS HALAWI
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-06 17:06:07.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

NICHOLAS LIQUOR & GAS (Continued) **1024849785**

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	GHATTAS HALAWI
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12255 HEACOCK ST
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92557
Owner/Operator Telephone:	951-237-0622
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	GHATAS HALAWI
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12255 HEACOCK ST
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92557
Owner/Operator Telephone:	951-237-0622
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2015-05-14 00:00:00.0
Handler Name: NICHOLAS LIQUOR & GAS	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44719
NAICS Description:	OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

E27 **GOSLIN TIRE** **CERS HAZ WASTE** **S113021819**
SSW **12275 HEACOCK ST** **HAZNET** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92388** **CERS**
0.154 mi. **HWTS**
811 ft. **Site 6 of 15 in cluster E**

Relative:
Lower

Actual:
1649 ft.

CERS HAZ WASTE:

Name:	RAMONA TIRE OF MORENO VALLEY
Address:	12275 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92557
Site ID:	60238
CERS ID:	10319425
CERS Description:	Hazardous Waste Generator

HAZNET:

Name:	GOSLIN TIRE
Address:	12275 HEACOCK ST
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 923880000
Contact:	DEACT NON-DELIV. PER 95 FEES -
Telephone:	--
Mailing Name:	Not reported
Mailing Address:	12275 HEACOCK ST
Year:	2005
Gepaid:	CAL000000490
TSD EPA ID:	CAT080033681
CA Waste Code:	352 - Other organic solids
Disposal Method:	R01 - Recycler
Tons:	0.05

Additional Info:

Year:	2005
Gen EPA ID:	CAL000000490
Shipment Date:	20050808
Creation Date:	4/13/2006 18:47:49
Receipt Date:	20050818
Manifest ID:	24319039
Trans EPA ID:	CAD983609678
Trans Name:	BLACK GOLD INDUSTRIES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	R01 - Recycler
Quantity Tons:	0.05
Waste Quantity:	100
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

GOSLIN TIRE (Continued) **S113021819**

Additional Code 5: Not reported

CERS:
Name: RAMONA TIRE OF MORENO VALLEY
Address: 12275 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 60238
CERS ID: 10319425
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Violation Date: 03-21-2016
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 04/26/2016.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Violation Date: 03-21-2016
Citation: HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description: Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 08/02/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Violation Date: 04-26-2016
Citation: HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description: Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes: Returned to compliance on 08/02/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Violation Date: 03-21-2016

GOSLIN TIRE (Continued) **S113021819**

Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description:	Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.
Violation Notes:	Returned to compliance on 04/26/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	60238
Site Name:	Ramona Tire Of Moreno Valley
Violation Date:	04-26-2016
Citation:	HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
Violation Description:	Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 08/02/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	60238
Site Name:	Ramona Tire Of Moreno Valley
Violation Date:	03-21-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 04/26/2016.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	60238
Site Name:	Ramona Tire Of Moreno Valley
Violation Date:	03-21-2016
Citation:	HSC 6.95 25508.1(a)-(e) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(e)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name.
Violation Notes:	Returned to compliance on 08/02/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	60238
Site Name:	Ramona Tire Of Moreno Valley
Violation Date:	04-26-2016
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

GOSLIN TIRE (Continued) **S113021819**

Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 08/02/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Violation Date: 03-21-2016
Citation: 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description: Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to the air, soil, or surface water which could threaten human health or the environment..
Violation Notes: Returned to compliance on 04/26/2016.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Violation Date: 03-21-2016
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 08/02/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-21-2016

GOSLIN TIRE (Continued) **S113021819**

Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Reinspection
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-26-2016
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Reinspection
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-02-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Site Address: 12275 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 03-21-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 60238
Site Name: Ramona Tire Of Moreno Valley
Site Address: 12275 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 03-21-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported

GOSLIN TIRE (Continued) **S113021819**

Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 60238
Facility Name: Ramona Tire Of Moreno Valley
Env Int Type Code: HWG
Program ID: 10319425
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.942320
Longitude: -117.244280

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055

Affiliation Type Desc: Environmental Contact
Entity Name: Jose Fernandez
Entity Title: Not reported
Affiliation Address: 941 s. State Street
Affiliation City: Hemet
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92543
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Jose Fernandez
Entity Title: District manager
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Ramona Auto Services Inc
Entity Title: Not reported
Affiliation Address: 941 S. State Street
Affiliation City: Hemet
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92543
Affiliation Phone: (951) 652-4363

Affiliation Type Desc: Document Preparer

GOSLIN TIRE (Continued) **S113021819**

Entity Name:	Francesca Gallagher
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	941 S. State Street
Affiliation City:	Hemet
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92543
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Ramona Tire, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 652-4363
Affiliation Type Desc:	Parent Corporation
Entity Name:	Ramona Tire, Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

HWTS:

Name:	GOSLIN TIRE
Address:	12275 HEACOCK ST
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 923880000
EPA ID:	CAL000000490
Inactive Date:	06/30/1995
Create Date:	11/14/1989
Last Act Date:	05/25/2007
Mailing Name:	Not reported
Mailing Address:	12275 HEACOCK ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	MORENO VALLEY, CA 923880000
Owner Name:	GOSLIN JIM
Owner Address:	--
Owner Address 2:	Not reported
Owner City,State,Zip:	--, 99 --

GOSLIN TIRE (Continued) **S113021819**

Contact Name: DEACT NON-DELIV. PER 95 FEES -
Contact Address: P.H.
Contact Address 2: Not reported
City,State,Zip: --, 99 --

E28 **RAMONA AUTO SERVICES INC** **RCRA NonGen / NLR** **1024876170**
SSW **12275 HEACOCK** **CAL930255581**
1/8-1/4 **MORENO VALLEY, CA 92553**
0.154 mi.
811 ft. **Site 7 of 15 in cluster E**

Relative: **Lower**
Actual: **1649 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:	1993-01-25 00:00:00.0
Handler Name:	RAMONA AUTO SERVICES INC
Handler Address:	12275 HEACOCK
Handler City,State,Zip:	MORENO VALLEY, CA 92553-0000
EPA ID:	CAL930255581
Contact Name:	CHRIS WYBORNY
Contact Address:	941 S. STATE STREET
Contact City,State,Zip:	HEMET, CA 92543-0000
Contact Telephone:	951-652-4363
Contact Fax:	951-765-9046
Contact Email:	WYBORNYCHRIS@GMAIL.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	941 S. STATE STREET
Mailing City,State,Zip:	HEMET, CA 92543-0000
Owner Name:	RAMONA AUTO SERVICES INC
Owner Type:	Other
Operator Name:	CHRIS WYBORNY
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N

RAMONA AUTO SERVICES INC (Continued) **1024876170**

Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-07 19:39:15.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CHRIS WYBORNY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	941 S. STATE STREET
Owner/Operator City,State,Zip:	HEMET, CA 92543-0000
Owner/Operator Telephone:	951-652-4363
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	RAMONA AUTO SERVICES INC
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	P.O. BOX 960

RAMONA AUTO SERVICES INC (Continued) **1024876170**

Owner/Operator City,State,Zip: HEMET, CA 92546-0960
Owner/Operator Telephone: 951-652-4363
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 1993-01-25 00:00:00.0
Handler Name: RAMONA AUTO SERVICES INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E29 **JIFFY LUBE** **RCRA NonGen / NLR** **1024799111**
SSW **12300 HEACOCK ST** **CAL000207417**
1/8-1/4 **MORENO VALLEY, CA 92557**
0.175 mi.
925 ft. **Site 8 of 15 in cluster E**

Relative: RCRA NonGen / NLR:
Lower
Date Form Received by Agency: 1999-06-23 00:00:00.0
Actual: Handler Name: JIFFY LUBE
1647 ft. Handler Address: 12300 HEACOCK ST
Handler City,State,Zip: MORENO VALLEY, CA 92557-0000
EPA ID: CAL000207417
Contact Name: TOM MANSURI/OWNER
Contact Address: 12300 HEACOCK ST
Contact City,State,Zip: MORENO VALLEY, CA 92557
Contact Telephone: 909-485-4588
Contact Fax: 000-000-0000
Contact Email: KISMAT2@AOL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported

JIFFY LUBE (Continued) **1024799111**

Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	12300 HEACOCK ST
Mailing City,State,Zip:	MORENO VALLEY, CA 92557-0000
Owner Name:	TOM MANSURI
Owner Type:	Other
Operator Name:	TOM MANSURI/OWNER
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-05 15:44:52.0

JIFFY LUBE (Continued) **1024799111**

Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	TOM MANSURI
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12300 HEACOCK ST
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92557-0000
Owner/Operator Telephone:	909-485-4588
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	TOM MANSURI/OWNER
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12300 HEACOCK ST
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92557
Owner/Operator Telephone:	909-485-4588
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	1999-06-23 00:00:00.0
Handler Name: JIFFY LUBE	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	811191
NAICS Description:	AUTOMOTIVE OIL CHANGE AND LUBRICATION SHOPS

Facility Has Received Notices of Violations:

Violations:	No Violations Found

JIFFY LUBE (Continued) **1024799111**

Evaluation Action Summary:
Evaluations: No Evaluations Found

E30 **JIFFY LUBE** **CERS HAZ WASTE** **S113105534**
SSW **12300 HEACOCK ST** **CERS TANKS** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92557** **HAZNET**
0.175 mi. **CERS**
925 ft. **Site 9 of 15 in cluster E** **HWTS**

Relative:
Lower

Actual:
1647 ft.

CERS HAZ WASTE:
Name: JIFFY LUBE
Address: 12300 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 39804
CERS ID: 10320127
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: JIFFY LUBE
Address: 12300 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 39804
CERS ID: 10320127
CERS Description: Aboveground Petroleum Storage

HAZNET:
Name: JIFFY LUBE
Address: 12300 HEACOCK ST
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 925570000
Contact: TOM MANSURI/OWNER
Telephone: 9514854588
Mailing Name: Not reported
Mailing Address: 12300 HEACOCK ST

Year: 2019
Gepaid: CAL000207417
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.19000

Year: 2018
Gepaid: CAL000207417
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.07500

Year: 2017
Gepaid: CAL000207417
TSD EPA ID: CAD097030993
CA Waste Code: 352 - Other organic solids

JIFFY LUBE (Continued) **S113105534**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.2
Year:	2010
Gepaid:	CAL000207417
TSD EPA ID:	CAT080025711
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	3.534
Year:	2009
Gepaid:	CAL000207417
TSD EPA ID:	CAT080025711
CA Waste Code:	221 - Waste oil and mixed oil
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	4.788

Additional Info:

Year:	2010
Gen EPA ID:	CAL000207417
Shipment Date:	20100412
Creation Date:	7/19/2010 18:30:08
Receipt Date:	20100413
Manifest ID:	006880067JJK
Trans EPA ID:	CAL000253361
Trans Name:	ALL PHASE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080025711
Trans Name:	ADVANCED ENVIRONMENTAL INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	3.534
Waste Quantity:	930
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2017
Gen EPA ID:	CAL000207417
Shipment Date:	20171115
Creation Date:	6/13/2018 18:31:27

JIFFY LUBE (Continued) **S113105534**

Receipt Date:	20171129
Manifest ID:	018165545JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	US ECOLOGY VERNON INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170419
Creation Date:	5/9/2018 18:33:29
Receipt Date:	20170501
Manifest ID:	016756636JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	US ECOLOGY VERNON INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2009
Gen EPA ID:	CAL000207417

Shipment Date:	20091120
Creation Date:	2/3/2010 18:30:16
Receipt Date:	20091121
Manifest ID:	005963611JJK
Trans EPA ID:	CAL000253361

JIFFY LUBE (Continued) **S113105534**

Trans Name:	ALL PHASE ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080025711
Trans Name:	ADVANCED ENVIRONMENTAL INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	221 - Waste oil and mixed oil
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	4.788
Waste Quantity:	1260
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	JIFFY LUBE
Address:	12300 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92557
Site ID:	39804
CERS ID:	10320127
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-18-2019
Citation:	HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
Violation Description:	Failure to amend the SPCC Plan within 6 months: 1. When the facility has had a change in design, construction, operation, or maintenance which affects the facilityG s discharge potential. AND/OR 2. To include more effective proven technology at the time of the 5-year SPCC Plan review and evaluation.
Violation Notes:	Returned to compliance on 01/28/2020.
Violation Division:	Riverside County Department of Env Health
Violation Program:	APSA
Violation Source:	CERS

Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-29-2019
Citation:	40 CFR 1 265.201(b)(4) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.201(b)(4)
Violation Description:	Failure to equip a continuously fed hazardous waste tank with a means to stop the inflow (e.g., waste feed cutoff system or by-pass system to a stand-by tank).
Violation Notes:	Returned to compliance on 12/10/2019.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS

JIFFY LUBE (Continued) **S113105534**

Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	12-10-2019
Citation:	22 CCR 15 66265.192(a) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.192(a)
Violation Description:	Failure to obtain and maintain a written assessment reviewed and certified by an independent, qualified, professional engineer prior to placing the tank system in service. The written assessment shall state that, the new hazardous waste tank system has sufficient structural integrity, is acceptable for the transferring, storing and treating of hazardous waste, and that the tanks and containment system including the foundation, structural support, seams, connections, and pressure controls (if applicable) are suitably designed to meet the regulation.
Violation Notes:	Not reported
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	12-10-2019
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Not reported
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-18-2019
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 12/10/2019. OBSERVATION: Observed incorrectly posted NFPA-704 signs located in the front of shop bay area. Specifically, the numbers 2-1-4 were incorrect based on the chemicals observed during the inspection. CORRECTIVE ACTION: Owner/operator shall research chemical safety data sheets and replace incorrect NFPA-704 signs. Submit photos to this department.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-16-2014
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous

JIFFY LUBE (Continued) **S113105534**

	Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 05/12/2014.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	12-10-2019
Citation:	22 CCR 15 66265.192(k) - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.192(k)
Violation Description:	Failure to include all required information in the tank system assessment.
Violation Notes:	Not reported
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-29-2019
Citation:	22 CCR 15 66265.31 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Returned to compliance on 12/10/2019.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-18-2019
Citation:	HSC 6.11 25404.1 - California Health and Safety Code, Chapter 6.11, Section(s) 25404.1
Violation Description:	Failure to maintain a valid permit.
Violation Notes:	Returned to compliance on 01/28/2020.
Violation Division:	Riverside County Department of Env Health
Violation Program:	APSA
Violation Source:	CERS
Site ID:	39804
Site Name:	Jiffy Lube
Violation Date:	04-18-2019
Citation:	HSC 6.67 25270.6(b) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(b)
Violation Description:	Failure to pay the APSA Program fee.
Violation Notes:	Returned to compliance on 01/28/2020.
Violation Division:	Riverside County Department of Env Health
Violation Program:	APSA
Violation Source:	CERS
Site ID:	39804
Site Name:	Jiffy Lube

JIFFY LUBE (Continued) **S113105534**

Violation Date: 12-10-2019
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Not reported
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 39804
Site Name: Jiffy Lube
Violation Date: 04-29-2019
Citation: 22 CCR 15 66265.173 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.173
Violation Description: Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes: Not reported
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 39804
Site Name: Jiffy Lube
Violation Date: 04-29-2019
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Not reported
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-16-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-16-2014

JIFFY LUBE (Continued) **S113105534**

Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	04-18-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a lube shop. Hazardous Materials stored on site: various lubricating oils & antifreeze
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-18-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Jiffy Lube Heacock Moreno Valley
Eval Division:	Riverside County Department of Env Health
Eval Program:	APSA
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-29-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Emailed inspection report and guidance documents
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-08-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	08-14-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency

JIFFY LUBE (Continued) **S113105534**

Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-10-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: APSA
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-10-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-10-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 39804
Site Name: Jiffy Lube
Site Address: 12300 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92557
Enf Action Date: 04-16-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 39804
Facility Name: Jiffy Lube
Env Int Type Code: HWG
Program ID: 10320127
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.942210
Longitude: -117.243740

JIFFY LUBE (Continued) **S113105534**

Affiliation:

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	12300 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92557
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	TOM MANSURI
Entity Title:	Not reported
Affiliation Address:	12300 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92557
Affiliation Phone:	(714) 235-1786

Affiliation Type Desc:	Document Preparer
Entity Name:	Tom Mansuri
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	TOM MANSURI
Entity Title:	Not reported
Affiliation Address:	12300 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92557
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Tom Mansuri
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA

JIFFY LUBE (Continued) **S113105534**

Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055

Affiliation Type Desc: Operator
Entity Name: TOM MANSURI
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (714) 865-9651

Affiliation Type Desc: Parent Corporation
Entity Name: Jiffy Lube Service Center #1462
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

HWTS:
Name: JIFFY LUBE
Address: 12300 HEACOCK ST
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 925570000
EPA ID: CAL000207417
Inactive Date: Not reported
Create Date: 06/23/1999
Last Act Date: 10/01/2020
Mailing Name: Not reported
Mailing Address: 12300 HEACOCK ST
Mailing Address 2: Not reported
Mailing City,State,Zip: MORENO VALLEY, CA 925570000
Owner Name: TOM MANSURI
Owner Address: 12300 HEACOCK ST
Owner Address 2: Not reported
Owner City,State,Zip: MORENO VALLEY, CA 925570000
Contact Name: TOM MANSURI/OWNER
Contact Address: 12300 HEACOCK ST
Contact Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 92557

NAICS:
EPA ID: CAL000207417
Create Date: 2011-03-15 09:09:46.860
NAICS Code: 811191
NAICS Description: Automotive Oil Change and Lubrication Shops
Issued EPA ID Date: 1999-06-23 00:00:00
Inactive Date: Not reported
Facility Name: JIFFY LUBE
Facility Address: 12300 HEACOCK ST
Facility Address 2: Not reported

JIFFY LUBE (Continued) **S113105534**

Facility City: MORENO VALLEY
Facility County: Not reported
Facility State: CA
Facility Zip: 925570000

E31 **TESORO (SHELL) 68566 (WRR 6364)** **CERS HAZ WASTE** **S109282535**
SSW **12301 HEACOCK ST** **CERS TANKS** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92557** **EMI**
0.176 mi. **CERS**
931 ft. **Site 10 of 15 in cluster E**

Relative: **Lower**

Actual: **1647 ft.**

CERS HAZ WASTE:
Name: TESORO (SHELL) 68566 (WRR 6364)
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 160276
CERS ID: 10154713
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: TESORO (SHELL) 68566 (WRR 6364)
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 160276
CERS ID: 10154713
CERS Description: Underground Storage Tank

EMI:
Name: SHELL OIL PRODUCTS US - HSE/S&E
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Year: 2006
County Code: 33
Air Basin: SC
Facility ID: 148454
Air District Name: SC
SIC Code: 8711
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0028628685943315201
Reactive Organic Gases Tons/Yr: .002
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: SHELL OIL PRODUCTS US - HSE/S&E
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Year: 2007
County Code: 33
Air Basin: SC
Facility ID: 148454
Air District Name: SC

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

SIC Code:	8711
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.0028628685943315201
Reactive Organic Gases Tons/Yr:	.002
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

CERS:

Name:	TESORO (SHELL) 68566 (WRR 6364)
Address:	12301 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92557
Site ID:	160276
CERS ID:	10154713
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	160276
Site Name:	TESORO (SHELL) 68566 (WRR 6364)
Violation Date:	08-02-2017
Citation:	HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)
Violation Description:	Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.
Violation Notes:	Returned to compliance on 08/03/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	160276
Site Name:	TESORO (SHELL) 68566 (WRR 6364)
Violation Date:	08-19-2015
Citation:	23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description:	Failure to comply with one or more of the following: failure to install a spill bucket, have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container, and/or be resistant to galvanic corrosion.
Violation Notes:	Returned to compliance on 08/19/2015. 91 Spill Bucket
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	160276
Site Name:	TESORO (SHELL) 68566 (WRR 6364)
Violation Date:	08-02-2017
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 11/28/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

Site ID: 160276
Site Name: TESORO (SHELL) 68566 (WRR 6364)
Violation Date: 08-02-2017
Citation: 23 CCR 16 2636(f)(1) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(1)
Violation Description: Failure of the double-walled pressurized piping to be continuously monitored with a system that activates an audible and visual alarm or stops flow at the dispenser when a leak is detected.
Violation Notes: Returned to compliance on 08/02/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-15-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Annual monitoring certification today. Fastech on site for testing.
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-15-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a gas station. Hazardous Materials stored on site: gasoline, propane and carbon dioxide.
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-15-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Facility is a gas station. Hazardous waste generated on site: contaminated absorbent, used fuel filters , used nozzles & UST test water.
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-24-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-28-2020
Violations Found: No
Eval Type: Routine done by local agency

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

Eval Notes:	Annual Monitoring Certification performed on 7/8/2020. Fastech on site for testing. Inspector was not on site during testing. Today is a paper inspection only. Items 33-48 could not be verified today , but will be verified during next routine inspection.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-02-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-02-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-02-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-10-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Annual CMD
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-19-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	CMD w/Mike Walling
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-03-2014
Violations Found:	No
Eval Type:	Routine done by local agency

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-03-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-03-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-17-2013
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	11-28-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Enforcement Action:

Site ID:	160276
Site Name:	TESORO (SHELL) 68566 (WRR 6364)
Site Address:	12301 HEACOCK ST
Site City:	MORENO VALLEY
Site Zip:	92557
Enf Action Date:	08-19-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Riverside County Department of Env Health
Enf Action Program:	UST
Enf Action Source:	CERS

Coordinates:

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

Site ID: 160276
Facility Name: TESORO (SHELL) 68566 (WRR 6364)
Env Int Type Code: HWG
Program ID: 10154713
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.942210
Longitude: -117.243850

Affiliation:
Affiliation Type Desc: Legal Owner
Entity Name: TESORO SOUTH COAST COMPANY LLC
Entity Title: Not reported
Affiliation Address: 19100 RIDGEWOOD PKWY, MS: TX1-022
Affiliation City: SAN ANTONIO
Affiliation State: TX
Affiliation Country: United States
Affiliation Zip: 78259
Affiliation Phone: (210) 626-4673

Affiliation Type Desc: Operator
Entity Name: WESTERN REFINING RETAIL, LLC
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (210) 626-4673

Affiliation Type Desc: UST Property Owner Name
Entity Name: TESORO SOUTH COAST COMPANY LLC
Entity Title: Not reported
Affiliation Address: ATTN: ENVIRONMENTAL DEPT. G 500 SPEEDWAY DR.
Affiliation City: ENON
Affiliation State: OH
Affiliation Country: United States
Affiliation Zip: 45323
Affiliation Phone: (937) 863-7377

Affiliation Type Desc: Document Preparer
Entity Name: BELSHIRE ENVIRONMENTAL SERVICE, INC.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: SEAN AUGUSTINE
Entity Title: Not reported
Affiliation Address: 301 E. Ocean Blvd., Ste. 1600
Affiliation City: LONG BEACH
Affiliation State: CA
Affiliation Country: Not reported

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

Affiliation Zip:	90802
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	TERESA A. MILES
Entity Title:	ENVIRONMENTAL COMPLIANCE SUPERVISOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(562) 495-6850
Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	19100 RIDGEWOOD PKWY, MS: TX1-022
Affiliation City:	SAN ANTONIO
Affiliation State:	TX
Affiliation Country:	Not reported
Affiliation Zip:	78259
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	TERESA A. MILES
Entity Title:	ENVIRONMENTAL COMPLIANCE SUPERVISOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	Tesoro Refining and Marketing Company LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	TESORO SOUTH COAST COMPANY LLC
Entity Title:	Not reported
Affiliation Address:	RETAIL ENVIRONMENTAL: 19100 RIDGEWOOD PKWY, MS: TX1-022

TESORO (SHELL) 68566 (WRR 6364) (Continued) **S109282535**

Affiliation City:	SAN ANTONIO
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	78259
Affiliation Phone:	(210) 626-4673
Affiliation Type Desc:	UST Tank Operator
Entity Name:	WESTERN REFINING RETAIL, LLC
Entity Title:	Not reported
Affiliation Address:	ATTN: ENVIRONMENTAL DEPT. G 500 SPEEDWAY DR.
Affiliation City:	ENON
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	45323
Affiliation Phone:	(937) 863-7377
Affiliation Type Desc:	UST Tank Owner
Entity Name:	TESORO SOUTH COAST COMPANY LLC
Entity Title:	Not reported
Affiliation Address:	ATTN: ENVIRONMENTAL DEPT. G 500 SPEEDWAY DR.
Affiliation City:	ENON
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	45323
Affiliation Phone:	(937) 863-7377

E32 **SHELL SERVICE STATION** **LUST** **S105850474**
SSW **12301 HEACOCK STREET** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92553**
0.176 mi.
931 ft. **Site 11 of 15 in cluster E**

Relative: **Lower**

Actual: **1647 ft.**

LUST REG 8:

Name:	SHELL SERVICE STATION
Address:	12301 HEACOCK STREET
City:	MORENO VALLEY
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Preliminary site assessment workplan submitted
Case Number:	Not reported
Local Case Num:	200319647
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	HIGHWAY 60
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	OM
How Stopped:	Other Means
Leak Cause:	UNK
Leak Source:	UNK
Global ID:	T0606526127
How Stopped Date:	3/27/2003
Enter Date:	Not reported
Date Confirmation of Leak Began:	Not reported

SHELL SERVICE STATION (Continued) **S105850474**

Date Preliminary Assessment Began:	Not reported
Discover Date:	3/27/2003
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	5/20/2003
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	Not reported
GW Qualifies:	=
Soil Qualifies:	=
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	0
Longitude:	0
MTBE Date:	4/14/2004
Max MTBE GW:	49000
MTBE Concentration:	0
Max MTBE Soil:	45000
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	CAB
Staff Initials:	SCB
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	Not reported
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

E33 **TESORO SHELL 68566** **RCRA NonGen / NLR** **1024817613**
SSW **12301 HEACOCK ST** **CAL000322037**
1/8-1/4 **MORENO VALLEY, CA 92557**
0.176 mi.
931 ft. **Site 12 of 15 in cluster E**

Relative: RCRA NonGen / NLR:
Lower

Date Form Received by Agency:		2007-07-10 00:00:00.0
Handler Name:	TESORO SHELL 68566	
Handler Address:		12301 HEACOCK ST
Handler City,State,Zip:		MORENO VALLEY, CA 92557-7108
EPA ID:		CAL000322037
Contact Name:		BRENDA RAMIREZ
Contact Address:		19100 RIDGEWOOD PKWY
Contact City,State,Zip:		SAN ANTONIO, TX 78259
Contact Telephone:		210-626-5153
Contact Fax:		210-881-6616
Contact Email:		BRENDA.RAMIREZ@TSOCORP.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified

Actual:
1647 ft.

TESORO SHELL 68566 (Continued) **1024817613**

Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	19100 RIDGEWOOD PKWY
Mailing City,State,Zip:	SAN ANTONIO, TX 78259-0000
Owner Name:	TESORO REFINING & MARKETING COMPANY
Owner Type:	Other
Operator Name:	BRENDA RAMIREZ
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No

TESORO SHELL 68566 (Continued) **1024817613**

Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2018-09-05 20:29:27.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	BRENDA RAMIREZ
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	19100 RIDGEWOOD PKWY
Owner/Operator City,State,Zip:	SAN ANTONIO, TX 78259
Owner/Operator Telephone:	210-626-5153
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name:	TESORO REFINING & MARKETING COMPANY
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	19100 RIDGEWOOD PKWY
Owner/Operator City,State,Zip:	SAN ANTONIO, TX 78259-0000
Owner/Operator Telephone:	210-626-6153
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2007-07-10 00:00:00.0
Handler Name: TESORO SHELL 68566	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44719
NAICS Description:	OTHER GASOLINE STATIONS

TESORO SHELL 68566 (Continued) **1024817613**

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E34 **SHELL SERVICE STATION** **RCRA-SQG** **1006805304**
SSW **12301 HEACOCK** **LUST** **CAR000125682**
1/8-1/4 **MORENO VALLEY, CA 92557** **FINDS**
0.176 mi. **ECHO**
931 ft. **Site 13 of 15 in cluster E** **Cortese**
HAZNET
Relative: **CERS**
Lower **HWTS**
Actual:
1647 ft.

RCRA-SQG:

Date Form Received by Agency:		2002-08-14 00:00:00.0
Handler Name:	SHELL SERVICE STATION	
Handler Address:		12301 HEACOCK
Handler City,State,Zip:		MORENO VALLEY, CA 92557
EPA ID:		CAR000125682
Contact Name:		SONDRA BIENVENU
Contact Address:		P O BOX 2648
Contact City,State,Zip:		HOUSTON, TX 77252-2648
Contact Telephone:		713-241-5036
Contact Fax:		Not reported
Contact Email:		Not reported
Contact Title:		Not reported
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Small Quantity Generator
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Handler Activities
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		P O BOX 2648
Mailing City,State,Zip:		HOUSTON, TX 77252-2648
Owner Name:		EQUILON ENTERPRISES L L C
Owner Type:		Private
Operator Name:		Not reported
Operator Type:		Not reported
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No

SHELL SERVICE STATION (Continued) **1006805304**

Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-11-07 13:43:29.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D018
Waste Description:	BENZENE

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	EQUILON ENTERPRISES L L C
Legal Status:	Private
Date Became Current:	Not reported

SHELL SERVICE STATION (Continued) **1006805304**

Date Ended Current:	Not reported
Owner/Operator Address:	P O BOX 2648
Owner/Operator City,State,Zip:	HOUSTON, TX 77252-2648
Owner/Operator Telephone:	713-241-5036
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	2002-08-14 00:00:00.0
Handler Name: SHELL SERVICE STATION	
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations:	No Violations Found

Evaluation Action Summary:

Evaluations:	No Evaluations Found

RIVERSIDE CO. LUST:

Name:	SHELL HEACOCK
Address:	12301 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA
Region:	RIVERSIDE
Facility ID:	200319647
Employee:	Boltinghous-LOP
Site Closed:	Yes
Case Type:	Drinking Water Aquifer affected
Facility Status:	remedial action
Casetype Decode:	An Aquifer used for Drinking Water supply has been contaminated.
Fstatus Decode:	Remedial Action

LUST:

Name:	SHELL HEACOCK
Address:	12301 HEACOCK STREET
City,State,Zip:	MORENO VALLEY, CA 92557
Lead Agency:	RIVERSIDE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606526127
Global Id:	T0606526127
Latitude:	33.941812242

SHELL SERVICE STATION (Continued) **1006805304**

Longitude:	-117.243959667
Status:	Completed - Case Closed
Status Date:	03/17/2017
Case Worker:	SCB
RB Case Number:	Not reported
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	200319647
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	***Data prior to 2005 does not appear in GeoTracker. Consult agency files for all site data*** SITE HISTORY/RELEASE INFORMATION: December 2002: Four 10,000-gal gasoline USTs and associated piping and dispensers were removed. Petroleum impacts were detected in all of the UST cavity samples (maximum 6500 ppm TPHg, ND benzene, 13 ppm MTBE, and 54 ppm TBA T3Sd at 13) and below the eastern dispenser south of the station building. Approximately 1174 tons of soil were removed from the UST cavity to 9 ft depth and from the impacted dispenser location to 8 ft depth. Two new USTs (12,000-gal and 20,000-gal) were installed in the same UST cavity/location. ASSESSMENT: Between March 2003 and May 2009, a total of 15 gw monitoring wells, 8 vapor extraction wells, 6 sparge wells, and 3 soil borings were drilled/installed on- and off-site to assess soil and gw impacts and for remedial purposes. Subsurface conditions have been determined to be adequately assessed and impacts delineated to the extent possible. (Highway 60 freeway is located directly south and downgradient of the site precluded drilling in this area) The findings of the investigations include: Subsurface Soil Types: interbedded layers of fine- to coarse-grained sands and silts to depths ranging from 25 to 40 feet below grade (ft bg) underlain by weathered tonalite bedrock. GW was encountered during drilling at approximate depths between 85 and 110 ft bg. Contaminants of Concern: MTBE and TBA have accounted for most of the contaminants detected in both the soil and gw. Results for TPHg, BTXE and other VOCs have shown very low to non-detectable concentrations. Soil Plume: The bulk of the soil plume was located in the UST area with impacts extending laterally at the capillary fringe. Excluding the UST cavity samples, the highest soil detections were 24 ppm TPHg (SVE-3d40), 0.011 ppm B (MW-17d105), 45 ppm MTBE (SB-2d40), and 39 ppm TBA (SP-8d75) with other compounds detected at significantly lower concentrations. GW Plume: The dissolved plume was present in the southern portion of the site and extended off-site to the south (downgradient) under the freeway. REMEDIATION: Excavation - 2002 - Approximately 1174 tons of soil were removed from the impacted dispenser area (to 8 ft depth) and from the UST cavity during UST replacement activities. Soil Vapor Extraction (SVE) Pilot Testing - 2006 SVE testing was conducted using multi-cased wells SVE-2 and SVE-3. Mass removal rates for SVE-3A were estimated at 5.35 lb/day for TPH and 4.35 lb/day for MTBE. The radius of influence (ROI) varied from 20 to 140 ft, depending on the permeability of soils, however, the SVE system was designed using a conservative ROI of 24 ft. Soil Vapor Extraction (SVE) Remediation Sept. 2006 to July 2010 - SVE operated nearly four years extracting from varying combination of nineteen wells (SVE-1A/B/C, SVE-2A/B/C, SVE-3A/B/C, SVE-4S/D, SVE-5S/D, SVE-6S/D, SVE-7S/D, and SVE-9S/D). SVE removed approximately 3288 lb TPHg, 3 lb B, and 1029 lb MTBE. Air Sparging (AS) & Oxygen Pulsed Injection System (OPIS) Sept. 2006 to May 2012 - AS/OPIS was conducted to address dissolved phase impacts

SHELL SERVICE STATION (Continued) **1006805304**

at the site. AS operations were initiated in Sept. 2006, after SVE startup, and continued until OPIS began in Nov 2007. OPIS (and SVE) continued operating through May 2010 using wells SP-5, SP-7, SP-8, SP-14 and SP-15. Following SVE rebound testing and verification drilling, SVE operations were terminated and the OPIS continued to operate for another year (Q1-2011 through Q1-2012) to address remaining gw impacts. In-Situ Chemical Oxidation (ISCO) Pilot Test June 2011 The ISCO pilot test included injection of 900 gal persulfate solution into INJ-1 and INJ-2 and collection of pre- and post-injection gw samples. Based on the data, Wayne Perry Inc. (WPI) concluded that observed concentration changes were within historical concentration fluctuations and it was not possible to determine if decreases were due to injection or natural processes. Further, the oxidant was unable to be effectively injected into the formation due to low permeability conditions. WPI concluded ISCO is not considered a viable remedial alternative for use at this site. GROUNDWATER MONITORING: GW monitoring has been conducted at the site since 2004. Water levels have ranged from 77 to 100 ft bg with an overall rise in the water table of approximately 15 ft. GW flow has been consistently to the south/southeast. GW impacts have migrated off-site to the south under the Caltrans right-of-way and Highway 60 freeway. Five gw monitoring wells and two injection wells were installed in the right-of-way along the freeway on-ramp, however, impacts appear to have extended under the freeway, preventing further proximal assessment. Two wells were installed on the south side of Highway 60 and used to define the southern extent of the dissolved plume. Historic Trends: Historically, the highest gw concentrations have been: 81,000 ppb TPHg (MW-7 Q2-2006), 440 ppb B (MW-3 Q1-2004), 120,000 ppb MTBE (MW -6 Q1-2006), and 320,000 ppb TBA (MW-16 Q4-2012). Current Conditions: During Q1-2016 gw monitoring event, water levels were approximately 73 to 76 ft bg with a flow direction of S10%E at 0.0065 ft/ft. Maximum gw concentrations were: 6,900 ppb TPHg, 130 ppb MTBE, and 170,000 ppb TBA. All samples were non-detect for B. Based on current analytical data, MW-6 is the only well with >100 ppb MTBE and MW-16 is the only well >1000 ppb TBA. Residual concentrations of dissolved phase petroleum fuel constituents remain beneath the southern portion of the Site and off-site to the south and southeast. Impacts extend beneath Highway 60 and the Caltrans right-of-way. Remedial options to mitigate off-site dissolved phase contaminants are limited as the naturally occurring properties/characteristics of the gw exceed EMWD discharge requirements. VERIFICATION: Vapor Verification- SVE Rebound Test - July 2010 - SVE rebound testing was conducted after an approximate 30-day SVE system shut down. The analytical data shows no significant rebound of concentrations in test wells when compared to concentrations reported prior to shut-down for the rebound test with maximum vapor concentrations detected during the rebound test of: 3.1 ppm TPHg, 0.0069 ppm B, 0.18 ppm MTBE and 0.089 ppm TBA. WPI concludes that the SVE system has been effective at removing TPH-g and MTBE from soil vapor and the rebound test indicated that the vapor concentrations have reached asymptotic levels. Soil Verification Confirmation Soil Borings August 2010 - Five confirmation soil borings (CB-1 through CB-5) were drilled to 110 ft bg with soil sampling at 5-foot depth intervals. GW was encountered at approximately 85 to 90 ft bg. All soil samples from all of the borings were non-detect for TPHg, BTEX, DIPE, ETBE, TAME, and ethanol except one sample with TPHg (0.59 mg/kg CB-5d105). MTBE was detected

SHELL SERVICE STATION (Continued) **1006805304**

in borings CB-1 through CB-4 with a maximum concentration of 0.43 mg/kg (CB-1d95). TBA was detected in soil from borings CB-2, CB-4, and CB-5 at concentrations ranging from 0.056 mg/kg (CB-2d90) to 21 mg/kg (CB-2d100). Remaining Impacts / Beneficial Use of Local GW: Residual concentrations of dissolved phase petroleum hydrocarbons remain beneath the southern portion of the site and off-site to the south and southeast. Impacts, primarily TBA, extend beneath Highway 60 and remedial options to mitigate the remaining gw impacts are limited due to inaccessibility of the area. Further, if gw extraction wells could be appropriately located and installed, the naturally occurring properties/characteristics of the gw exceed EMWD discharge requirements. The local water purveyor, EMWD, was contacted regarding remaining impacts associated with this site. According to EMWD, there will be three production wells (Well 64, Well 65 & Well 66 - closest is approx. 950 ft), one monitoring well, and three abandoned wells within \\% mile of the site. EMWD also stated that a Phase 1 Environmental Site Assessment (prepared by Dudek) was performed for the use of the property in the vicinity of the three wells and it concluded that the wells will not be affected by hydrocarbon-impacted gw generated from the site. Further, EMWD also stated that they will be using gw from within the half mile radius of the site, however, Wells 64, 65 and 66 are not anticipated to be influenced by hydrocarbon-impacted gw generated from the site (Local Water Purveyor Information, Wayne Perry Inc., dated May 19, 2015). All wells were properly destroyed between Jan 30th and Feb 10th 2017. Site closure letter dated 3/17/2017 was issued by RCDEH.

LUST:

Global Id:	T0606526127
Contact Type:	Regional Board Caseworker
Contact Name:	CARL BERNHARDT
Organization Name:	SANTA ANA RWQCB (REGION 8)
Address:	3737 MAIN STREET, SUITE 500
City:	RIVERSIDE
Email:	carl.bernhardt@waterboards.ca.gov
Phone Number:	9517824495

Global Id:	T0606526127
Contact Type:	Local Agency Caseworker
Contact Name:	SHARON BOLTINGHOUSE
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE
Email:	sbolting@rivco.org
Phone Number:	9519558980

LUST:

Global Id:	T0606526127
Action Type:	ENFORCEMENT
Date:	12/03/2014
Action:	Meeting

Global Id:	T0606526127
Action Type:	ENFORCEMENT
Date:	06/19/2014
Action:	Meeting

SHELL SERVICE STATION (Continued) **1006805304**

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 06/01/2015
Action: Email Correspondence - #RCDEH email 6/1/2015

Global Id: T0606526127
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 05/30/2008
Action: Well Installation Report

Global Id: T0606526127
Action Type: RESPONSE
Date: 04/15/2011
Action: Monitoring Report - Annually

Global Id: T0606526127
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Other

Global Id: T0606526127
Action Type: RESPONSE
Date: 07/15/2012
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 07/15/2010
Action: Staff Letter - #RCDEH 071510

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 08/03/2016
Action: Notification - Public Notice of Case Closure - #Public Notice

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/12/2007
Action: Other Workplan

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 08/19/2016
Action: Correspondence

Global Id: T0606526127
Action Type: ENFORCEMENT

SHELL SERVICE STATION (Continued) **1006805304**

Date: 04/28/2008
Action: Staff Letter - #RCDEH042808

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 06/07/2007
Action: Notice of Responsibility - #RCDEH 060707

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 09/04/2007
Action: Staff Letter - #RCDEH 090407

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 12/07/2007
Action: Staff Letter - #RCDEH120707

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 03/29/2011
Action: Staff Letter - #RCDEH 032911

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 08/03/2016
Action: Staff Letter - #RCDEH Letter 08_03_2016

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 12/03/2015
Action: Clean Up Fund - Case Closure Review Summary Report (RSR)

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 03/17/2017
Action: Closure/No Further Action Letter - #RCDEH site closure documents

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 07/29/2016
Action: LOP Case Closure Summary to RB - #Closure Summary

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 08/08/2005
Action: File review

Global Id: T0606526127
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 07/15/2008
Action: Monitoring Report - Quarterly

SHELL SERVICE STATION (Continued) **1006805304**

Global Id: T0606526127
Action Type: RESPONSE
Date: 06/27/2008
Action: Other Report / Document

Global Id: T0606526127
Action Type: RESPONSE
Date: 01/15/2014
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/19/2016
Action: Correspondence

Global Id: T0606526127
Action Type: RESPONSE
Date: 12/22/2014
Action: Request for Closure - Regulator Responded

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 04/15/2008
Action: File review

Global Id: T0606526127
Action Type: Other
Date: 03/27/2003
Action: Leak Discovery

Global Id: T0606526127
Action Type: Other
Date: 12/09/2002
Action: Leak Stopped

Global Id: T0606526127
Action Type: Other
Date: 03/27/2003
Action: Leak Reported

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 06/12/2009
Action: Well Installation Report

Global Id: T0606526127
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE

SHELL SERVICE STATION (Continued) **1006805304**

Date: 01/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 04/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 07/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/15/2010
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/03/2008
Action: Other Workplan

Global Id: T0606526127
Action Type: RESPONSE
Date: 04/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/14/2010
Action: Other Report / Document

Global Id: T0606526127
Action Type: RESPONSE
Date: 06/15/2015
Action: Monitoring Report - Annually

Global Id: T0606526127
Action Type: RESPONSE
Date: 12/30/2016
Action: Well Destruction Report - Regulator Responded

Global Id: T0606526127
Action Type: REMEDIATION
Date: 09/01/2006
Action: Soil Vapor Extraction (SVE)

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 04/22/2013
Action: Notification - Public Notice of ROD/RAP/CAP - #RCDEH Pub Notice

SHELL SERVICE STATION (Continued) **1006805304**

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 05/01/2012
Action: Meeting

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 02/11/2009
Action: File review

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 12/12/2008
Action: Staff Letter - #RCDEH121208

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 04/22/2013
Action: Staff Letter - #RCDEH 04222013

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 07/29/2016
Action: Technical Correspondence / Assistance / Other - #Misc site info

Global Id: T0606526127
Action Type: RESPONSE
Date: 07/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 10/15/2015
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: RESPONSE
Date: 01/15/2016
Action: Monitoring Report - Quarterly

Global Id: T0606526127
Action Type: REMEDIATION
Date: 09/01/2006
Action: Other (Use Description Field)

Global Id: T0606526127
Action Type: REMEDIATION
Date: 12/01/2002
Action: Excavation

Global Id: T0606526127
Action Type: REMEDIATION
Date: 06/01/2011
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0606526127
Action Type: ENFORCEMENT

SHELL SERVICE STATION (Continued) **1006805304**

Date: 08/13/2009
Action: Staff Letter - #RCDEH081309

Global Id: T0606526127
Action Type: ENFORCEMENT
Date: 03/16/2017
Action: File review

LUST:
Global Id: T0606526127
Status: Open - Case Begin Date
Status Date: 12/09/2002

Global Id: T0606526127
Status: Open - Site Assessment
Status Date: 03/06/2003

Global Id: T0606526127
Status: Open - Site Assessment
Status Date: 05/20/2003

Global Id: T0606526127
Status: Open - Remediation
Status Date: 09/01/2006

Global Id: T0606526127
Status: Open - Eligible for Closure
Status Date: 07/29/2016

Global Id: T0606526127
Status: Completed - Case Closed
Status Date: 03/17/2017

FINDS:
Registry ID: 110013308722

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1006805304
Registry ID: 110013308722

SHELL SERVICE STATION (Continued) **1006805304**

DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110013308722
Name: SHELL SERVICE STATION
Address: 12301 HEACOCK
City,State,Zip: MORENO VALLEY, CA 92557

CORTESE:
Name: SHELL HEACOCK
Address: 12301 HEACOCK STREET
City,State,Zip: MORENO VALLEY, CA 92557
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606526127
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HAZNET:
Name: SHELL SERVICE STATION
Address: 12301 HEACOCK
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 92557
Contact: Adam Estes
Telephone: 3172917007
Mailing Name: Not reported
Mailing Address: PO BOX 3127

Year: 2010
Gepaid: CAR000125682
TSD EPA ID: CAD097030993
CA Waste Code: 135 - Unspecified aqueous solution
Disposal Method: H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 1.386

Year: 2010
Gepaid: CAR000125682
TSD EPA ID: CAD097030993
CA Waste Code: 181 - Other inorganic solid waste
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 3.8

SHELL SERVICE STATION (Continued) **1006805304**

Year:	2005
Gepaid:	CAR000125682
TSD EPA ID:	CAT080033681
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	D80 - Disposal, Land Fill
Tons:	0.2085

Year:	2005
Gepaid:	CAR000125682
TSD EPA ID:	CAT080033681
CA Waste Code:	352 - Other organic solids
Disposal Method:	D80 - Disposal, Land Fill
Tons:	0.02

Year:	2005
Gepaid:	CAR000125682
TSD EPA ID:	CAT080033681
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	R01 - Recycler
Tons:	0.06255

Year:	2005
Gepaid:	CAR000125682
TSD EPA ID:	CAD028409019
CA Waste Code:	352 - Other organic solids
Disposal Method:	H01 - Transfer Station
Tons:	0.02

Year:	2004
Gepaid:	CAR000125682
TSD EPA ID:	CAD008364432
CA Waste Code:	352 - Other organic solids
Disposal Method:	R01 - Recycler
Tons:	0.01

Year:	2003
Gepaid:	CAR000125682
TSD EPA ID:	CAD028409019
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	T01 - Treatment, Tank
Tons:	1.848

Year:	2002
Gepaid:	CAR000125682
TSD EPA ID:	CAT080013352
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	R01 - Recycler
Tons:	3.36

Year:	2002
Gepaid:	CAR000125682
TSD EPA ID:	CAD982484933
CA Waste Code:	512 - Other empty containers 30 gallons or more
Disposal Method:	D99 - Disposal, Other
Tons:	19

SHELL SERVICE STATION (Continued) **1006805304**

Click this hyperlink while viewing on your computer to access additional CA HAZNET: detail in the EDR Site Report.

Additional Info:

Year:	2010
Gen EPA ID:	CAR000125682
Shipment Date:	20100930
Creation Date:	12/16/2010 18:30:33
Receipt Date:	20100930
Manifest ID:	007010707JJK
Trans EPA ID:	CAR000148338
Trans Name:	AMERICAN INTEGRATED SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGIES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.8
Waste Quantity:	1600
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20100930
Creation Date:	12/16/2010 18:30:33
Receipt Date:	20100930
Manifest ID:	007010728JJK
Trans EPA ID:	CAR000148338
Trans Name:	AMERICAN INTEGRATED SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGIES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	3
Waste Quantity:	6000
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SHELL SERVICE STATION (Continued) **1006805304**

Shipment Date:	20100930
Creation Date:	12/16/2010 18:30:33
Receipt Date:	20100930
Manifest ID:	007010708JJK
Trans EPA ID:	CAR000148338
Trans Name:	AMERICAN INTEGRATED SERVICES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD097030993
Trans Name:	SIEMENS WATER TECHNOLOGIES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	135 - Unspecified aqueous solution
RCRA Code:	Not reported
Meth Code:	H135 - Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Quantity Tons:	1.386
Waste Quantity:	330
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2003
Gen EPA ID:	CAR000125682

Shipment Date:	20030815
Creation Date:	7/29/2004 7:43:54
Receipt Date:	20030821
Manifest ID:	22730417
Trans EPA ID:	CAR000118992
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	Not reported
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D001
Meth Code:	T01 - Treatment, Tank
Quantity Tons:	1.848
Waste Quantity:	440
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2002
Gen EPA ID:	CAR000125682

SHELL SERVICE STATION (Continued) **1006805304**

Shipment Date:	20021209
Creation Date:	3/16/2007 18:30:20
Receipt Date:	20021209
Manifest ID:	22248872
Trans EPA ID:	CAL922125668
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982484933
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	512 - Other empty containers 30 gallons or more
RCRA Code:	Not reported
Meth Code:	D99 - Disposal, Other
Quantity Tons:	1.5
Waste Quantity:	3000
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20021209
Creation Date:	3/16/2007 18:30:20
Receipt Date:	20021209
Manifest ID:	22248874
Trans EPA ID:	CAD982030173
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982484933
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	512 - Other empty containers 30 gallons or more
RCRA Code:	Not reported
Meth Code:	D99 - Disposal, Other
Quantity Tons:	1.5
Waste Quantity:	3000
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20021209
Creation Date:	3/16/2007 18:30:20
Receipt Date:	20021209
Manifest ID:	22248875
Trans EPA ID:	CAD982030173
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982484933

SHELL SERVICE STATION (Continued) **1006805304**

Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	512 - Other empty containers 30 gallons or more
RCRA Code:	Not reported
Meth Code:	D99 - Disposal, Other
Quantity Tons:	2
Waste Quantity:	4000
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20021209
Creation Date:	3/16/2007 18:30:20
Receipt Date:	20021209
Manifest ID:	22248873
Trans EPA ID:	CAD982030173
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982484933
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	512 - Other empty containers 30 gallons or more
RCRA Code:	Not reported
Meth Code:	D99 - Disposal, Other
Quantity Tons:	1.5
Waste Quantity:	3000
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20021206
Creation Date:	3/16/2007 18:30:20
Receipt Date:	20021206
Manifest ID:	22248877
Trans EPA ID:	CAL922125668
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD982484933
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	512 - Other empty containers 30 gallons or more
RCRA Code:	Not reported
Meth Code:	D99 - Disposal, Other
Quantity Tons:	12.5
Waste Quantity:	25000
Quantity Unit:	P

SHELL SERVICE STATION (Continued) **1006805304**

Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20021206
Creation Date:	3/30/2003 18:31:13
Receipt Date:	20021211
Manifest ID:	22248876
Trans EPA ID:	CAL922125668
Trans Name:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080013352
Trans Name:	Not reported
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D001
Meth Code:	R01 - Recycler
Quantity Tons:	3.36
Waste Quantity:	800
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2005
Gen EPA ID:	CAR000125682
Shipment Date:	20050822
Creation Date:	8/23/2006 18:32:59
Receipt Date:	20050829
Manifest ID:	24329658
Trans EPA ID:	CAR000152785
Trans Name:	CALIFORNIA HAZARDOUS SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON INC
TSDF Alt EPA ID:	CAD028409019
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D001
Meth Code:	H01 - Transfer Station
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

SHELL SERVICE STATION (Continued) **1006805304**

Shipment Date:	20050628
Creation Date:	10/11/2005 18:31:29
Receipt Date:	20050628
Manifest ID:	22495614
Trans EPA ID:	CAD009661844
Trans Name:	HAZARDOUS TECHNOLOGIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.0834
Waste Quantity:	20
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050628
Creation Date:	10/11/2005 18:31:29
Receipt Date:	20050628
Manifest ID:	22495614
Trans EPA ID:	CAD009661844
Trans Name:	HAZARDOUS TECHNOLOGIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	D018
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050628
Creation Date:	10/11/2005 18:31:29
Receipt Date:	20050628
Manifest ID:	22495614
Trans EPA ID:	CAD009661844
Trans Name:	HAZARDOUS TECHNOLOGIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681

SHELL SERVICE STATION (Continued) **1006805304**

Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D002
Meth Code:	R01 - Recycler
Quantity Tons:	0.06255
Waste Quantity:	15
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20050628
Creation Date:	10/11/2005 18:31:29
Receipt Date:	20050628
Manifest ID:	22495614
Trans EPA ID:	CAD009661844
Trans Name:	HAZARDOUS TECHNOLOGIES INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAT080033681
Trans Name:	D/K ENVIRONMENTAL
TSDF Alt EPA ID:	CAT080033681
TSDF Alt Name:	Not reported
Waste Code Description:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Meth Code:	D80 - Disposal, Land Fill
Quantity Tons:	0.1251
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2004
Gen EPA ID:	CAR000125682

Shipment Date:	20040323
Creation Date:	8/23/2004 8:30:10
Receipt Date:	20040323
Manifest ID:	22795198
Trans EPA ID:	CAD008364432
Trans Name:	RHO-CHEM
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008364432
Trans Name:	RHO-CHEM CORPORATION
TSDF Alt EPA ID:	CAD008364432
TSDF Alt Name:	Not reported
Waste Code Description:	352 - Other organic solids
RCRA Code:	Not reported

SHELL SERVICE STATION (Continued) **1006805304**

Meth Code: R01 - Recycler
Quantity Tons: 0.01
Waste Quantity: 20
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

CERS:
Name: SHELL HEACOCK
Address: 12301 HEACOCK STREET
City,State,Zip: MORENO VALLEY, CA 92557
Site ID: 210279
CERS ID: T0606526127
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980

Affiliation Type Desc: Regional Board Caseworker
Entity Name: CARL BERNHARDT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824495

HWTS:
Name: SHELL SERVICE STATION
Address: 12301 HEACOCK
Address 2: S A P 135625
City,State,Zip: MORENO VALLEY, CA 92557
EPA ID: CAR000125682
Inactive Date: Not reported
Create Date: 03/04/2003
Last Act Date: 07/31/2020
Mailing Name: Not reported
Mailing Address: 20945 S. WILMINGTON AVE
Mailing Address 2: Not reported
Mailing City,State,Zip: CARSON, CA 908100000
Owner Name: EQUILON ENTERPRISE LLC DBA SHELL
Owner Address: 20945 S. WILMINGTON AVE
Owner Address 2: Not reported
Owner City,State,Zip: CARSON, CA 908100000

SHELL SERVICE STATION (Continued) **1006805304**

Contact Name: KIM KWOK
Contact Address: 6520 CORPORATE DRIVE
Contact Address 2: Not reported
City,State,Zip: INDIANAPOLIS, IN 462780000

NAICS:
EPA ID: CAR000125682
Create Date: 2003-10-23 13:13:52.000
NAICS Code: 44711
NAICS Description: Gasoline Stations with Convenience Stores
Issued EPA ID Date: 2003-03-04 14:25:35.18700
Inactive Date: Not reported
Facility Name: SHELL SERVICE STATION
Facility Address: 12301 Heacock
Facility Address 2: S A P 135625
Facility City: Moreno Valley
Facility County: Not reported
Facility State: CA
Facility Zip: 92557

E35 **TESORO (SHELL) 68566 (WRR 6364)** **UST** **U003932474**
SSW **12301 HEACOCK ST** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92557**
0.176 mi.
931 ft. **Site 14 of 15 in cluster E**

Relative:
Lower

Actual:
1647 ft.

RIVERSIDE CO. UST:
Name: TESORO (SHELL) 68566 (WRR 6364)
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Region: RIVERSIDE
Total Tanks: 2

UST:
Name: TESORO (SHELL) 68566 (WRR 6364)
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: FA0014657
Permitting Agency: Riverside County Department of Environmental Health
Latitude: 33.94221
Longitude: -117.24385

Name: SHELL STATION
Address: 12301 HEACOCK ST.
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: 80729
Permitting Agency: RIVERSIDE COUNTY
Latitude: 33.94223
Longitude: -117.24374

Name: TESORO (SHELL) 68566 (WRR 6364)
Address: 12301 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: Not reported
Permitting Agency: Riverside County Department of Environme
Latitude: 33.94221
Longitude: -117.24385

E36 **SHELL STATION** **SWEEPS UST** **S101589896**
SSW **12441 HEACOCK AVE** **CA FID UST** **N/A**
1/8-1/4 **MORENO VALLEY, CA 92388**
0.185 mi.
977 ft. **Site 15 of 15 in cluster E**

Relative:
Lower

Actual:
1647 ft.

SWEEPS UST:

Name:	SHELL STATION
Address:	12441 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	21911
Number:	1
Board Of Equalization:	44-000074
Referral Date:	06-14-90
Action Date:	06-14-90
Created Date:	02-29-88
Owner Tank Id:	000212
SWRCB Tank Id:	33-000-021911-000001
Tank Status:	A
Capacity:	12000
Active Date:	06-14-90
Tank Use:	M.V. FUEL
STG:	P
Content:	DIESEL
Number Of Tanks:	4

Name:	SHELL STATION
Address:	12441 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	21911
Number:	1
Board Of Equalization:	44-000074
Referral Date:	06-14-90
Action Date:	06-14-90
Created Date:	02-29-88
Owner Tank Id:	000212
SWRCB Tank Id:	33-000-021911-000002
Tank Status:	A
Capacity:	10000
Active Date:	06-14-90
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	Not reported

Name:	SHELL STATION
Address:	12441 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	21911
Number:	1
Board Of Equalization:	44-000074
Referral Date:	06-14-90
Action Date:	06-14-90
Created Date:	02-29-88
Owner Tank Id:	000212
SWRCB Tank Id:	33-000-021911-000003

SHELL STATION (Continued) **S101589896**

Tank Status: A
Capacity: 10000
Active Date: 06-14-90
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: SHELL STATION
Address: 12441 HEACOCK AVE
City: MORENO VALLEY
Status: Active
Comp Number: 21911
Number: 1
Board Of Equalization: 44-000074
Referral Date: 06-14-90
Action Date: 06-14-90
Created Date: 02-29-88
Owner Tank Id: 000212
SWRCB Tank Id: 33-000-021911-000004
Tank Status: A
Capacity: 10000
Active Date: 06-14-90
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 33000606
Regulated By: UTNKA
Regulated ID: 00021911
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 6193421010
Mail To: Not reported
Mailing Address: P O BOX 4492
Mailing Address 2: Not reported
Mailing City,St,Zip: MORENO VALLEY 92388
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

---

37 West 1/8-1/4 0.187 mi. 989 ft.

DELGADO TRUCKING
12088 WEBB ST
MORENO VALLEY, CA 92557

RCRA NonGen / NLR **1001967497**
FINDS **CAR000069765**
ECHO

Relative: Higher

Actual: 1661 ft.

RCRA NonGen / NLR:
Date Form Received by Agency: 2000-04-07 00:00:00.0
Handler Name: DELGADO TRUCKING
Handler Address: 12088 WEBB ST

DELGADO TRUCKING (Continued) **1001967497**

Handler City,State,Zip:	MORENO VALLEY, CA 92557
EPA ID:	CAR000069765
Contact Name:	OSCAR DELGADO
Contact Address:	12088 WEBB ST
Contact City,State,Zip:	MORENO VALLEY, CA 92557
Contact Telephone:	909-242-7581
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	12088 WEBB ST
Mailing City,State,Zip:	MORENO VALLEY, CA 92557
Owner Name:	OSCAR R DELGADO
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	Yes
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No

DELGADO TRUCKING (Continued) **1001967497**

TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	2002-10-07 16:36:54.0
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	Not reported

Hazardous Waste Summary:

Waste Code:	D000
Waste Description:	Not Defined
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	F002
Waste Description:	THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	OSCAR R DELGADO
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	12088 WEBB ST
Owner/Operator City,State,Zip:	MORENO VALLEY, CA 92557
Owner/Operator Telephone:	909-242-7581
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported

DELGADO TRUCKING (Continued) **1001967497**

Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 2000-04-07 00:00:00.0
Handler Name: DELGADO TRUCKING
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

FINDS:
Registry ID: 110002934825

Click Here:

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1001967497
Registry ID: 110002934825
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110002934825
Name: DELGADO TRUCKING
Address: 12088 WEBB ST
City,State,Zip: MORENO VALLEY, CA 92557

F38 **ARCO SMOG PRO #696** **LUST U003839047**
South **12428 HEACOCK ST** **UST N/A**
1/4-1/2 **MORENO VALLEY, CA 92553**
0.269 mi.
1418 ft. **Site 1 of 4 in cluster F**

Relative: **Lower**

Actual: **1643 ft.**

LUST REG 8:

Name:	ARCO #1807
Address:	12428 HEACOCK ST
City:	MORENO VALLEY
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Remediation Plan
Case Number:	083301187T
Local Case Num:	88075
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Vapor Extraction
Cross Street:	HWY 60
Enf Type:	None Taken
Funding:	State Funds
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	Spill
Leak Source:	Tank
Global ID:	T0606500117
How Stopped Date:	1/13/1987
Enter Date:	9/4/1989
Date Confirmation of Leak Began:	4/5/1988
Date Preliminary Assessment Began:	7/21/1989
Discover Date:	1/13/1987
Enforcement Date:	1/1/1965
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	4/7/1989
Date Remediation Plan Submitted:	7/27/1993
Date Remedial Action Underway:	9/12/1989
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	9/4/1989
GW Qualifies:	=
Soil Qualifies:	ND
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Yes
Oversite Program:	LUST
Latitude:	33.940025
Longitude:	-117.2436119
MTBE Date:	5/12/2004
Max MTBE GW:	7.8
MTBE Concentration:	0
Max MTBE Soil:	0
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	VJJ
Staff Initials:	SCB
Lead Agency:	Local Agency

ARCO SMOG PRO #696 (Continued) **U003839047**

Local Agency: 33000L
Hydr Basin #: SAN JACINTO (8-5)
Beneficial: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

RIVERSIDE CO. UST:
Name: MORENO VALLEY ARCO
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Region: RIVERSIDE
Total Tanks: 3

UST:
Name: ARCO SMOG PRO #696
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Facility ID: 99
Permitting Agency: RIVERSIDE COUNTY
Latitude: 33.94016
Longitude: -117.24373

Name: MORENO VALLEY ARCO
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Facility ID: FA0029260
Permitting Agency: Riverside County Department of Environmental Health
Latitude: 33.94018
Longitude: -117.24374

F39 **MORENO VALLEY ARCO** **LUST** **S100179164**
South **12428 HEACOCK ST** **CERS HAZ WASTE** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92553** **CERS TANKS**
0.269 mi. **Cortese**
1418 ft. **Site 2 of 4 in cluster F** **HAZNET**
Notify 65
Relative: **CERS**
Lower **HWTS**

Actual:
1643 ft.

RIVERSIDE CO. LUST:
Name: ARCO #1807
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA
Region: RIVERSIDE
Facility ID: 88075
Employee: Boltinghous-LOP
Site Closed: Yes
Case Type: Drinking Water Aquifer affected
Facility Status: closed/action completed
Casetype Decode: An Aquifer used for Drinking Water supply has been contaminated.
Fstatus Decode: Closed/Action completed

LUST:
Name: ARCO #1807

MORENO VALLEY ARCO (Continued) **S100179164**

Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92338
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500117
Global Id: T0606500117
Latitude: 33.940025
Longitude: -117.2436119
Status: Completed - Case Closed
Status Date: 04/29/2005
Case Worker: SCB
RB Case Number: 083301187T
Local Agency: RIVERSIDE COUNTY LOP
File Location: Not reported
Local Case Number: 88075
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0606500117
Contact Type: Local Agency Caseworker
Contact Name: SHARON BOLTINGHOUSE
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: sbolting@rivco.org
Phone Number: 9519558980

Global Id: T0606500117
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: valerie.jahn-bull@waterboards.ca.gov
Phone Number: 9517824903

LUST:
Global Id: T0606500117
Action Type: ENFORCEMENT
Date: 04/15/2003
Action: File review

Global Id: T0606500117
Action Type: Other
Date: 01/13/1987
Action: Leak Discovery

Global Id: T0606500117
Action Type: Other
Date: 01/13/1987
Action: Leak Stopped

Global Id: T0606500117
Action Type: Other
Date: 03/01/1989

MORENO VALLEY ARCO (Continued) **S100179164**

Action: Leak Reported

LUST:
Global Id: T0606500117
Status: Open - Case Begin Date
Status Date: 01/13/1987

Global Id: T0606500117
Status: Open - Site Assessment
Status Date: 04/05/1988

Global Id: T0606500117
Status: Open - Site Assessment
Status Date: 04/07/1989

Global Id: T0606500117
Status: Open - Site Assessment
Status Date: 07/21/1989

Global Id: T0606500117
Status: Open - Remediation
Status Date: 09/12/1989

Global Id: T0606500117
Status: Open - Remediation
Status Date: 07/27/1993

Global Id: T0606500117
Status: Completed - Case Closed
Status Date: 04/29/2005

CERS HAZ WASTE:
Name: MORENO VALLEY ARCO
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 136329
CERS ID: 10326265
CERS Description: Hazardous Waste Generator

CERS TANKS:
Name: MORENO VALLEY ARCO
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 136329
CERS ID: 10326265
CERS Description: Underground Storage Tank

CORTESE:
Name: ARCO #1807
Address: 12428 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92338
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500117

MORENO VALLEY ARCO (Continued) **S100179164**

Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HAZNET:

Name:	MORENO VALLEY ARCO
Address:	12428 HEACOCK ST
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 925530000
Contact:	MOHAMED ELTOUNSEY
Telephone:	4244214434
Mailing Name:	Not reported
Mailing Address:	12428 HEACOCK ST
Year:	2019
Gepaid:	CAL000340649
TSD EPA ID:	AZR000520304
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.07500
Year:	2015
Gepaid:	CAL000340649
TSD EPA ID:	CAD059494310
CA Waste Code:	343 - Unspecified organic liquid mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.017
Year:	2011
Gepaid:	CAL000340649
TSD EPA ID:	02-IV-99-10
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Tons:	0.0025
Year:	2011
Gepaid:	CAL000340649
TSD EPA ID:	02-IV-99-10
CA Waste Code:	331 - Off-specification, aged or surplus organics

MORENO VALLEY ARCO (Continued) **S100179164**

Disposal Method:	H020 - Solvents Recovery
Tons:	0.0165

Additional Info:

Year:	2011
Gen EPA ID:	CAL000340649
Shipment Date:	20111027
Creation Date:	5/29/2013 22:15:25
Receipt Date:	20111111
Manifest ID:	008935671JJK
Trans EPA ID:	CAR000148296
Trans Name:	STARLITE RECLAMATION ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	181 - Other inorganic solid waste Organics
RCRA Code:	D001
Meth Code:	H050 - Energy Recovery At This Site--Use As Fuel(Includes On-Site Fuel Blending)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20111027
Creation Date:	5/29/2013 22:15:25
Receipt Date:	20111111
Manifest ID:	008935671JJK
Trans EPA ID:	CAR000148296
Trans Name:	STARLITE RECLAMATION ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAR000163824
Trans 2 Name:	TRIMSA USA INC
TSDF EPA ID:	02-IV-99-10
Trans Name:	RECICLADORA TEMARRY DE MEXICO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Meth Code:	H020 - Solvents Recovery
Quantity Tons:	0.0165
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

MORENO VALLEY ARCO (Continued) **S100179164**

Additional Info:

Year:	2015
Gen EPA ID:	CAL000340649
Shipment Date:	20150916
Creation Date:	1/7/2016 22:15:09
Receipt Date:	20151005
Manifest ID:	008487938FLE
Trans EPA ID:	CAL000344815
Trans Name:	STERICYCLE INC
Trans 2 EPA ID:	MNS000110924
Trans 2 Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
TSDF EPA ID:	CAD059494310
Trans Name:	CLEAN HARBORS SAN JOSE LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	343 - Unspecified organic liquid mixture
RCRA Code:	Not reported
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.017
Waste Quantity:	5
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

NOTIFY 65:

Name:	ARCO STATION #1807
Address:	12428 HEACOCK
City,State,Zip:	MORENO VALLEY, CA 90062
Date Reported:	Not reported
Staff Initials:	Not reported
Board File Number:	Not reported
Facility Type:	Not reported
Discharge Date:	Not reported
Issue Date:	Not reported
Incident Description:	Not reported
Global ID:	Not reported
Status:	Not reported

CERS:

Name:	ARCO #1807
Address:	12428 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92338
Site ID:	236209
CERS ID:	T0606500117
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	VALERIE JAHN-BULL - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 MAIN STREET, SUITE 500

MORENO VALLEY ARCO (Continued) **S100179164**

Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9517824903
Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	3880 LEMON ST SUITE 200
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9519558980
Name:	MORENO VALLEY ARCO
Address:	12428 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92553
Site ID:	136329
CERS ID:	10326265
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-04-2015
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	Failure to test the spill bucket annually.
Violation Notes:	Returned to compliance on 07/09/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-17-2019
Citation:	23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description:	Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes:	Returned to compliance on 07/30/2019. OBSERVATION: Owner/operator failed to comply with all the required operating permit conditions. The owner/operator failed to have on site and available for review required monitoring and maintenance records as the operating permit requires . Refer to violation #'s 2010008 and 2010012 for details. CORRECTIVE ACTION: Owner/operator shall maintain onsite all monitoring and maintenance records as required as part of the the operating permit condition.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	07-23-2019

MORENO VALLEY ARCO (Continued) **S100179164**

Citation:	23 CCR 16 2637.1(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637.1(e)
Violation Description:	Failure to submit a copy of the spill containment test results on the G Spill Container Testing Report FormG to the UPA within 30 days after the test.
Violation Notes:	Returned to compliance on 07/30/2019. Please refer to original inspection for violation details.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	05-31-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 09/15/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-17-2019
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs and upgrades on site, or off site if approved by the UPA, for the life of the UST.
Violation Notes:	Returned to compliance on 07/30/2019. OBSERVATION: Observed that facility has completed a SB989 and was unable to locate SB989 report. CORRECTIVE ACTION: Owner/operator shall provide all maintenance, monitoring, repair and/or upgrade records. Maintain copies on site and available for review. SUbmit missing documentation to the CUPA.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-17-2019
Citation:	23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665(b)
Violation Description:	"Failure to submit a copy of the overfill prevention equipment inspection results on the G Overfill Prevention Equipment Inspection Report FormG to the UPA within 30 days after the inspection. "
Violation Notes:	Returned to compliance on 07/30/2019. OBSERVATION: An "Overfill Prevention Equipment Inspection Report Form"" was not submitted to this Department within 30 days after the completion of the test in March 2019. CORRECTIVE ACTION: Owner/operator shall immediately submit to this Department a complete and accurate copy of the Overfill Prevention Equipment Inspection Report Form for inspection completed on March 2019.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST

MORENO VALLEY ARCO (Continued) **S100179164**

Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	05-31-2017
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 09/15/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	05-31-2017
Citation:	HSC 6.5 25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25201(a)
Violation Description:	Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to this chapter.
Violation Notes:	Returned to compliance on 10/05/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-17-2019
Citation:	23 CCR 16 2637.1(e) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637.1(e)
Violation Description:	Failure to submit a copy of the spill containment test results on the G Spill Container Testing Report FormG to the UPA within 30 days after the test.
Violation Notes:	Returned to compliance on 07/30/2019. OBSERVATION: A "Spill Containment Testing Report Form" was not submitted to this Department within 30 days after the completion of the test. For the following years 2017 & 2018. CORRECTIVE ACTION: Owner/operator shall immediately submit to this Department a complete and accurate copy of the Spill Containment Testing Report Form for testing completed in 2017 & 2018.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-05-2014
Citation:	19 CCR 4 2729.5 - California Code of Regulations, Title 19, Chapter 4, Section(s) 2729.5
Violation Description:	Failure to submit inventory reports (Activities, Owner/Operator, Hazardous Materials Descriptions and Map pages, if required. Documentation must be resubmitted (for facilities which exceed EPCRA thresholds) or re-certified (for facilities which do not exceed EPCRA thresholds) by March 1.
Violation Notes:	Returned to compliance on 06/30/2014.
Violation Division:	Riverside County Department of Env Health

MORENO VALLEY ARCO (Continued) **S100179164**

Violation Program: HMRRP
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-04-2018
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 08/15/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-04-2018
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 08/15/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 07-23-2019
Citation: 23 CCR 16 2712 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712
Violation Description: Failure to comply with any of the applicable requirements of the permit issued for the operation of the UST system.
Violation Notes: Returned to compliance on 07/30/2019. Please refer to original inspection for violation details.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 05-31-2017
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 10/05/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 09-15-2017
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial

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transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.

Violation Notes: Returned to compliance on 10/05/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 03-04-2020
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes: Returned to compliance on 04/03/2020.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 05-31-2017
Citation: 23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description: Failure to submit or update a plot plan.
Violation Notes: Returned to compliance on 10/05/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 07-23-2019

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Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain records of repairs and upgrades on site, or off site if approved by the UPA, for the life of the UST.
Violation Notes:	Returned to compliance on 07/30/2019. Please refer to original inspection for violation details.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	05-31-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 09/15/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 07/30/2020. OBSERVATION: Site map submitted in CERS was missing water shut off and emergency equipment location (fire extinguisher, spill kit, eye wash..) CORRECTIVE ACTION: Owner/operator shall complete an annotated site map which includes all elements outlined in CA Health and Safety Code: north orientation, loading areas, internal roads, adjacent streets, storm and sewer drain, access and exit points, emergency shut offs, evacuation staging areas, hazardous material handling and storage areas, and emergency response equipment. Submit site map into the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	09-15-2017
Citation:	HSC 6.5 25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25201(a)
Violation Description:	Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to this chapter.
Violation Notes:	Returned to compliance on 10/05/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS

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Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-17-2019
Citation:	23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)
Violation Description:	Failure to submit a copy of the secondary containment test results on the G Secondary Containment Testing report FormG to the UPA within 30 days after the test.
Violation Notes:	Returned to compliance on 07/30/2019. OBSERVATION: Secondary containment testing was conducted in January 2019. Observed that owner/operator failed to submit test results to the CUPA within 30 days of testing. CORRECTIVE ACTION: Owner/operator shall submit test results for secondary containment testing conducted in January 2019 to the CUPA within 30 days. Documents must be provided on state-approved forms.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-04-2015
Citation:	23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description:	Failure to comply with one or more of the following: failure to install a spill bucket, have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container, and/or be resistant to galvanic corrosion.
Violation Notes:	Returned to compliance on 07/09/2015.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	09-15-2017
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have a UST Monitoring Plan available on site.
Violation Notes:	Returned to compliance on 10/05/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS

Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020
Citation:	HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description:	Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes:	Returned to compliance on 08/04/2020. OBSERVATION: Observed all 3 UST(s) tank information submitted in CERS to be inaccurate and/or missing information. Please refer to comments left by the regulator in CERS for details. CORRECTIVE ACTION: Owner/operator shall make the corrections noted above to all 3 UST (s) and re-submit updated forms in CERS.

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Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have current UST Monitoring Plan available on site.
Violation Notes:	Returned to compliance on 08/04/2020. OBSERVATION: Observed UST Monitoring Plan on site to be outdated, inaccurate and/or missing information. Please refer to comments left by regulator in CERS for details. CORRECTIVE ACTION: Owner/operator shall maintain a current UST Monitoring Plan on site that has been accepted in CERS and make available for review.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 08/04/2020. OBSERVATION: Owner/operator has previously submitted a business plan into the statewide information management system which had one or more sections rejected. Specifically, facility site map and underground storage tank information were rejected for not meeting minimum standards. CORRECTIVE ACTION: Owner/operator shall review the rejection comments attached to the previously submitted business plan, make required corrections, and resubmit corrected sections into the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	05-31-2017
Citation:	23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description:	Failure to have a UST Monitoring Plan available on site.
Violation Notes:	Returned to compliance on 10/05/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	07-23-2019
Citation:	23 CCR 16 2665(b) - California Code of Regulations, Title 23, Chapter

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	16, Section(s) 2665(b)
Violation Description:	"Failure to submit a copy of the overfill prevention equipment inspection results on the G Overfill Prevention Equipment Inspection Report FormG to the UPA within 30 days after the inspection. "
Violation Notes:	Returned to compliance on 07/30/2019. Please refer to original inspection for violation details.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 06/03/2020. OBSERVATION: Observed fire extinguishers on site expired with a date of April 2019. CORRECTIVE ACTION: Owner/operator shall properly maintain all emergency equipment.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020
Citation:	23 CCR 16 2715(a)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)(2)
Violation Description:	Failure to submit the G Underground Storage Tank Statement of Understanding and Compliance Form.G
Violation Notes:	Returned to compliance on 07/30/2020. OBSERVATION: Observed that an "Underground Storage Tank Statement of Understanding and Compliance Form" was not submitted electronically in CERS for the correct facility address. CORRECTIVE ACTION: Owner/operator shall electronically submit into CERS a complete, accurate and signed "Underground Storage Tank Statement of Understanding and Compliance Form".
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	05-31-2017
Citation:	22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)
Violation Description:	Failure of the universal waste handler to transfer universal waste to the appropriate destination facility.
Violation Notes:	Returned to compliance on 09/15/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	06-03-2020

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Citation:	40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33
Violation Description:	Failure to test and maintain as necessary all facility communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment to assure its proper operation in time of emergency.
Violation Notes:	Returned to compliance on 06/03/2020. OBSERVATION: Observed fire extinguisher expired and not properly maintained. CORRECTIVE ACTION: Owner/operator shall properly test and maintain all emergency equipment.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	07-23-2019
Citation:	23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description:	Failure to submit the G Monitoring System Certification FormG to the UPA within 30 days of completion of the test.
Violation Notes:	Returned to compliance on 07/30/2019. Please refer to original inspection for violation details.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	136329
Site Name:	Moreno Valley Arco
Violation Date:	10-02-2019
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 04/03/2020.

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Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 05-31-2017
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: Failure to install or maintain a liquid-tight spill bucket. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container. Be resistant to galvanic corrosion.
Violation Notes: Returned to compliance on 06/20/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-17-2019
Citation: 23 CCR 16 2638(d) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638(d)
Violation Description: Failure to submit the G Monitoring System Certification FormG to the UPA within 30 days of completion of the test.
Violation Notes: Returned to compliance on 07/30/2019. OBSERVATION: Owner/operator failed to submit the annual monitoring certification forms to this Department within 30 days of testing. Results for monitoring certification conducted in 2017 and 2018 were not submitted to this Department. CORRECTIVE ACTION: Owner/operator shall ensure 12 month monitoring certification results are submitted to the CUPA within 30 days of testing.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-03-2020
Citation: 23 CCR 16 2641(h) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(h)
Violation Description: Failure to have an approved UST Monitoring Plan.
Violation Notes: Returned to compliance on 08/04/2020. OBSERVATION: Observed UST Monitoring Plan(s) for all 3 UST (s) are inaccurate and/or missing information. Please refer to regulator comments in CERS for details. UST Monitoring Plan is not approved as submitted. CORRECTIVE ACTION: Owner/operator shall make the following corrections to the UST Monitoring Plan(s) and submit in CERS.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-05-2014
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95,

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Section(s) Multiple
Violation Description: Business Plan Program - Training - General
Violation Notes: Returned to compliance on 06/30/2014.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 05-31-2017
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes: Returned to compliance on 10/05/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 07-23-2019
Citation: 23 CCR 16 2637(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2637(f)
Violation Description: Failure to submit a copy of the secondary containment test results on the G Secondary Containment Testing report FormG to the UPA within 30 days after the test.
Violation Notes: Returned to compliance on 07/30/2019. Please refer to original inspection for violation details.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 09-15-2017
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: Failure to install or maintain a liquid-tight spill bucket. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container. Be resistant to galvanic corrosion.
Violation Notes: Returned to compliance on 10/05/2017. 87
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-04-2018
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to

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operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 08/15/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 06-04-2018
Citation: 23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Description: Failure to submit or maintain a current facility plot plan.
Violation Notes: Returned to compliance on 08/15/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 09-15-2017
Citation: 23 CCR 16 2632(d)(1)(C), 2641(h), 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2632(d)(1)(C), 2641(h), 2711(a)(8)
Violation Description: Failure to submit or update a plot plan.
Violation Notes: Returned to compliance on 10/05/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Violation Date: 12-12-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1,- 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October- 1,- 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain

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records of overfill prevention equipment inspection for 36 months.
Violation Notes: Returned to compliance on 04/03/2020.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 03-02-2020
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-02-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: CMD
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-03-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Annual Monitoring Certification today. Henderson Environmental on site

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	for testing. Please Note: 37,46 & 47 Unable to verify passing results for the spill buckets and line leak detector due to testing in progress. Please submit passing results to this department.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-03-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a gasoline station. Hazardous materials stored on site: gasoline and carbon dioxide.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-03-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a gasoline station. Hazardous waste stored on site: spent contaminated absorbent, used breakaway nozzles, spent filters and UST test water.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-04-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-04-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2014

MORENO VALLEY ARCO (Continued) **S100179164**

Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-05-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-17-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Monitoring Certification today. Henderson Environmental on site to conduct testing.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	06-30-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	07-23-2019
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Reinspection following original inspection on 6/17/2019. Please refer to original inspection for violation details. Left inspection fee form with facility.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-15-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-15-2017

MORENO VALLEY ARCO (Continued) **S100179164**

Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-15-2017
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Follow up inspection
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-02-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: NOV Issued
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-05-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-05-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 12-12-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 136329
Site Name: Moreno Valley Arco
Site Address: 12428 HEACOCK ST
Site City: MORENO VALLEY

MORENO VALLEY ARCO (Continued) **S100179164**

Site Zip: 92553
Enf Action Date: 06-04-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: UST
Enf Action Source: CERS

Site ID: 136329
Site Name: Moreno Valley Arco
Site Address: 12428 HEACOCK ST
Site City: MORENO VALLEY
Site Zip: 92553
Enf Action Date: 06-05-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HMRRP
Enf Action Source: CERS

Coordinates:
Site ID: 136329
Facility Name: Moreno Valley Arco
Env Int Type Code: HWG
Program ID: 10326265
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 33.940180
Longitude: -117.243740

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: MOHAMED ELTOUNSY
Entity Title: OPERATOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: UST Tank Owner
Entity Name: MOHAMMAD KASKAS
Entity Title: Not reported
Affiliation Address: 12428 HEACOCK ST.
Affiliation City: MORENO VALLEY
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92553
Affiliation Phone: (951) 924-6361

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported

MORENO VALLEY ARCO (Continued) **S100179164**

Affiliation Address:	12428 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92553
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Mohamed Eltounsy
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 531-7991
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	MOHAMMAD KASKAS
Entity Title:	Not reported
Affiliation Address:	12428 HEACOCK ST.
Affiliation City:	MORENO VALLEY
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92553
Affiliation Phone:	(951) 924-6361
Affiliation Type Desc:	Document Preparer
Entity Name:	TONY MANSOUR, TM ENV. SVC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	Moreno Valley Arco
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	MOHAMED ELTOUNSY
Entity Title:	OPERATOR
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 924-6361

MORENO VALLEY ARCO (Continued) **S100179164**

Affiliation Type Desc:	UST Tank Operator
Entity Name:	Mohamed Eltounsy
Entity Title:	Not reported
Affiliation Address:	12428 HEACOCK ST.
Affiliation City:	MORENO VALLEY
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92553
Affiliation Phone:	(951) 924-6361

Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055

Affiliation Type Desc:	Environmental Contact
Entity Name:	TONY MANSOUR
Entity Title:	Not reported
Affiliation Address:	12428 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92553
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Mohamed Kaskas
Entity Title:	Not reported
Affiliation Address:	12428 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92553
Affiliation Phone:	(951) 531-7991

Affiliation Type Desc:	Property Owner
Entity Name:	MOHAMMAD KASKAS
Entity Title:	Not reported
Affiliation Address:	12428 Heacock St
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92553
Affiliation Phone:	(310) 948-2236

HWTS:

Name:	MORENO VALLEY ARCO
Address:	12428 HEACOCK ST
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 92553
EPA ID:	CAL000340649

MORENO VALLEY ARCO (Continued) **S100179164**

Inactive Date:	06/30/2017
Create Date:	02/18/2009
Last Act Date:	08/31/2020
Mailing Name:	Not reported
Mailing Address:	12428 HEACOCK ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	MORENO VALLEY, CA 925530000
Owner Name:	MORENO VALLEY INVESTMENT
Owner Address:	12428 HEACOCK ST
Owner Address 2:	Not reported
Owner City,State,Zip:	MORENO VALLEY, CA 925530000
Contact Name:	MOHAMED ELTOUNSEY
Contact Address:	12428 HEACOCK ST
Contact Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 92553

NAICS:

EPA ID:	CAL000340649
Create Date:	2009-02-18 09:59:27.703
NAICS Code:	44719
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2009-02-18 09:59:27.64300
Inactive Date:	2017-06-30 00:00:00
Facility Name:	MORENO VALLEY ARCO
Facility Address:	12428 HEACOCK ST
Facility Address 2:	Not reported
Facility City:	MORENO VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92553

F40 **ARCO #1807** **SWEEPS UST** **S101589843**
South **12428 HEACOCK AVE** **CA FID UST** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92388** **HIST CORTESE**
0.269 mi.
1418 ft. **Site 3 of 4 in cluster F**

Relative:
Lower

Actual:
1643 ft.

SWEEPS UST:

Name:	ARCO #1807
Address:	12428 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	26635
Number:	1
Board Of Equalization:	Not reported
Referral Date:	10-19-92
Action Date:	10-19-92
Created Date:	02-29-88
Owner Tank Id:	000080
SWRCB Tank Id:	33-000-026635-000006
Tank Status:	A
Capacity:	12000
Active Date:	10-19-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	4

ARCO #1807 (Continued) **S101589843**

Name:	ARCO #1807
Address:	12428 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	26635
Number:	1
Board Of Equalization:	Not reported
Referral Date:	10-19-92
Action Date:	10-19-92
Created Date:	02-29-88
Owner Tank Id:	000080
SWRCB Tank Id:	33-000-026635-000007
Tank Status:	A
Capacity:	12000
Active Date:	10-19-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	ARCO #1807
Address:	12428 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	26635
Number:	1
Board Of Equalization:	Not reported
Referral Date:	10-19-92
Action Date:	10-19-92
Created Date:	02-29-88
Owner Tank Id:	000080
SWRCB Tank Id:	33-000-026635-000008
Tank Status:	A
Capacity:	12000
Active Date:	10-19-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Name:	ARCO #1807
Address:	12428 HEACOCK AVE
City:	MORENO VALLEY
Status:	Active
Comp Number:	26635
Number:	1
Board Of Equalization:	Not reported
Referral Date:	10-19-92
Action Date:	10-19-92
Created Date:	02-29-88
Owner Tank Id:	000080
SWRCB Tank Id:	33-000-026635-000009
Tank Status:	A
Capacity:	550
Active Date:	10-19-92
Tank Use:	OIL
STG:	W

ARCO #1807 (Continued) **S101589843**

Content: WASTE OIL
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 33000246
Regulated By: UTNKA
Regulated ID: 00026635
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7149246361
Mail To: Not reported
Mailing Address: 17315 STUDEBAKER RD
Mailing Address 2: Not reported
Mailing City,St,Zip: MORENO VALLEY 92388
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HIST CORTESE:
edr_fname: ARCO #1807
edr_fadd1: 12428
City,State,Zip: MORENO VALLEY, CA 92388
Region: CORTESE
Facility County Code: 33
Reg By: LTNKA
Reg Id: 083301187T

F41 **CHEVRON 97568** **LUST** **S103891673**
SSW **12431 HEACOCK ST** **Cortese** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92553** **HIST CORTESE**
0.288 mi. **Notify 65**
1521 ft. **Site 4 of 4 in cluster F** **CERS**
HWTS

Relative:
Lower

Actual:
1643 ft.

RIVERSIDE CO. LUST:
Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA
Region: RIVERSIDE
Facility ID: 911210
Employee: Boltinghous-LOP
Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA
Region: RIVERSIDE
Facility ID: 200928484
Employee: Shurlow-LOP

CHEVRON 97568 (Continued) **S103891673**

Site Closed: Yes
Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

LUST:
Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500242
Global Id: T0606500242
Latitude: 33.940326
Longitude: -117.244151
Status: Completed - Case Closed
Status Date: 06/03/1997
Case Worker: SCB
RB Case Number: 083301895T
Local Agency: RIVERSIDE COUNTY LOP
File Location: Local Agency Warehouse
Local Case Number: 911210
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0606500242
Contact Type: Regional Board Caseworker
Contact Name: ROSE SCOTT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: rose.scott@waterboards.ca.gov
Phone Number: 9513206375

Global Id: T0606500242
Contact Type: Local Agency Caseworker
Contact Name: SHARON BOLTINGHOUSE
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: sbolting@rivco.org
Phone Number: 9519558980

LUST:
Global Id: T0606500242
Action Type: ENFORCEMENT
Date: 06/03/1997
Action: Closure/No Further Action Letter - #RCDEH6397

Global Id: T0606500242
Action Type: ENFORCEMENT
Date: 06/02/1997
Action: File review - #RCDEH Upload Site File 4/27/2010

CHEVRON 97568 (Continued) **S103891673**

Global Id: T0606500242
Action Type: Other
Date: 12/20/1991
Action: Leak Discovery

Global Id: T0606500242
Action Type: Other
Date: 12/20/1991
Action: Leak Stopped

Global Id: T0606500242
Action Type: Other
Date: 01/07/1992
Action: Leak Reported

Global Id: T0606500242
Action Type: REMEDIATION
Date: 06/10/1992
Action: Other (Use Description Field)

LUST:
Global Id: T0606500242
Status: Open - Case Begin Date
Status Date: 12/20/1991

Global Id: T0606500242
Status: Open - Site Assessment
Status Date: 12/20/1991

Global Id: T0606500242
Status: Open - Site Assessment
Status Date: 01/22/1992

Global Id: T0606500242
Status: Open - Remediation
Status Date: 11/11/1994

Global Id: T0606500242
Status: Completed - Case Closed
Status Date: 06/03/1997

Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000000739
Global Id: T10000000739
Latitude: 33.9404449715635
Longitude: -117.244103550911
Status: Completed - Case Closed
Status Date: 11/30/2009
Case Worker: Not reported
RB Case Number: Not reported
Local Agency: Not reported
File Location: Local Agency Warehouse

CHEVRON 97568 (Continued) **S103891673**

Local Case Number: 200928484
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Second release at this site. Previous cleanup closed 6/3/1997. Soil samples were taken January 29, 2009 during a dispenser upgrade. Concentrations up to 8.4 ppm TPHg, 0.157 ppm T, 0.110 ppm E, 0.975 ppm X, 0.961 ppm 1,2,4-TMB, 0.254 ppm 1,3,5-TMB, and 0.279 ppm naphthalene were detected under dispenser D5. The site was placed into LOP. It should be noted that there is a Shell Station located upgradient from the Chevron station which had an unauthorized release. On- and off-site groundwater impact has been identified and is being remediated. As part of the Shell assessment, an off-site monitoring well was installed adjacent to the Chevron station and downgradient of the Shell Station. Low levels of hydrocarbon constituents have been detected in this well. Four soil borings were drilled to 60 feet May 27 through June 2, 2009. Soil samples were taken every 5 feet. No BTEX, oxygenates, or VOCs were detected. B-1 had up to 22 ppm TPHg at 10 feet. J flagged TPHg values were detected from 30 to 45 feet and non-detect values from 50 to 60 feet. B-2 was ND for TPHg. B-3 had 0.3J ppm TPHg at 5 feet. All other samples were ND for TPHg to 60 feet. B-4 had 0.7J ppm TPHg at 5 feet and 0.2J ppm TPHg at 45 and 55 feet. All other samples were ND for TPHg. The consultant requested the site be considered for low-risk case closure based on the fact that the hydrocarbons beneath the site have been delineated and do not exceed regulatory action levels. Case closed 11/18/09

LUST:
Global Id: T10000000739
Contact Type: Regional Board Caseworker
Contact Name: ROSE SCOTT
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: rose.scott@waterboards.ca.gov
Phone Number: 9513206375

LUST:
Global Id: T10000000739
Action Type: ENFORCEMENT
Date: 07/29/2009
Action: Staff Letter - #RCDEH072909

Global Id: T10000000739
Action Type: ENFORCEMENT
Date: 11/18/2009
Action: Closure/No Further Action Letter - #RCDEH Closure Docs

Global Id: T10000000739
Action Type: ENFORCEMENT
Date: 11/17/2009
Action: Other Report - #UST Sample Analytical Report

Global Id: T10000000739
Action Type: Other
Date: 02/04/2009
Action: Leak Discovery

CHEVRON 97568 (Continued) **S103891673**

Global Id: T10000000739
Action Type: Other
Date: 01/29/2009
Action: Leak Stopped

Global Id: T10000000739
Action Type: Other
Date: 02/04/2009
Action: Leak Reported

Global Id: T10000000739
Action Type: RESPONSE
Date: 06/30/2009
Action: Preliminary Site Assessment Report

Global Id: T10000000739
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Quarterly

Global Id: T10000000739
Action Type: RESPONSE
Date: 04/25/2009
Action: Preliminary Site Assessment Workplan

Global Id: T10000000739
Action Type: ENFORCEMENT
Date: 02/04/2009
Action: Notification - Proposition 65 - #RCDEH 020409

Global Id: T10000000739
Action Type: ENFORCEMENT
Date: 02/25/2009
Action: Notice of Responsibility - #RCDEH 022509

Global Id: T10000000739
Action Type: ENFORCEMENT
Date: 04/28/2009
Action: Staff Letter - #Riv Co 042809

LUST:
Global Id: T10000000739
Status: Open - Case Begin Date
Status Date: 01/29/2009

Global Id: T10000000739
Status: Open - Site Assessment
Status Date: 02/05/2009

Global Id: T10000000739
Status: Completed - Case Closed
Status Date: 11/30/2009

LUST REG 8:
Name: CHEVRON #9-7568

CHEVRON 97568 (Continued) **S103891673**

Address:	12431 HEACOCK ST
City:	MORENO VALLEY
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083301895T
Local Case Num:	911210
Case Type:	Soil only
Substance:	Unleaded Gasoline
Qty Leaked:	500
Abate Method:	Vapor Extraction
Cross Street:	HWY 60
Enf Type:	NONE
Funding:	Not reported
How Discovered:	OM
How Stopped:	Not reported
Leak Cause:	Overfill
Leak Source:	Other Source
Global ID:	T0606500242
How Stopped Date:	12/20/1991
Enter Date:	3/11/1992
Date Confirmation of Leak Began:	12/20/1991
Date Preliminary Assessment Began:	Not reported
Discover Date:	12/20/1991
Enforcement Date:	Not reported
Close Date:	6/3/1997
Date Prelim Assessment Workplan Submitted:	2/4/1992
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	1/31/1992
Date Remedial Action Underway:	11/11/1994
Date Post Remedial Action Monitoring:	8/2/1996
Enter Date:	3/11/1992
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.94
Longitude:	-117.243878
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	RS
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	SAN JACINTO (8-5)
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

CHEVRON 97568 (Continued) **S103891673**

Summary: VES DOWN 8/2/96

CORTESE:

Name:	CHEVRON #9-7568
Address:	12431 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92553
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T10000000739
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

Name:	CHEVRON #9-7568
Address:	12431 HEACOCK ST
City,State,Zip:	MORENO VALLEY, CA 92553
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500242
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	CHEVRON #9-7568
edr_fadd1:	12431 HEACOCK

CHEVRON 97568 (Continued) **S103891673**

City,State,Zip: MORENO VALLEY, CA 92388
Region: CORTESE
Facility County Code: 33
Reg By: LTNKA
Reg Id: 083301895T

NOTIFY 65:
Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: 02/04/2009
Incident Description: Not reported
Global ID: Not reported
Status: Not reported

Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Issue Date: Not reported
Incident Description: Not reported
Global ID: Not reported
Status: Not reported

CERS:
Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 228455
CERS ID: T0606500242
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ROSE SCOTT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE

CHEVRON 97568 (Continued) **S103891673**

Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9513206375

Name: CHEVRON #9-7568
Address: 12431 HEACOCK ST
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 228455
CERS ID: T10000000739
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980

Affiliation Type Desc: Regional Board Caseworker
Entity Name: ROSE SCOTT - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9513206375

HWTS:
Name: CHEVRON 97568
Address: 12431 HEACOCK ST
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 925533001
EPA ID: CAR000119842
Inactive Date: Not reported
Create Date: 03/04/2003
Last Act Date: 07/28/2020
Mailing Name: Not reported
Mailing Address: PO BOX 6004
Mailing Address 2: Not reported
Mailing City,State,Zip: SAN RAMON, CA 945830000
Owner Name: CHEVRON
Owner Address: PO BOX 6004
Owner Address 2: Not reported
Owner City,State,Zip: SAN RAMON, CA 945830000
Contact Name: KWAME AWUKU
Contact Address: 6001 BOLLINGER CANYON RD.
Contact Address 2: Not reported
City,State,Zip: SAN RAMON, CA 94583

CHEVRON 97568 (Continued) **S103891673**

NAICS:

EPA ID:	CAR000119842
Create Date:	2003-10-23 13:13:52.000
NAICS Code:	44711
NAICS Description:	Gasoline Stations with Convenience Stores
Issued EPA ID Date:	2003-03-04 14:25:35.18700
Inactive Date:	Not reported
Facility Name:	CHEVRON 97568
Facility Address:	12431 HEACOCK ST
Facility Address 2:	Not reported
Facility City:	MORENO VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	925533001

EPA ID:	CAR000119842
Create Date:	2011-08-17 14:36:26.000
NAICS Code:	447110
NAICS Description:	Gasoline Stations with Convenience Stores
Issued EPA ID Date:	2003-03-04 14:25:35.18700
Inactive Date:	Not reported
Facility Name:	CHEVRON 97568
Facility Address:	12431 HEACOCK ST
Facility Address 2:	Not reported
Facility City:	MORENO VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	925533001

42
SE
1/4-1/2
0.332 mi.
1751 ft.

PACIFIC WEST MAINTENANCE
24318 HEMLOCK AVE
MORENO VALLEY, CA 92557

ENVIROSTOR **S113018040**
VCP **N/A**
HAZNET
HWTS

Relative:
Lower

Actual:
1642 ft.

ENVIROSTOR:

Name:	THE FESTIVAL IN MORENO VALLEY
Address:	24318 HEMLOCK AVENUE
City,State,Zip:	MORENO VALLEY, CA 92557
Facility ID:	60002747
Status:	Inactive - Action Required
Status Date:	04/18/2019
Site Code:	401860
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	3.88
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Rafat Abbasi
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	61
Senate:	31
Special Program:	Voluntary Cleanup Program
Restricted Use:	NO

PACIFIC WEST MAINTENANCE (Continued) **S113018040**

Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 33.94273
Longitude: -117.2395
APN: 481-090-022
Past Use: DRY CLEANING
Potential COC: Tetrachloroethylene (PCE
Confirmed COC: 30022-NO
Potential Description: IA, SOIL, SV
Alias Name: 481-090-022
Alias Type: APN
Alias Name: 401860
Alias Type: Project Code (Site Code)
Alias Name: 60002747
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/14/2019
Comments: Requires SSI (one round of soil vapor smapling

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Workplan
Completed Date: 03/07/2019
Comments: completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Characterization Report
Completed Date: 04/18/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 12/07/2018
Comments: done

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Name: THE FESTIVAL IN MORENO VALLEY
Address: 24318 HEMLOCK AVENUE
City,State,Zip: MORENO VALLEY, CA 92557
Facility ID: 60002747
Site Type: Voluntary Cleanup

PACIFIC WEST MAINTENANCE (Continued) **S113018040**

Site Type Detail:	Voluntary Cleanup
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	3.88
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Rafat Abbasi
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	401860
Assembly:	61
Senate:	31
Special Programs Code:	Voluntary Cleanup Program
Status:	Inactive - Action Required
Status Date:	04/18/2019
Restricted Use:	NO
Funding:	Responsible Party
Lat/Long:	33.94273 / -117.2395
APN:	481-090-022
Past Use:	DRY CLEANING
Potential COC:	30022
Confirmed COC:	30022-NO
Potential Description:	IA, SOIL, SV
Alias Name:	481-090-022
Alias Type:	APN
Alias Name:	401860
Alias Type:	Project Code (Site Code)
Alias Name:	60002747
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	01/14/2019
Comments:	Requires SSI (one round of soil vapor smapling
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Workplan
Completed Date:	03/07/2019
Comments:	completed
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Characterization Report
Completed Date:	04/18/2019
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Standard Voluntary Agreement
Completed Date:	12/07/2018
Comments:	done
Future Area Name:	Not reported
Future Sub Area Name:	Not reported

PACIFIC WEST MAINTENANCE (Continued) **S113018040**

Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

HAZNET:
Name: PACIFIC WEST MAINTENANCE
Address: 24318 HEMLOCK AVE
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 925577222
Contact: JERRI KNIP
Telephone: 9512455500
Mailing Name: Not reported
Mailing Address: 520 CRANE ST STE A

Year: 2015
Gepaid: CAC002819568
TSD EPA ID: CAD099452708
CA Waste Code: 221 - Waste oil and mixed oil
Disposal Method: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.038

Additional Info:
Year: 2015
Gen EPA ID: CAC002819568

Shipment Date: 20150709
Creation Date: 10/12/2015 22:15:20
Receipt Date: 20150730
Manifest ID: 002736835GBF
Trans EPA ID: CAL000224539
Trans Name: FRS ENVIRONMENTAL INC
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD099452708
Trans Name: INDUSTRIAL SERVICE OIL CO INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 221 - Waste oil and mixed oil
RCRA Code: Not reported
Meth Code: H039 - Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Quantity Tons: 0.038
Waste Quantity: 10
Quantity Unit: G
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

PACIFIC WEST MAINTENANCE (Continued) **S113018040**

HWTS:

Name:	PACIFIC WEST MAINTENANCE
Address:	24318 HEMLOCK AVE
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 925577222
EPA ID:	CAC002819568
Inactive Date:	09/23/2015
Create Date:	06/24/2015
Last Act Date:	09/24/2015
Mailing Name:	Not reported
Mailing Address:	520 CRANE ST STE A
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LAKE ELSINORE, CA 925302777
Owner Name:	KODASH, INC
Owner Address:	1072 BRISTOL ST STE 100
Owner Address 2:	Not reported
Owner City,State,Zip:	COSTA MESA, CA 926268652
Contact Name:	JERRI KNIP
Contact Address:	520 CRANE ST STE A
Contact Address 2:	Not reported
City,State,Zip:	LAKE ELSINORE, CA 925302777

NAICS:

EPA ID:	CAC002819568
Create Date:	2015-06-24 13:43:03.630
NAICS Code:	99999
NAICS Description:	Not Otherwise Specified
Issued EPA ID Date:	2015-06-24 13:43:03.63300
Inactive Date:	2015-09-23 13:43:03.63000
Facility Name:	PACIFIC WEST MAINTENANCE
Facility Address:	24318 HEMLOCK AVE
Facility Address 2:	Not reported
Facility City:	MORENO VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	925577222

G43 **GREEN TOWN RECYCLING** **SWRCY** **S123490984**
South **24121 SUNNYMEAD BLVD** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92533**
0.385 mi.
2031 ft. **Site 1 of 2 in cluster G**

Relative:
Lower

Actual:
1636 ft.

SWRCY:

Name:	GREEN TOWN RECYCLING
Address:	24121 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92533
Reg Id:	Not reported
Cert Id:	RC277654.001
Mailing Address:	10420 Ditson St
Mailing City:	Sunland
Mailing State:	CA
Mailing Zip Code:	91040
Website:	Not reported
Email:	greentownrecycling@yahoo.com
Phone Number:	(818) 679-0687
Rural:	N

GREEN TOWN RECYCLING (Continued) **S123490984**

Operation Begin Date:	01/01/2019
Aluminium:	Not reported
Glass:	Not reported
Plastic:	Not reported
Bimetal:	Not reported
Hours of Operation:	Mon - Sat 9:00 am - 5:00 pm, Closed 1:00 - 1:30 pm; Sun 9:00 am - 2:00 pm, Closed 1:00 - 1:30 pm
Organization ID:	Not reported
Organization Name:	Green Town Recycling Inc

G44 **MICKEY'S CAR WASH** **LUST** **S101589904**
South **24055 SUNNYMEAD BLVD** **SWEEPS UST** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92553** **CA FID UST**
0.388 mi. **Cortese**
2048 ft. **Site 2 of 2 in cluster G** **HIST CORTESE**
CERS

Relative:
Lower

Actual:
1636 ft.

RIVERSIDE CO. LUST:

Name:	MICKEY'S CAR WASH
Address:	24055 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA
Region:	RIVERSIDE
Facility ID:	980305
Employee:	Boltinghous-LOP
Site Closed:	Yes
Case Type:	Soil only
Facility Status:	closed/action completed
Casetype Decode:	Soil only is impacted
Fstatus Decode:	Closed/Action completed

LUST:

Name:	MICKEY'S CAR WASH
Address:	24055 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92553
Lead Agency:	RIVERSIDE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500524
Global Id:	T0606500524
Latitude:	33.938563108506
Longitude:	-117.242774410416
Status:	Completed - Case Closed
Status Date:	05/28/1998
Case Worker:	RIV
RB Case Number:	083303161T
Local Agency:	RIVERSIDE COUNTY LOP
File Location:	Local Agency Warehouse
Local Case Number:	980305
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

LUST:

Global Id:	T0606500524
Contact Type:	Local Agency Caseworker
Contact Name:	Riverside County LOP
Organization Name:	RIVERSIDE COUNTY LOP
Address:	3880 LEMON ST SUITE 200
City:	RIVERSIDE

MICKEY'S CAR WASH (Continued) **S101589904**

Email: Not reported
Phone Number: 9519558980

Global Id: T0606500524
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: valerie.jahn-bull@waterboards.ca.gov
Phone Number: 9517824903

LUST:
Global Id: T0606500524
Action Type: ENFORCEMENT
Date: 05/28/1998
Action: Closure/No Further Action Letter

Global Id: T0606500524
Action Type: ENFORCEMENT
Date: 12/15/2008
Action: File review - #RCDEH Upload Site File 9/1/2015

Global Id: T0606500524
Action Type: ENFORCEMENT
Date: 12/15/2008
Action: Other Report - #UST Sample Analytical Report

Global Id: T0606500524
Action Type: Other
Date: 04/09/1998
Action: Leak Discovery

Global Id: T0606500524
Action Type: Other
Date: 03/18/1998
Action: Leak Stopped

Global Id: T0606500524
Action Type: Other
Date: 04/16/1998
Action: Leak Reported

Global Id: T0606500524
Action Type: ENFORCEMENT
Date: 12/16/2008
Action: Closure/No Further Action Letter - #Site Closure

LUST:
Global Id: T0606500524
Status: Open - Case Begin Date
Status Date: 03/18/1998

Global Id: T0606500524
Status: Completed - Case Closed
Status Date: 05/28/1998

MICKEY'S CAR WASH (Continued) **S101589904**

LUST REG 8:

Name:	MICKEY'S CAR WASH
Address:	24055 SUNNYMEAD BLVD
City:	MORENO VALLEY
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Case Closed
Case Number:	083303161T
Local Case Num:	980305
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	HEACOCK
Enf Type:	CLOS
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global ID:	T0606500524
How Stopped Date:	Not reported
Enter Date:	5/6/1998
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	Not reported
Discover Date:	4/9/1998
Enforcement Date:	Not reported
Close Date:	5/28/1998
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	5/6/1998
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.938807
Longitude:	-117.2428589
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	VJJ
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	SAN JACINTO (8-5)
Beneficial:	Not reported
Priority:	Not reported

MICKEY'S CAR WASH (Continued) **S101589904**

Cleanup Fund Id: Not reported
Work Suspended: Not reported
Summary: Not reported

SWEEPS UST:
Name: FINE CAR WASH
Address: 24055 SUNNYMEAD BLVD
City: MORENO VALLEY
Status: Active
Comp Number: 59857
Number: 2
Board Of Equalization: 44-018417
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 01-26-89
Owner Tank Id: 8239
SWRCB Tank Id: 33-000-059857-000001
Tank Status: A
Capacity: 12000
Active Date: 10-29-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: 3

Name: FINE CAR WASH
Address: 24055 SUNNYMEAD BLVD
City: MORENO VALLEY
Status: Active
Comp Number: 59857
Number: 2
Board Of Equalization: 44-018417
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 01-26-89
Owner Tank Id: 8240
SWRCB Tank Id: 33-000-059857-000002
Tank Status: A
Capacity: 12000
Active Date: 10-29-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: FINE CAR WASH
Address: 24055 SUNNYMEAD BLVD
City: MORENO VALLEY
Status: Active
Comp Number: 59857
Number: 2
Board Of Equalization: 44-018417
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 01-26-89
Owner Tank Id: 8298
SWRCB Tank Id: 33-000-059857-000003

MICKEY'S CAR WASH (Continued) **S101589904**

Tank Status: A
Capacity: 12000
Active Date: 10-29-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

CA FID UST:
Facility ID: 33000683
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 7142474502
Mail To: Not reported
Mailing Address: 24055 SUNNYMEAD BLVD
Mailing Address 2: Not reported
Mailing City,St,Zip: MORENO VALLEY 92388
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

CORTESE:
Name: MICKEY'S CAR WASH
Address: 24055 SUNNYMEAD BLVD
City,State,Zip: MORENO VALLEY, CA 92553
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500524
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported
Longitude: Not reported
Owner: Not reported
Enf Type: Not reported
Swat R: Not reported
Flag: active
Order No: Not reported
Waste Discharge System No: Not reported
Effective Date: Not reported
Region 2: Not reported
WID Id: Not reported
Solid Waste Id No: Not reported
Waste Management Uit Name: Not reported
File Name: Active Open

HIST CORTESE:
edr_fname: MICKEY'S CAR WASH
edr_fadd1: 24055

MICKEY'S CAR WASH (Continued) **S101589904**

City,State,Zip: MORENO VALLEY, CA 92553
Region: CORTESE
Facility County Code: 33
Reg By: LTNKA
Reg Id: 083303161T

CERS:
Name: MICKEY'S CAR WASH
Address: 24055 SUNNYMEAD BLVD
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 220647
CERS ID: T0606500524
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title: Not reported
Affiliation Address: 3880 LEMON ST SUITE 200
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9519558980

Affiliation Type Desc: Regional Board Caseworker
Entity Name: VALERIE JAHN-BULL - SANTA ANA RWQCB (REGION 8)
Entity Title: Not reported
Affiliation Address: 3737 MAIN STREET, SUITE 500
Affiliation City: RIVERSIDE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 9517824903

H45 **FASTRIP FOOD STORE #13** **CERS HAZ WASTE** **S101619425**
South **23991 SUNNYMEAD BLVD** **SWEEPS UST** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92388** **CA FID UST**
0.399 mi. **CERS TANKS**
2107 ft. **Site 1 of 3 in cluster H** **HIST CORTESE**
CERS

Relative:
Lower

Actual:
1638 ft.

CERS HAZ WASTE:
Name: FASTRIP 8896
Address: 23991 SUNNYMEAD BLVD
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 29795
CERS ID: 10155811
CERS Description: Hazardous Waste Generator

SWEEPS UST:
Name: FASTRIP FOOD STORE #13
Address: 23991 SUNNYMEAD BLVD
City: MORENO VALLEY
Status: Active
Comp Number: 336

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Number: 3
Board Of Equalization: 44-017855
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 02-29-88
Owner Tank Id: 000492
SWRCB Tank Id: 33-000-000336-000001
Tank Status: A
Capacity: 12000
Active Date: 10-29-92
Tank Use: M.V. FUEL
STG: P
Content: LEADED
Number Of Tanks: 4

Name: FASTRIP FOOD STORE #13
Address: 23991 SUNNYMEAD BLVD
City: MORENO VALLEY
Status: Active
Comp Number: 336
Number: 3
Board Of Equalization: 44-017855
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 02-29-88
Owner Tank Id: 000492
SWRCB Tank Id: 33-000-000336-000002
Tank Status: A
Capacity: 12000
Active Date: 10-29-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: FASTRIP FOOD STORE #13
Address: 23991 SUNNYMEAD BLVD
City: MORENO VALLEY
Status: Active
Comp Number: 336
Number: 3
Board Of Equalization: 44-017855
Referral Date: 10-29-92
Action Date: 10-29-92
Created Date: 02-29-88
Owner Tank Id: 00492
SWRCB Tank Id: 33-000-000336-000003
Tank Status: A
Capacity: 12000
Active Date: 10-29-92
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Name: FASTRIP FOOD STORE #13
Address: 23991 SUNNYMEAD BLVD

FASTRIP FOOD STORE #13 (Continued) **S101619425**

City:	MORENO VALLEY
Status:	Active
Comp Number:	336
Number:	3
Board Of Equalization:	44-017855
Referral Date:	10-29-92
Action Date:	10-29-92
Created Date:	02-29-88
Owner Tank Id:	000492
SWRCB Tank Id:	33-000-000336-000004
Tank Status:	A
Capacity:	12000
Active Date:	10-29-92
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

CA FID UST:

Facility ID:	33006811
Regulated By:	UTNKA
Regulated ID:	00000336
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8053937000
Mail To:	Not reported
Mailing Address:	P O BOX 1807
Mailing Address 2:	Not reported
Mailing City,St,Zip:	MORENO VALLEY 92388
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

CERS TANKS:

Name:	FASTRIP 8896
Address:	23991 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92553
Site ID:	29795
CERS ID:	10155811
CERS Description:	Underground Storage Tank

HIST CORTESE:

edr_fname:	FASTRIP SS #13
edr_fadd1:	23991
City,State,Zip:	MORENO VALLEY, CA 92553
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083302936T

CERS:

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Name: FASTRIP 8896
Address: 23991 SUNNYMEAD BLVD
City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 29795
CERS ID: 10155811
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 09-03-2020
Citation: 22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
Violation Description: Failure to properly complete the Uniform Hazardous Waste Manifest.
Violation Notes: Returned to compliance on 09/03/2020. OBSERVATION: Observed manifest(s) with missing information. Specifically, manifest number 014681684 dated 5/12/2020 was missing designated facility copy. No matching TSDF-signed copy on site. CORRECTIVE ACTION: Owner/Operator shall properly prepare manifests for any transport of a hazardous waste for off-site transfer, treatment, storage or disposal. Provide a copy of a prepared manifest to the CUPA to verify compliance.
Violation Division: Riverside County Department of Env Health
Violation Program: HW
Violation Source: CERS

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 08-18-2015
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2665
Violation Description: Failure to comply with one or more of the following: failure to install a spill bucket, have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container, and/or be resistant to galvanic corrosion.
Violation Notes: Returned to compliance on 08/19/2015. Observed 91 spill bucket leaking valve and debris in the buckets.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 09-03-2020
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 10/21/2020. OBSERVATION: Site map submitted in CERS was missing location of retail propane. CORRECTIVE ACTION: Owner/operator shall complete an annotated site map which includes all elements outlined in CA Health and Safety Code: north orientation, loading areas, internal roads, adjacent streets, storm and sewer drain, access and exit points, emergency shut offs, evacuation staging areas, hazardous material handling and storage areas, and emergency response equipment. Submit site map into the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Violation Source: CERS

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 09-03-2020
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes: Returned to compliance on 10/21/2020. OBSERVATION: The most recent business plan submission in the statewide information management system (CERS) failed to contain a chemical inventory description page for retail propane and gaseous carbon dioxide. CORRECTIVE ACTION: Owner/operator shall complete a chemical inventory page for all reportable hazardous materials on site and submit to the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 08-07-2018
Citation: HSC 6.7 25284(a)(3)(A)&(B) - California Health and Safety Code, Chapter 6.7, Section(s) 25284(a)(3)(A)&(B)
Violation Description: Failure to implement or maintain a written agreement between the UST owner and operator.
Violation Notes: Returned to compliance on 08/08/2018.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 09-03-2020
Citation: 23 CCR 16 2715(c)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(2)
Violation Description: Failure to have at least one facility employee present during operating hours that has been trained in the proper operation and maintenance of the UST system by a designated operator (DO).
Violation Notes: Returned to compliance on 12/28/2020. OBSERVATION: Observed that the facility is in operation and that no employee was present who had received designated operator training. Training expired on 6/25/2020 CORRECTIVE ACTION: Owner/operator shall ensure that at least one employee who has received designated operator training is on site during operating hours. Training shall consist of proper operation and maintenance of the UST system.
Violation Division: Riverside County Department of Env Health
Violation Program: UST
Violation Source: CERS

Site ID: 29795
Site Name: FASTRIP 8896
Violation Date: 08-10-2017
Citation: 23 CCR 16 2665 - California Code of Regulations, Title 23, Chapter 16,

FASTRIP FOOD STORE #13 (Continued) **S101619425**

	Section(s) 2665
Violation Description:	Failure to comply with one or more of the following: Failure to install or maintain a liquid-tight spill bucket. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill bucket/spill container. Be resistant to galvanic corrosion.
Violation Notes:	Returned to compliance on 08/10/2017. 91
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	29795
Site Name:	FASTRIP 8896
Violation Date:	09-03-2020
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 10/21/2020. OBSERVATION: The hazardous materials training plan for this facility is inadequate. Specifically, missing hazardous materials training syllabus that includes UST training, carbon dioxide and propane training. CORRECTIVE ACTION: Owner/operator shall develop a training plan which is reasonable and appropriate for the size of the business and the nature of the hazardous material(s) handled. Submit the training plan into the statewide information management system (e.g. CERS) at http://cers.calepa.ca.gov.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	29795
Site Name:	FASTRIP 8896
Violation Date:	09-03-2020
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 10/21/2020. OBSERVATION: No training records observed for 2020. That include training on UST, carbon dioxide and propane training. CORRECTIVE ACTION: Owner/operator shall provide training to all employees. Documentation shall be retained and be made available for inspection for a minimum period of 3 years from the date of the training.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	29795
Site Name:	FASTRIP 8896
Violation Date:	09-03-2020
Citation:	23 CCR 16 2715(c)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)(4)
Violation Description:	Failure to maintain a list of employees trained by the designated

FASTRIP FOOD STORE #13 (Continued) **S101619425**

	operator on-site or off-site at a readily available location, if approved by the UPA. For training that occurs on or after October 1, 2018, failure to maintain a copy of the "Facility Employee Training Certificate" on-site or off-site at a readily available location, if approved by the UPA.
Violation Notes:	Returned to compliance on 12/28/2020. OBSERVATION: Owner/operator unable to produce a current list of employees trained by the designated operator. Last training was conducted on 6/25/2019. CORRECTIVE ACTION: Owner/operator shall provide list of employees trained by the designated operator and maintain on site readily available for review. Employees are required to be trained within 30 days of hire. Employees hired on/after 10/13/2018 are required to be trained before assuming their duties.
Violation Division:	Riverside County Department of Env Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	29795
Site Name:	FASTRIP 8896
Violation Date:	08-10-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 08/10/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	29795
Site Name:	FASTRIP 8896
Violation Date:	09-03-2020
Citation:	Un-Specified
Violation Description:	Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes:	Returned to compliance on 10/21/2020. OBSERVATION: Owner/ operator failed to maintain Safety Data Sheets for all hazardous material stored on site. Specifically, the Safety Data Sheet for Carbon Dioxide and Propane was not available on site. CORRECTIVE ACTION: Owner/operator shall have Safety Data Sheets as defined in Title 8 CCR, readily accessible or maintained on site for each hazardous material stored/handled at the facility.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-04-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-04-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-07-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-12-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Annual Monitoring Certification Today. Confidence UST Services on site to conduct testing. Please See Notes: 26. Observed residual liquid in UDC 1/2, 5/6 and 87 main fill sump. Technician on site said he would remove liquid. While reviewing designated operator reports on 9/2018 report stated that there was residual fuel in UDC 1/2 & 5/6, but no follow up work order was observed on action taken to resolve the

FASTRIP FOOD STORE #13 (Continued) **S101619425**

issue. Please ensure to keep records of all maintenance performed on site. 43. Unable to determine positive shut down of all UDC's or sensor functionality. Technician on site was troubleshooting another issue. 46.& 47 Unable to verify Line leak detector functionality. Please submit passing results to this department. 48. Unable to test positive shut down, fail safe & 91 turbine sump functionality. Please ensure to test for positive shut down and fail safe and sensor out and document on required state forms and submit passing results to this [Truncated]

Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-18-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CMD w/Mike Walling
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-19-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-21-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: UST
Eval Source: CERS

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-03-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Annual Monitoring Certification conducted on 8/27/2020. Confidence UST Services, Inc. on site to conduct testing. Today is a paper inspection only. Items 33-48 could not be verified today, but will be verified during next routine insepction.
Eval Division:	Riverside County Department of Env Health
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-03-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a gasoline station. Hazardous materials stored on site: gasoline, diesel, retail propane and gaseous carbon dioxide.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-03-2020
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility is a gasoline station. Hazardous waste generated on site: contaminated absorbent material, UST test water, used filters and breakaway nozzles.
Eval Division:	Riverside County Department of Env Health
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	29795
Site Name:	FASTRIP 8896
Site Address:	23991 SUNNYMEAD BLVD
Site City:	MORENO VALLEY
Site Zip:	92553
Enf Action Date:	08-18-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Riverside County Department of Env Health
Enf Action Program:	UST
Enf Action Source:	CERS

Coordinates:

Site ID:	29795
Facility Name:	FASTRIP 8896
Env Int Type Code:	HWG
Program ID:	10155811
Coord Name:	Not reported
Ref Point Type Desc:	Unknown
Latitude:	33.938709
Longitude:	-117.244209

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Affiliation:

Affiliation Type Desc:	Identification Signer
Entity Name:	R. CRAIG LINCOLN
Entity Title:	DIRECTOR CONST & MAINT.
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	SBM Venture, Inc
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 243-5104

Affiliation Type Desc:	Property Owner
Entity Name:	BASIC PROPERTIES
Entity Title:	Not reported
Affiliation Address:	PO BOX 82515
Affiliation City:	BAKERSFIELD
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93380-2515
Affiliation Phone:	(661) 393-7000

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	BASIC PROPERTIES
Entity Title:	Not reported
Affiliation Address:	PO BOX 82515
Affiliation City:	BAKERSFIELD
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93380-2515
Affiliation Phone:	(661) 393-7000

Affiliation Type Desc:	Legal Owner
Entity Name:	BASIC PROPERTIES
Entity Title:	Not reported
Affiliation Address:	PO BOX 82515
Affiliation City:	BAKERSFIELD
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93380-2515
Affiliation Phone:	(661) 393-7000

Affiliation Type Desc:	CUPA District
Entity Name:	Riverside Cnty Env Health
Entity Title:	Not reported
Affiliation Address:	4065 County Circle Drive, Room 104
Affiliation City:	Riverside
Affiliation State:	CA

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Affiliation Country:	Not reported
Affiliation Zip:	92503
Affiliation Phone:	(951) 358-5055
Affiliation Type Desc:	Document Preparer
Entity Name:	Catherine Riccomini
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	PO BOX 82515
Affiliation City:	BAKERSFIELD
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	93380-2515
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	BASIC PROPERTIES
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	R. CRAIG LINCOLN
Entity Title:	DIR CONST & MAINT
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(661) 633-7555
Affiliation Type Desc:	UST Tank Operator
Entity Name:	SBM Venture, Inc.
Entity Title:	Not reported
Affiliation Address:	23991 Sunnymead Blvd
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	92553
Affiliation Phone:	(951) 243-5104
Affiliation Type Desc:	UST Tank Owner
Entity Name:	BASIC PROPERTIES
Entity Title:	Not reported

FASTRIP FOOD STORE #13 (Continued) **S101619425**

Affiliation Address:	PO BOX 82515
Affiliation City:	BAKERSFIELD
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	93380-2515
Affiliation Phone:	(661) 393-7000
Affiliation Type Desc:	Environmental Contact
Entity Name:	R. Craig Lincoln
Entity Title:	Not reported
Affiliation Address:	PO BOX 82515
Affiliation City:	BAKERSFIELD
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	93380-2515
Affiliation Phone:	Not reported

H46 **FASTRIP #896** **LUST** **S104539429**
South **23991 SUNNYMEAD BLVD** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92553**
0.399 mi.
2107 ft. **Site 2 of 3 in cluster H**

Relative: LUST REG 8:
Lower

Actual:
1638 ft.

Name:	FASTRIP #896
Address:	23991 SUNNYMEAD BLVD
City:	MORENO VALLEY
Region:	8
County:	Riverside
Regional Board:	Santa Ana Region
Facility Status:	Preliminary site assessment workplan submitted
Case Number:	083302936T
Local Case Num:	961085
Case Type:	Soil only
Substance:	Gasoline
Qty Leaked:	Not reported
Abate Method:	Not reported
Cross Street:	HEACOCK
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	UNK
Global ID:	T0606500482
How Stopped Date:	10/29/1996
Enter Date:	12/18/1996
Date Confirmation of Leak Began:	10/29/1996
Date Preliminary Assessment Began:	Not reported
Discover Date:	10/29/1996
Enforcement Date:	Not reported
Close Date:	Not reported
Date Prelim Assessment Workplan Submitted:	2/13/1997
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported

FASTRIP #896 (Continued) **S104539429**

Enter Date:	12/18/1996
GW Qualifies:	=
Soil Qualifies:	ND
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.938966
Longitude:	-117.2439099
MTBE Date:	9/13/2001
Max MTBE GW:	240
MTBE Concentration:	0
Max MTBE Soil:	0
MTBE Fuel:	1
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
MTBE Class:	*
Staff:	VJJ
Staff Initials:	SCB
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	SAN JACINTO (8-5)
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

H47 **FASTRIP #13** **LUST** **S108198785**
South **23991 SUNNYMEAD BLVD** **Cortese** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92553** **CERS**
0.399 mi.
2107 ft. **Site 3 of 3 in cluster H**

Relative:
Lower

Actual:
1638 ft.

RIVERSIDE CO. LUST:

Name:	FASTRIP #13
Address:	23991 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA
Region:	RIVERSIDE
Facility ID:	961085
Employee:	Boltinghous-LOP
Site Closed:	Yes
Case Type:	Drinking Water Aquifer affected
Facility Status:	closed/action completed
Casetype Decode:	An Aquifer used for Drinking Water supply has been contaminated.
Fstatus Decode:	Closed/Action completed

LUST:

Name:	FASTRIP #13
Address:	23991 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92553
Lead Agency:	RIVERSIDE COUNTY LOP
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500482
Global Id:	T0606500482
Latitude:	33.938966
Longitude:	-117.2439099
Status:	Completed - Case Closed

FASTRIP #13 (Continued) **S108198785**

Status Date: 11/13/2006
Case Worker: SCB
RB Case Number: 083302936T
Local Agency: RIVERSIDE COUNTY LOP
File Location: Local Agency
Local Case Number: 961085
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0606500482
Contact Type: Local Agency Caseworker
Contact Name: SHARON BOLTINGHOUSE
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: sbolting@rivco.org
Phone Number: 9519558980

Global Id: T0606500482
Contact Type: Regional Board Caseworker
Contact Name: VALERIE JAHN-BULL
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: valerie.jahn-bull@waterboards.ca.gov
Phone Number: 9517824903

LUST:
Global Id: T0606500482
Action Type: ENFORCEMENT
Date: 11/12/2006
Action: File review - #RCDEH Upload Site File 1/26/2011

Global Id: T0606500482
Action Type: ENFORCEMENT
Date: 11/13/2006
Action: Closure/No Further Action Letter

Global Id: T0606500482
Action Type: ENFORCEMENT
Date: 07/21/2000
Action: File review

Global Id: T0606500482
Action Type: Other
Date: 10/29/1996
Action: Leak Discovery

Global Id: T0606500482
Action Type: Other
Date: 10/29/1996
Action: Leak Stopped

Global Id: T0606500482
Action Type: Other

FASTRIP #13 (Continued) **S108198785**

Date: 11/25/1996
Action: Leak Reported

Global Id: T0606500482
Action Type: ENFORCEMENT
Date: 11/27/2007
Action: File review

Global Id: T0606500482
Action Type: REMEDIATION
Date: 01/01/2000
Action: Soil Vapor Extraction (SVE)

Global Id: T0606500482
Action Type: REMEDIATION
Date: 01/01/2002
Action: Pump & Treat (P&T) Groundwater

LUST:
Global Id: T0606500482
Status: Open - Case Begin Date
Status Date: 10/29/1996

Global Id: T0606500482
Status: Open - Site Assessment
Status Date: 10/29/1996

Global Id: T0606500482
Status: Open - Site Assessment
Status Date: 02/13/1997

Global Id: T0606500482
Status: Open - Remediation
Status Date: 01/01/2000

Global Id: T0606500482
Status: Open - Verification Monitoring
Status Date: 10/24/2005

Global Id: T0606500482
Status: Completed - Case Closed
Status Date: 11/13/2006

CORTESE:
Name: FASTRIP #13
Address: 23991 SUNNYMEAD BLVD
City,State,Zip: MORENO VALLEY, CA 92553
Region: CORTESE
Envirostor Id: Not reported
Global ID: T0606500482
Site/Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Status Date: Not reported
Site Code: Not reported
Latitude: Not reported

FASTRIP #13 (Continued) **S108198785**

Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

CERS:

Name:	FASTRIP #13
Address:	23991 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92553
Site ID:	221635
CERS ID:	T0606500482
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	VALERIE JAHN-BULL - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 MAIN STREET, SUITE 500
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9517824903

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	SHARON BOLTINGHOUSE - RIVERSIDE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	3880 LEMON ST SUITE 200
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9519558980

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48 **VALLEY PARTY RENTALS** **LUST** **S102440827**
SE **24456 SUNNYMEAD BLVD** **Cortese** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92388** **HIST CORTESE**
0.470 mi. **CERS**
2484 ft.

Relative:
Lower

Actual:
1634 ft.

RIVERSIDE CO. LUST:

Name:	VALLEY PARTY RENTALS
Address:	24456 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA
Region:	RIVERSIDE
Facility ID:	89618
Employee:	Lehmann
Site Closed:	Yes

VALLEY PARTY RENTALS (Continued) **S102440827**

Case Type: Soil only
Facility Status: closed/action completed
Casetype Decode: Soil only is impacted
Fstatus Decode: Closed/Action completed

LUST:
Name: VALLEY PARTY RENTALS
Address: 24456 SUNNYMEAD BLVD
City,State,Zip: MORENO VALLEY, CA 92388
Lead Agency: RIVERSIDE COUNTY LOP
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0606500139
Global Id: T0606500139
Latitude: 33.9394008886688
Longitude: -117.23615835582
Status: Completed - Case Closed
Status Date: 02/01/1990
Case Worker: RIV
RB Case Number: 083301264T
Local Agency: RIVERSIDE COUNTY LOP
File Location: Local Agency Warehouse
Local Case Number: 89618
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:
Global Id: T0606500139
Contact Type: Regional Board Caseworker
Contact Name: PATRICIA HANNON
Organization Name: SANTA ANA RWQCB (REGION 8)
Address: 3737 MAIN STREET, SUITE 500
City: RIVERSIDE
Email: patricia.hannon@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0606500139
Contact Type: Local Agency Caseworker
Contact Name: Riverside County LOP
Organization Name: RIVERSIDE COUNTY LOP
Address: 3880 LEMON ST SUITE 200
City: RIVERSIDE
Email: Not reported
Phone Number: 9519558980

LUST:
Global Id: T0606500139
Action Type: ENFORCEMENT
Date: 01/31/1990
Action: File review - #RCDEH Upload Site File 9/30/2015

Global Id: T0606500139
Action Type: Other
Date: 04/27/1989
Action: Leak Discovery

Global Id: T0606500139

VALLEY PARTY RENTALS (Continued) **S102440827**

Action Type: Other
Date: 04/27/1989
Action: Leak Stopped

Global Id: T0606500139
Action Type: Other
Date: 06/20/1989
Action: Leak Reported

Global Id: T0606500139
Action Type: REMEDIATION
Date: 12/06/1989
Action: Free Product Removal

Global Id: T0606500139
Action Type: ENFORCEMENT
Date: 02/01/1990
Action: Closure/No Further Action Letter - #RCDEH2/1/90

LUST:
Global Id: T0606500139
Status: Open - Case Begin Date
Status Date: 04/27/1989

Global Id: T0606500139
Status: Open - Site Assessment
Status Date: 10/11/1989

Global Id: T0606500139
Status: Open - Remediation
Status Date: 12/06/1989

Global Id: T0606500139
Status: Completed - Case Closed
Status Date: 02/01/1990

LUST REG 8:
Name: VALLEY PARTY RENTALS
Address: 24456 SUNNYMEAD BLVD
City: MORENO VALLEY
Region: 8
County: Riverside
Regional Board: Santa Ana Region
Facility Status: Case Closed
Case Number: 083301264T
Local Case Num: 89618
Case Type: Soil only
Substance: Gasoline
Qty Leaked: Not reported
Abate Method: Not reported
Cross Street: INDIAN
Enf Type: CLOS
Funding: State Funds
How Discovered: Tank Closure
How Stopped: Not reported

VALLEY PARTY RENTALS (Continued) **S102440827**

Leak Cause:	Overfill
Leak Source:	Other Source
Global ID:	T0606500139
How Stopped Date:	4/27/1989
Enter Date:	9/7/1989
Date Confirmation of Leak Began:	Not reported
Date Preliminary Assessment Began:	8/1/1989
Discover Date:	4/27/1989
Enforcement Date:	1/1/1965
Close Date:	2/1/1990
Date Prelim Assessment Workplan Submitted:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring:	Not reported
Enter Date:	9/7/1989
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Operator:	Not reported
Facility Contact:	Not reported
Interim:	Yes
Oversite Program:	LUST
Latitude:	33.939199
Longitude:	-117.2355725
MTBE Date:	Not reported
Max MTBE GW:	Not reported
MTBE Concentration:	0
Max MTBE Soil:	Not reported
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
MTBE Class:	*
Staff:	PAH
Staff Initials:	UNK
Lead Agency:	Local Agency
Local Agency:	33000L
Hydr Basin #:	SAN JACINTO (8-5)
Beneficial:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Work Suspended:	Not reported

Summary: Not reported

CORTESE:

Name:	VALLEY PARTY RENTALS
Address:	24456 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92388
Region:	CORTESE
Envirostor Id:	Not reported
Global ID:	T0606500139
Site/Facility Type:	LUST CLEANUP SITE
Cleanup Status:	COMPLETED - CASE CLOSED
Status Date:	Not reported
Site Code:	Not reported
Latitude:	Not reported
Longitude:	Not reported
Owner:	Not reported
Enf Type:	Not reported

VALLEY PARTY RENTALS (Continued) **S102440827**

Swat R:	Not reported
Flag:	active
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Active Open

HIST CORTESE:

edr_fname:	VALLEY PARTY RENTALS
edr_fadd1:	24456 SUNNYMEAD
City,State,Zip:	MORENO VALLEY, CA 92388
Region:	CORTESE
Facility County Code:	33
Reg By:	LTNKA
Reg Id:	083301264T

CERS:

Name:	VALLEY PARTY RENTALS
Address:	24456 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92388
Site ID:	207574
CERS ID:	T0606500139
CERS Description:	Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	PATRICIA HANNON - SANTA ANA RWQCB (REGION 8)
Entity Title:	Not reported
Affiliation Address:	3737 MAIN STREET, SUITE 500
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Local Agency Caseworker
Entity Name:	Riverside County LOP - RIVERSIDE COUNTY LOP
Entity Title:	Not reported
Affiliation Address:	3880 LEMON ST SUITE 200
Affiliation City:	RIVERSIDE
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	9519558980

Name:	VALLEY PARTY EQUIPMENT RENTALS
Address:	24456 SUNNYMEAD BLVD
City,State,Zip:	MORENO VALLEY, CA 92553
Site ID:	405290
CERS ID:	10316254
CERS Description:	Chemical Storage Facilities

VALLEY PARTY RENTALS (Continued) **S102440827**

Violations:

Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 10/03/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	Un-Specified
Violation Description:	Business Plan Program - Administration/Documentation - General Local Ordinance
Violation Notes:	Returned to compliance on 10/27/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 10/03/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	07-05-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 10/03/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Description:	Failure to have a business plan readily available to personnel of the

VALLEY PARTY RENTALS (Continued) **S102440827**

	business or the unified program facility with responsibilities for emergency response or training.
Violation Notes:	Returned to compliance on 10/03/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Returned to compliance on 10/03/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 10/27/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 10/27/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	405290
Site Name:	Valley Party Equipment Rentals
Violation Date:	10-03-2017
Citation:	Un-Specified
Violation Description:	Business Plan Program - Operations/Maintenance - General Local Ordinance
Violation Notes:	Returned to compliance on 10/27/2017.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HMRRP
Violation Source:	CERS

VALLEY PARTY RENTALS (Continued) **S102440827**

Site ID: 405290
Site Name: Valley Party Equipment Rentals
Violation Date: 10-03-2017
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 10/03/2017.
Violation Division: Riverside County Department of Env Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-10-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-05-2017
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-03-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-27-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Follow up inspection
Eval Division: Riverside County Department of Env Health
Eval Program: HMRRP
Eval Source: CERS

Coordinates:
Site ID: 405290
Facility Name: Valley Party Equipment Rentals
Env Int Type Code: HMBP
Program ID: 10316254
Coord Name: Not reported

VALLEY PARTY RENTALS (Continued) **S102440827**

Ref Point Type Desc: Center of a facility or station.
Latitude: 33.939590
Longitude: -117.236210

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055

Affiliation Type Desc: Legal Owner
Entity Name: Charles M. James Jr.
Entity Title: Not reported
Affiliation Address: 24456 Sunnymead Blvd
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92553
Affiliation Phone: (951) 242-7477

Affiliation Type Desc: Parent Corporation
Entity Name: Valley Party Equipment Rentals
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Property Owner
Entity Name: Charles M. James Jr.
Entity Title: Not reported
Affiliation Address: 14296 Janie Ct.
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92553
Affiliation Phone: (951) 312-6587

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 24456 Sunnymead Blvd
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92553
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Charles M. James Jr.

VALLEY PARTY RENTALS (Continued) **S102440827**

Entity Title:	Owner
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Charles M. James Jr.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Charles M. James Jr
Entity Title:	Not reported
Affiliation Address:	24456 SUNNYMEAD BLVD.
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92553
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Charles M. James Jr.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(951) 312-6587

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49 **SUNSHINE CLEANERS** **CPS-SLIC** **S103978402**
SW **23779 SUNNYMEAD BLVD STE.A** **CERS HAZ WASTE** **N/A**
1/4-1/2 **MORENO VALLEY, CA 92553** **CERS**
0.471 mi.
2489 ft.

Relative:
Lower

Actual:
1644 ft.

SLIC REG 8:

Name:	MORENO VALLEY CLEANERS
Address:	23779 SUNNYMEAD BLVD
City:	MORENO VALLEY
Type:	Soil
Facility Status:	Closed
Staff:	WDM
Substance:	PCE
Lead Agency:	Regional Board
Location Code:	Not reported
Thomas Bros Code:	Not reported

SUNSHINE CLEANERS (Continued) **S103978402**

CPS-SLIC:

Name:	MORENO VALLEY CLEANERS
Address:	23779 SUNNYMEAD BOULEVARD
City,State,Zip:	MORENO VALLEY, CA
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	08/20/1997
Global Id:	SLT8R0773960
Lead Agency:	SANTA ANA RWQCB (REGION 8)
Lead Agency Case Number:	Not reported
Latitude:	33.938934
Longitude:	-117.248849
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	SLT8R077
File Location:	Not reported
Potential Media Affected:	Soil
Potential Contaminants of Concern:	Tetrachloroethylene (PCE)
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

CERS HAZ WASTE:

Name:	SUNSHINE CLEANERS
Address:	23779 SUNNYMEAD BLVD STE.A
City,State,Zip:	MORENO VALLEY, CA 92553
Site ID:	158137
CERS ID:	10316122
CERS Description:	Hazardous Waste Generator

CERS:

Name:	MORENO VALLEY CLEANERS
Address:	23779 SUNNYMEAD BOULEVARD
City,State,Zip:	MORENO VALLEY, CA
Site ID:	221508
CERS ID:	SLT8R0773960
CERS Description:	Cleanup Program Site

Name:	SUNSHINE CLEANERS
Address:	23779 SUNNYMEAD BLVD STE.A
City,State,Zip:	MORENO VALLEY, CA 92553
Site ID:	158137
CERS ID:	10316122
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	158137
Site Name:	Sunshine Cleaners
Violation Date:	07-30-2014
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain and/or maintain an Active EPA ID.
Violation Notes:	Returned to compliance on 08/06/2014.
Violation Division:	Riverside County Department of Env Health
Violation Program:	HW

SUNSHINE CLEANERS (Continued) **S103978402**

Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-12-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-30-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Riverside County Department of Env Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 158137
Site Name: Sunshine Cleaners
Site Address: 23779 SUNNYMEAD BLVD STE.A
Site City: MORENO VALLEY
Site Zip: 92553
Enf Action Date: 07-30-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Riverside County Department of Env Health
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Riverside Cnty Env Health
Entity Title: Not reported
Affiliation Address: 4065 County Circle Drive, Room 104
Affiliation City: Riverside
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92503
Affiliation Phone: (951) 358-5055

Affiliation Type Desc: Legal Owner
Entity Name: SUNSHINE CLEANERS
Entity Title: Not reported
Affiliation Address: 23779 Sunnymead Blvd
Affiliation City: Moreno Valley
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 92553
Affiliation Phone: (909) 624-5051

SUNSHINE CLEANERS (Continued) **S103978402**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	23779 Sunnymead Blvd
Affiliation City:	Moreno Valley
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92553
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	SUNSHINE CLEANERS
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

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50 South 1/2-1 0.870 mi. 4594 ft.

Relative: Lower

Actual: 1618 ft.

SUNNYMEAD MIDDLE SCHOOL EXPANSION **ENVIROSTOR** **S105671051**
23996 EUCALYPTUS AVENUE **SCH** **N/A**
MORENO VALLEY, CA 92553 **CHMIRS**
HAZNET
CERS
HWTS

ENVIROSTOR:

Name:	SUNNYMEAD MIDDLE SCHOOL EXPANSION
Address:	23996 EUCALYPTUS AVENUE
City,State,Zip:	MORENO VALLEY, CA 92553
Facility ID:	60000827
Status:	No Further Action
Status Date:	06/16/2008
Site Code:	404777
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	0.26
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Shahir Haddad
Division Branch:	Southern California Schools & Brownfields Outreach
Assembly:	61
Senate:	31
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	33.93298
Longitude:	-117.2444
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ORCHARD, RESIDENTIAL AREA
Potential COC:	Arsenic Chlordane DDD DDE DDT Endrin Lead Toxaphene
Confirmed COC:	30001-NO 30004-NO 30023-NO 30013-NO 30006-NO 30007-NO 30008-NO 30010-NO

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

Potential Description: SOIL
Alias Name: 404777
Alias Type: Project Code (Site Code)
Alias Name: 60000827
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/20/2008
Comments: DTSC concurred with the proposed sampling approach.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 06/16/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/04/2008
Comments: Rec'd signed Agreement from Sharon. O/V to District.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/27/2008
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: SUNNYMEAD MIDDLE SCHOOL EXPANSION
Address: 23996 EUCALYPTUS AVENUE
City,State,Zip: MORENO VALLEY, CA 92553
Facility ID: 60000827
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.26
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

Division Branch:	Southern California Schools & Brownfields Outreach
Site Code:	404777
Assembly:	61
Senate:	31
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	06/16/2008
Restricted Use:	NO
Funding:	School District
Latitude:	33.93298
Longitude:	-117.2444
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ORCHARD, RESIDENTIAL AREA
Potential COC:	Arsenic, Chlordane, DDD, DDE, DDT, Endrin, Lead, Toxaphene
Confirmed COC:	30001-NO, 30004-NO, 30023-NO, 30013-NO, 30006-NO, 30007-NO, 30008-NO, 30010-NO
Potential Description:	SOIL
Alias Name:	404777
Alias Type:	Project Code (Site Code)
Alias Name:	60000827
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	03/20/2008
Comments:	DTSC concurred with the proposed sampling approach.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	06/16/2008
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	03/04/2008
Comments:	Rec'd signed Agreement from Sharon. O/V to District.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	06/27/2008
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

CHMIRS:

Name:	Not reported
Address:	23996 EUCALYPTUS
City,State,Zip:	MORENO VALLEY, CA
OES Incident Number:	1-6182
OES notification:	10/26/2001
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Not reported
Cleanup By:	Co. Health
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Not reported
Other:	Not reported
Date/Time:	Not reported
Year:	2001
Agency:	Riverside Co Fire Dept.
Incident Date:	10/26/200112:00:00 AM
Admin Agency:	Riverside County Environmental Health
Amount:	Not reported
Contained:	Yes
Site Type:	School
E Date:	Not reported
Substance:	Unknown grey powder
Ounces:	16
Unknown:	0.000000
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

Number of Injuries:	0
Number of Fatalities:	0
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Per caller, an employee of a school located the substance in the parking lot of a school.
Name:	Not reported
Address:	23996 EUCALYPTUS AVE
City,State,Zip:	MORENO VALLEY, CA 92553
OES Incident Number:	12-2208
OES notification:	04/13/2012
OES Date:	Not reported
OES Time:	Not reported
Date Completed:	**Not reported**
Property Use:	Not reported
Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA DOT PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	School
Cleanup By:	Fire Dept.
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Oz.
Other:	Not reported
Date/Time:	1035

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

Year:	2012
Agency:	Riverside Co FD
Incident Date:	4/13/2012
Admin Agency:	Riverside County Environmental Health
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Muriatic Acid
Quantity Released:	6
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
#1 Pipeline:	Not reported
#2 Pipeline:	Not reported
#3 Pipeline:	Not reported
#1 Vessel >= 300 Tons:	Not reported
#2 Vessel >= 300 Tons:	Not reported
#3 Vessel >= 300 Tons:	Not reported
Evacs:	Not reported
Injuries:	Not reported
Fatals:	Not reported
Comments:	Not reported
Description:	Homemade plastic muriatic acid bomb exploded at a middle school near a classroom. This occurred during school hours but no children were near the explosion.

HAZNET:

Name:	MVUSD-SUNNYMEAD MS
Address:	23996 EUCALYPTUS AVE
Address 2:	Not reported
City,State,Zip:	MORENO VALLEY, CA 925535509
Contact:	NANCY ANDERSON
Telephone:	9515717520
Mailing Name:	Not reported
Mailing Address:	25634 ALESSANDRO BLVD
Year:	2013
Gepaid:	CAL000330435
TSD EPA ID:	CAD028409019
CA Waste Code:	123 - Unspecified alkaline solution
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.15
Year:	2013
Gepaid:	CAL000330435
TSD EPA ID:	CAD008252405
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.1

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

Additional Info:

Year:	2013
Gen EPA ID:	CAL000330435
Shipment Date:	20130730
Creation Date:	2/12/2014 22:15:06
Receipt Date:	20130808
Manifest ID:	009592648JJK
Trans EPA ID:	CAD981429673
Trans Name:	PHOTO WASTE RECYCLING CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1
Waste Quantity:	200
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20130730
Creation Date:	9/27/2013 22:15:06
Receipt Date:	20130805
Manifest ID:	011873043JJK
Trans EPA ID:	CAD981429673
Trans Name:	PHOTO WASTE RECYCLING CO INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD028409019
Trans Name:	CROSBY & OVERTON INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	123 - Unspecified alkaline solution
RCRA Code:	D002
Meth Code:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.15
Waste Quantity:	300
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CERS:

Name:	SUNNYMEAD MIDDLE SCH
Address:	23996 EUCALYPTUS AVENUE

SUNNYMEAD MIDDLE SCHOOL EXPANSION (Continued) **S105671051**

City,State,Zip: MORENO VALLEY, CA 92553
Site ID: 343612
CERS ID: 60000827
CERS Description: School Investigation

Affiliation:
Affiliation Type Desc: Supervisor
Entity Name: SHAHIR HADDAD
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

HWTS:
Name: MVUSD-SUNNYMEAD MS
Address: 23996 EUCALYPTUS AVE
Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 925535509
EPA ID: CAL000330435
Inactive Date: 06/30/2014
Create Date: 03/07/2008
Last Act Date: 01/05/2015
Mailing Name: Not reported
Mailing Address: 25634 ALESSANDRO BLVD
Mailing Address 2: Not reported
Mailing City,State,Zip: MORENO VALLEY, CA 92553
Owner Name: MORENO VALLEY UNIFIED SCHOOL DISTRI
Owner Address: 25634 ALESSANDRO BLVD
Owner Address 2: Not reported
Owner City,State,Zip: MORENO VALLEY, CA 92553
Contact Name: NANCY ANDERSON
Contact Address: 25634 ALESSANDRO BLVD
Contact Address 2: Not reported
City,State,Zip: MORENO VALLEY, CA 92553

NAICS:
EPA ID: CAL000330435
Create Date: 2008-03-07 09:16:03.683
NAICS Code: 61111
NAICS Description: Elementary and Secondary Schools
Issued EPA ID Date: 2008-03-07 09:16:03.49700
Inactive Date: 2014-06-30 00:00:00
Facility Name: MVUSD-SUNNYMEAD MS
Facility Address: 23996 EUCALYPTUS AVE
Facility Address 2: Not reported
Facility City: MORENO VALLEY
Facility County: Not reported
Facility State: CA
Facility Zip: 925535509

Count: 1 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MORENO VALLEY	S121022915	HEACOCK STREET WIDENING PROJECT PH	HEACOCK ST IRIS AVE TO GENTIAN	92553	NPDES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/30/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 39

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/08/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 83

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/05/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 04/01/2021
Number of Days to Update: 23

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/22/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/09/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/11/2020
Date Data Arrived at EDR: 12/11/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/16/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/22/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 02/24/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73
Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/16/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 85
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78
Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 47

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/10/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/17/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 60

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/22/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/05/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/02/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/07/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/17/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/01/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 63

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/24/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/11/2020
Date Data Arrived at EDR: 12/11/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 81

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/10/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 33

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/02/2021
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/09/2021
Number of Days to Update: 82

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/25/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 77

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 78

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/17/2020
Date Data Arrived at EDR: 11/18/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/09/2021
Number of Days to Update: 79

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/08/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 82

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/07/2021
Number of Days to Update: 79

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/16/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/05/2021
Date Data Arrived at EDR: 01/05/2021
Date Made Active in Reports: 03/18/2021
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/08/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 05/04/2021
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/08/2021
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 11

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 03/17/2021
Date Data Arrived at EDR: 03/18/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 7

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/17/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/15/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 12/24/2020
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 80

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/20/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/14/2021
Date Data Arrived at EDR: 01/15/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 80

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/18/2020
Date Data Arrived at EDR: 11/19/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 77

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/10/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/29/2020
Date Data Arrived at EDR: 10/30/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 77

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 01/28/2021
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/10/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 03/11/2021
Number of Days to Update: 27

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/11/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 72

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/11/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/26/2021
Number of Days to Update: 73

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 04/16/2021
Date Made Active in Reports: 04/21/2021
Number of Days to Update: 5

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/26/2021
Number of Days to Update: 73

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 09/11/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/23/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/21/2020
Date Data Arrived at EDR: 12/21/2020
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 79

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 9

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 11/16/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/08/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 72

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 9

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/02/2021
Date Made Active in Reports: 04/20/2021
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 1

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 55

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/15/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 55

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/15/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 04/29/2021
Date Made Active in Reports: 05/03/2021
Number of Days to Update: 4

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/16/2020
Date Data Arrived at EDR: 11/18/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 78

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 05/03/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/16/2021
Number of Days to Update: 77

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/07/2021
Date Data Arrived at EDR: 05/11/2021
Date Made Active in Reports: 05/14/2021
Number of Days to Update: 3

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/06/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/08/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/20/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/05/2021
Number of Days to Update: 74

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 12/03/2020
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 77

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 12/15/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 7

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/05/2021
Date Data Arrived at EDR: 01/06/2021
Date Made Active in Reports: 03/18/2021
Number of Days to Update: 71

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/05/2021
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/21/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 78

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 02/02/2021
Date Data Arrived at EDR: 02/04/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 78

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/27/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/28/2020
Date Data Arrived at EDR: 01/29/2021
Date Made Active in Reports: 04/22/2021
Number of Days to Update: 83
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/05/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/29/2021
Date Data Arrived at EDR: 04/21/2021
Date Made Active in Reports: 04/23/2021
Number of Days to Update: 2
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/21/2020
Date Data Arrived at EDR: 12/23/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 12
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 04/21/2021
Date Data Arrived at EDR: 04/22/2021
Date Made Active in Reports: 05/12/2021
Number of Days to Update: 20

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/24/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 10/05/2020
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/08/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

CONVERSE CONSULTANTS

Phase I Environmental Site Assessment Report

9.96 Acres
Assessor Parcel Numbers (APN) 481-020-025 (old), -038 (new), -039 (new), -013-9, -029-4, -030-4, 034-8 & -035-9
Moreno Valley, Riverside County California

Converse Project No. 16-16-212-01
January 11, 2017

Prepared For:

Gresham, Savage Nolan & Tilden, PC
550 East Hospitality Lane, Suite 300
San Bernardino, California 92408

Prepared By:

Converse Consultants
10391 Corporate Drive
Redlands, California 92374

Converse Consultants
Geotechnical Engineering, Environmental and Groundwater Science, Inspection and Testing Services

January 11, 2017

Mr. J. Mathew Wilcox
Gresham, Savage, Nolan & Tilden, PC
550 East Hospitality Lane, Suite 300
San Bernardino, California 92408

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**
9.96 Acres
APNs 481-020-020-025 (old), -038 (new), -039 (new), 013-9; -029-4, 030-4, -034-8, -035-9
Moreno Valley, Riverside County California
Converse Project No. 16-16-212-01

Mr. Wilcox:

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

A summary of the assessment is presented in the Executive Summary, as well as in Sections 8.0, 9.0, and 10.0 of the report. No Recognized Environmental Conditions were identified during this assessment.

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

CONVERSE CONSULTANTS

Sue Krobthong
Project Environmental Scientist

Michael Van Fleet
Senior Geologist

Dist.: 1/Addressee via Electronic Mail (PDF Format)

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Executive Summary

The following is an Executive Summary of the Phase I Environmental Site Assessment (Phase I ESA) that was conducted by Converse Consultants (Converse). Please refer to the appropriate sections of the report for a complete discussion of these issues. In the event of a conflict between this Executive Summary and the report, or an omission in the Executive Summary, the report shall prevail.

This report presents the results of the Converse Phase I ESA performed for 9.96 acres of land identified with Assessor Parcel Numbers (APNs) 481-020-025 (old), -038 (new), -039 (new), -013-9, -029-4, -030-4, -034-8 & -035-9 in the City of Moreno Valley, Riverside County California referred to as the Property in this report. Converse was retained by Gresham, Savage Nolan & Tilden, PC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical within the scope of an ESA, Recognized Environmental Conditions (RECs) in connection with the Property.

Converse has compiled and reviewed information that was obtained from interviews, document research, and on-site and area reconnaissance to identify potential environmental conditions at the Property, in conformance with the ASTM Standard E: 1527-13 Environmental Site Assessment Standard Practice (ASTM Standard: E1527-13). This Phase I ESA was conducted during the period of December 15, 2016 to January 11, 2017.

The Property is owned by the Sunnymead Mutual Water Company and includes 9.96 acres of land. The Property is primarily undeveloped with the exception of a fenced gravel parking area and two (2) empty above ground storage water tanks located on the southwestern portion of the Property.

The Property is located on the southeast corner of Ironwood Avenue and Heacock Street in the City of Moreno Valley, Riverside County, California. The Property is located approximately 0.25 miles north of the 60 Freeway (Moreno Valley Freeway).

The Property appears to have been undeveloped from as early as 1901 until sometime before 1942 when a water well (Well 43) and water tanks were developed on the western portion of Property. By 1987, a second water well (Well 44) was developed on the western portion of the Property. The wells and associated features were removed from the Property in December of 2015. According to the December 2016 Property reconnaissance, two (2) empty water tanks and a gravel parking lot are the only features remaining the southwestern portion of the Property. The remaining areas are undeveloped.

According to interviews with the User of the report and owner of the Property, the wells identified as Well 43 and 44 were transferred to the Eastern Municipal Water District (EMWD) in 1991. Based on the Well Destruction Report dated January 2016, the wells

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were destructed in December 2015 and were considered closed by County of Riverside per Permit Numbers WP25564 and WP25565. Based on the current status of the water tanks and former wells, and lack of hazardous chemicals associated with water well operations, the tanks and former wells are not expected to represent an environmental concern.

The Property was identified on the following databases on the Environmental Data Resources (EDR) Radius Report:

- The Property, Sunnymead Mutual Water Company at 12000 Heacock Street (EDR Site ID A1), was identified on the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel underground storage tank (UST) that was installed in 1990. Based on historical documents reviewed by Converse, all areas of the Property other than the western and southwestern portions appear to be undeveloped, indicating that the UST, if any, would have been developed in the area of the former wells or water tanks.

  Site plans provided for review by the EMWD for the destruction of Wells 43 and 44 identified subterranean features in the vicinity of the wells, but did not identify any USTs. According to an interview with Mr. Bill Hall, the President and CEO of the Sunnymead Mutual Water Company who has been associated with the Property since 1986, no USTs or aboveground storage tanks (ASTs), other than water tanks were, or have been, located on the Property. Additionally, no records associated with the UST were on file with the Regional Water Quality Control Board (RWQCB) or South Coast Air Quality Management District (SCAQMD), and no evidence of a UST (such as a cover for a fill port) was observed during our site reconnaissance. Based on this information, the report of a UST having been located on the Property appears to be erroneous and miss-mapped on the EDR Radius Report.

The following adjoining properties were identified on the EDR Radius Report:

- Rite Aid #5725 at 23965 Ironwood Avenue is located to the west beyond Heacock Street, at a higher elevation of the Property. This site was identified as a large quantity generator of hazardous waste (RCRA-LQG). No releases were reported. Based on the lack of unauthorized release and non-contiguous location of this site, this site is not expected to represent a significant environmental concern to the Property.

- M & M Cleaners at 12222 Heacock Street is located to the west, at a higher elevation of the Property. This site was identified as a EDR Historical Cleaner from 2005 to 2011. No further information was provided. Based on the lack of unauthorized release and non-contiguous location of this site, this site is not expected to represent a significant environmental concern to the Property.

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No historic recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs) or de minimus conditions were identified during this assessment.

This assessment has revealed no evidence of recognized environmental conditions RECs in connection with the Property. Based on the findings of this assessment, no further assessment appears warranted at this time.

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1.0 Introduction

1.1 Purpose and Scope of Services

This report presents the results of the Converse Consultants (Converse) Phase I Environmental Site Assessment (ESA) performed for 9.96 acres of land identified with Assessor Parcel Numbers (APNs) 481-020-025 (old), -038 (new), -039 (new), -013-9, -029-4, -030-4, -034-8 & -035-9 in the City of Moreno Valley, Riverside County California, referred to as the Property in this report. Converse was retained by Gresham, Savage Nolan & Tilden, PC to conduct this Phase I ESA. Our study has been conducted in order to identify, to the extent practical, Recognized Environmental Conditions (RECs) in connection with the Property. The term Recognized Environmental Conditions is defined in Section 1.1.1 of the American Society of Testing and Materials (ASTM) Standard Practice as *the presence or likely presence of any hazardous substances or petroleum products in, at or on a property due to any release to the environment; under conditions indicative of a release to the environment; under conditions that pose a material threat of a future release to the environment.*

This Phase I ESA was completed in accordance with our proposal dated December 14, 2016. Our work consisted of the following and was completed in general conformance with the scope and limitations of the ASTM Practice E1527-13 and complies with standards and practices set forth in 40 Code of Federal Regulations (CFR) Part 312 for AAI.

- Interviews with the Property owner representatives
- Property and vicinity reconnaissance
- Review of regulatory agency records
- Description of physical setting
- Historical review
- Interviews with public agency personnel
- Preparation of this report

1.2 Non-Scope Considerations

There are a number of non-scope issues which are sometimes assessed concurrently with a Phase I ESA. Unless specifically agreed in the contract proposal documents, these non-scope considerations are not included as part of the Phase I assessment. Examples of non-scope issues include:

- Asbestos-containing building material
- Lead-base Paint
- Wetlands
- Radon
- Lead in Drinking Water
- Regulatory Compliance

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- Cultural & Historic Resources
- Industrial Hygiene
- Health & Safety
- Mold
- Diffuse Anthropogenic Pollution
- Ecological Resources
- Endangered Species
- Indoor Air Quality
- Biological Agents
- Non-liquid Polychlorinated Biphenyls

No Non-scope issues were addressed in this report.

1.3 Significant Assumptions

The Property boundaries were not marked, Converse utilized assessor maps and client provided maps to determine the approximate boundaries of the Property during our field visit. We assumed those were the correct boundaries.

The Property was not covered on currently published groundwater contour maps. Therefore, the direction of regional groundwater is inferred to follow surface topography.

1.4 Limitations and Exceptions

A response from the Riverside County Department of Environmental Health (DEH) is still pending.

1.5 Special Terms and Conditions

The Client was responsible for providing Attachment A and B of the proposal to those identified. A copy of Attachment A and B are included in Appendix D of the report.

1.6 Reliance

This report is for the sole benefit and exclusive use of the following parties:

- Gresham, Savage Nolan & Tilden, PC
- MPJR, Inc.
- Pacific Retail Partners.
- SCNDSC, LLC

In accordance with the terms and conditions attached to our proposal under which these services have been provided. Its preparation has been in accordance with generally accepted environmental practices. No other warranty, either express or implied, is made. The Scope of Services associated with the

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report was designed solely in accordance with the objectives, schedule, budget, and risk-management preferences of Gresham, Savage Nolan & Tilden, PC.

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 Property. 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 Property. 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 property at the time of the assessment. Also, events may occur after the Property visit, which may result in contamination of the Property. 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 Gresham, Savage Nolan & Tilden, PC wish to identify any additional relying parties not previously identified, a completed Application of Authorization to Use (see Appendix A of this report) must be submitted to Converse Consultants.

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2.0 Property Description

2.1 Current Use(s) of the Property

The Property is owned by the Sunnymead Mutual Water Company and includes 9.96 acres of land. The Property is primarily undeveloped with the exception of a fenced gravel parking area and two (2) empty above ground storage water tanks located on the southwestern portion of the Property.

A Property location map and a field generated Property plan are provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

2.2 Location and Legal Description

The Property is located on the southeast corner of Ironwood Avenue and Heacock Street in the City of Moreno Valley, Riverside County, California. The Property is located approximately 0.25 miles north of the 60 Freeway (Moreno Valley Freeway).

The Property is identified with the following APNs with the Riverside County. A partial legal description of the Property is described as the following:

Lots 1, 2, 3, 4 of Sunnymead Orchard Farms Tract, in the City of Moreno Valley, County of Riverside, State of California, as shown by Map on file Book 14, Pages 12 and 13 of Maps, Riverside County Records.

Together, with Southern 10 feet of Ironwood Avenue, as vacated by Order of the Board of Supervisors of Riverside, dated June 4, 1928 on file Supervisor's Minute Book 20, Page 398, a certified copy of which was recorded on June 7, 1928.

Excepting therefrom that portion as described in the Deed of County of Riverside, Recorded July 19, 1966 as Instrument NO. 73738 of Official records.

Also excepting therefrom that portion of Lot 1 as conveyed to Eastern Municipal Water District, a Public Agency, as contained in Deed recorded November 2, 2015 as Instrument No. 2015-0481000 of Official records of said County.

According to the Preliminary Title Report prepared by Commonwealth Land Title Company dated November 30, 2016, the Property is identified with a portion of the old APN 481-020-025, new APNs 481-020-038 and 481-202-039, and APNs 481-020-013-9, -029-4, -030-4, -034-8 and -035-9.

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2.3 Zoning Information

According to the Ms. Darisa Vargas of the Moreno Valley Planning Department, the Property is located in Specific Plan 205 within the City of Moreno Valley and is current zoned as RC, defined as Retail Commercial.

2.4 Property Characteristics

The Property includes 9.96 acres of land and is primarily undeveloped with the exception of a fenced gravel parking area and two (2) empty above ground water tanks located on the southwestern portion of the Property.

2.5 Description of Property Structure(s)

Based on the lack of development, no services are provided on the Property. However, the following services were available in the Property vicinity:

- Electricity: Southern California Edison
- Gas: Southern California Gas Company
- Potable Water: Eastern Municipal Water District

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3.0 User Provided Information & Responsibilities

3.1 Requested Documents and Information

The ASTM E1527-13 specifies that the User provide any helpful documents that may be available. Converse requested that the User, Gresham, Savage Nolan & Tilden, PC, provide the following documents and information.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded Activity Use Limitations (AULs)
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

According to interviews with the User of the report, the Property is currently owned by the Sunnymead Mutual Water Company and was previously developed with two (2) water wells. The wells were transferred to the Eastern Municipal Water District in 1991 and were identified as Well 43 and 44.

The following information was provided for review:

D-10358 – The original plan and profile for the Well 44 prepared by Krieger & Steward dated June 7, 1988.

Spec 1273w pre as-built dated September 2015 - Wells 43 and 44 Demolition and Abandonment. The plans noted above ground and subterranean features

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associated with Wells 43 and 44 located in the gravel area enclosed by the chain link fence and prior to the demolition and abandonment of the wells.

Spec 1273w as-built dated September 2015 – Wells 43 and 44 - Demolition and Abandonment post construction as built. The plans noted above ground and subterranean features associated with Wells 43 and 44 located in the gravel area enclosed by the chain link fence post abandonment of the wells.

Wells 43 and 44 Destruction Report prepared by Geosyntec Consultants dated January 8, 2016 – According to the report the wells were destructed in accordance with the State of California Well Standards (Bulletin 74-81 and 74-90) and the Riverside County Department of Environmental Health. The wells are located southeast of the intersection of Heacock Street and Ironwood Avenue within the APN 481-020-026, Township 3S, Range 3W, as identified on Well permit number WP#0025565 and WP#0025564, respectively. Well 43 and adjacent Well 44 have been off line for a number of years. Production Well 44 was installed to a depth of 420 below grade with screened interval from 170 to 420 below gravel the gravel pack for Well 44 extends from 50 to 428 feet below grade according to the Water Well Drillers Report. Well construction documentation for Well 43 was not available, however construction for Well 43 was similar to Well 44.

The wells were demolished on December 7 and 8, 2015. The concrete well pad was demolished and the area around the well was excavated to approximately 10 feet below grade to expose the well casing. The top 10 feet of the well casing was cut off using an acetylene torch. Grout in the casing was removed to approximately 10 feet below grade. A 5-foot riser pipe was welded to the top of the casing, rising to 5 feet below grade and the well casing was filled and caped with continuous pour concrete mushroom cap. A Riverside County Inspector witnessed the mushroom cap placement.

Based on the Well Destruction Report, destruction of Wells 43 and 44 was considered complete on December 11, 2015 and was approved by the County of Riverside per Permit Numbers WP25564 and WP25565.

Please note that the APN referenced by Geosyntec is an error or was an historical APN associated with the Property. The APN the wells were located on is currently identified as APN 480-020-035.

DWR – Standard created by the Department of Water Resources which are guidelines used by EMWD to abandon and demolish wells.

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3.2 User Provided Information

Section 6 of ASTM E1527-13 outlines specific User's responsibilities. This information will help identify the possibility of RECs in connection with the Property. The ASTM Standard provides a questionnaire to help the User to comply with the statutory requirements to perform tasks which would help identify RECs. Converse included the questionnaire as Attachment A to our proposal. In general, any Users should make Converse aware of information they have regarding the following:

- Environmental Cleanup Liens filed or recorded against the Property
- Activity and land use limitations that are in place on the Property or have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the Legal Liability Protections (LLP)
- Relationship of the purchase price to fair market value of the Property if it were not contaminated
- Commonly known or reasonably ascertainable information about the Property
- The degree or obviousness of the presence or likely presence of contamination at the Property, and the ability to detect this contamination by appropriate investigation.

The following information was requested from the User, Mr. Mathew Wilcox, of Gresham, Savage Nolan & Tilden, PC:

3.2.1 Environmental Cleanup Liens

The User provided title records for Converse to review. No had no information regarding environmental cleanup liens or title records were identified in the Preliminary Title Report prepared by Commonwealth Land Title Company dated November 16, 2016.

3.2.2 Activity and Use Limitations

The User did not have any information indicating they were aware of any AULs.

3.2.3 Specialized Knowledge or Experience

The User did not have any information indicating they had specialized knowledge or experience related to the Property or nearby property.

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3.2.4 Reason for Significantly Lower Purchase Price

Converse has no information regarding the purchase price of the Property or comparable properties. The User has not indicated to Converse that there is any conclusion that there was a lower purchase price because of known or suspected contamination at the Property.

3.2.5 Commonly Known or Reasonably Ascertainable Information

The User did not have any information about: past uses; specific chemicals at the Property; past spills; environmental cleanup or other reasonably ascertainable information regarding the Property.

3.2.6 Obviousness of Contamination

The User did not provide any information based on their knowledge or experience that would be obvious indicators of contamination on the Property.

Unless specifically stated otherwise in the Scope of Services, the purpose of this Phase I ESA was to qualify for the landowner liability protections to CERCLA Liability as described in ASTM E1527-13.

Business risk unrelated to the CERCLA innocent landowners defense are only assessed as specifically agreed in the Scope of Services and discussed in Section 11.0, Additional Non-Scope Services, of this report.

3.3 Continuing Obligations

In order to assert a LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices, stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection.

It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM E1527-13 and AAI. Anyone seeking LLP protections should take independent action beyond this Phase I ESA to perfect their position.

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4.0 Owner Provided Information

The ASTM E1527-13 specifies that the Property owner and the Key Site Manager provide any helpful documents that may be available as listed below.

- Environmental site assessment or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground and underground storage tanks
- Septic systems, oil wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans; or Safety, Preparedness and Prevention Plans; Spill Protection Countermeasures and Control Plans
- Reports regarding hydrologic conditions on the Property or surrounding area
- Notices or other correspondence form any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property.
- Hazardous waste generator notices or reports
- Geotechnical studies
- Risk assessments
- Recorded AULs
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

Sunnymead Mutual Water Company is the Owner of the Property.

Converse interviewed Mr. Bill Hall, President and CEO of the Sunnymead Mutual Water Company via telephone on January 9, 2017. According to Mr. Hall, the Sunnymead Mutual Water Company has owned the Property since 1927 and Mr. Hall has been associated with the Property since 1986. Mr. Hall was unaware of any underground storage tanks (USTs) or above ground storage tanks (ASTs) at the Property. According to Mr. Hall, the two (2) wells that were located on the Property were transferred to EMWD in 1991. Two (2) water tanks are currently located at the Property, however the water tanks are empty and have not been used for the past 20 years.

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5.0 Records Review

5.1 Physical Setting

5.1.1 Physical Setting

The Property is located approximately 1,651 feet above mean sea level with surface topography sloping towards the south (United States Geological Survey [USGS] Topographic Map, Sunnymead, California, dated 2012).

5.1.2 Geology

The Property is underlain by marine and non-marine (continental) sedimentary rocks of the Pleistocene-Holocene age (Division of Mines and Geology, Geologic Map of California, 2010).

5.1.3 Groundwater

According to the information obtained from the Regional Water Quality Control Board Geotracker database for a nearby site located approximately 0.5-miles southwest of the Property (12255 Heacock Street), groundwater in the vicinity of the Property is expected to be encountered at a depth of 130 feet below grade.

The inferred direction of regional groundwater flow is towards the south based on the surface topography.

5.1.4 Potable Water Supplier

Potable water in the vicinity of the Property is provided by EMWD. According to the 2015 Water Quality Report, water is obtained from the Metropolitan Water District of California.

5.2 Historical Review

5.2.1 Aerial Photograph and Map Review

Available historical topographic maps and aerial photographs provided by Environmental Data Resources (EDR) were reviewed. A chronological summary is provided below.

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Copies of the aerial photographs and topographic maps have been provided in Appendix E. The general Property location is indicated on the photographs and maps.

Sanborn Fire Insurance maps were also requested for the Property. According to EDR, there is no Sanborn map coverage of the Property.

Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
1901	Topographic Map	The Property and adjoining properties are not depicted with any uses. A creek traverses the Property from a northwesterly to southeasterly direction. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be undeveloped with scattered dwellings.
1938	Aerial Photograph	The Property appears to be undeveloped land. A dry creek bed appears to be traversing the Property from a northwest to southeasterly direction. The adjoining properties to the northwest, east and south appear to be undeveloped land and the adjoining properties to the north and west appear to be developed for agricultural use. in addition to agricultural use, the adjoining property to the west appears to also be developed with a residential dwelling. Roads are located to the north and west. The general vicinity of the Property appears to be primarily undeveloped or developed for agricultural use with scattered residential dwellings.
1942	Topographic Map	The southwestern portion of the property appears to be depicted with a structure, presumably a former water tank. The remaining areas of the Property are undeveloped. A creek traverses the Property from a northwesterly to southeasterly direction. The adjoining properties to the north and west appear to be developed for agricultural use. The adjoining properties to the northwest, south and east are not depicted with any uses. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be developed for agricultural and residential uses.

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
1949, 1953	Aerial Photograph	The Property appears to be undeveloped land. A dry creek bed appears to be traversing the Property from a northwest to southeasterly direction. The adjoining properties to the northwest, east and south appear to be undeveloped land and the adjoining properties to the north and west appear to be developed for agricultural use. in addition to agricultural use, the adjoining property to the west appears to also be developed with a residential dwelling. Roads are located to the north and west. The general vicinity of the Property appears to be primarily undeveloped or developed for agricultural use with scattered residential dwellings.
1953	Topographic Map	The western portion of the Property is depicted with a well and water tank. The remaining areas of the Property are not depicted with any uses. The adjoining properties to the northwest, east and south appear to be undeveloped land, and the adjoining properties to the north and west appear to be developed for agricultural use. In addition to agricultural use, the adjoining property to the west appears to also be developed with a residential dwelling. Roads are located to the north and west. The general vicinity of the Property appears to be primarily undeveloped or developed for agricultural use with scattered residential dwellings.
1967	Topographic Map	The western portion of the Property is depicted with a well and water tank. The remaining areas of the Property are not depicted with any uses. The adjoining properties to the northwest, east and south appear to be undeveloped land, and the adjoining property to the north appears to be developed for agricultural use. The adjoining property to the west is depicted with urban (residential) uses. The general vicinity of the Property appears to be primarily undeveloped or developed for agricultural use with scattered residential dwellings.
1967	Aerial Photograph	The western portion of the Property appears to be developed with a structure, presumably Well 43. The current water tank is visible on the southwest of the Property. The remaining areas of the Property appear to be undeveloped. A dry creek traverses the Property from the northwest to southeasterly direction. The adjoining properties to the east, south and

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
		northwest appear to be undeveloped. The adjoining property to the north appears to be developed for agricultural use and the adjoining property to the west is developed for residential use. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be primarily developed for residential or agricultural use.
1973	Topographic Map	The western portion of the Property is depicted with a well and water tank. The remaining areas of the Property are not depicted with any uses. The adjoining properties to the northwest, east and south appear to be undeveloped land and the adjoining property to the north appears north appears to be developed for agricultural use. The adjoining property to the west is depicted with urban (residential) uses. Ironwood Avenue is located to the north and Heacock Street is located to the west. The general vicinity of the Property appears to be primarily undeveloped or developed for agricultural use with scattered residential dwellings.
1978	Aerial Photograph	The western portion of the Property appears to be developed with a structure, presumably Well 43. The current water tank is visible on the southwest of the Property. The remaining areas of the Property appear to be undeveloped. A dry creek traverses the Property from the northwest to southeasterly direction. The adjoining properties to the east, south and northwest appear to be undeveloped. The adjoining property to the north appears to be developed for residential use as well as undeveloped land. The adjoining property to the west is developed for residential use. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be primarily developed for residential use.
1980	Topographic Map	The western portion of the Property is depicted with a well and water tank. The remaining areas of the Property are not depicted with any uses. The adjoining properties to the northwest, east and south appear to be undeveloped land. The adjoining properties to the west and north are depicted with urban (residential) uses. Ironwood Avenue is located to the north and Heacock Street is located to the west. The general vicinity of the Property appears to be

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
		primarily undeveloped or developed for agricultural use with scattered residential dwellings.
1985	Aerial Photograph	The western portion of the Property appears to be developed with a structure, presumably associated with the former wells located at the Property. The current water tanks are visible on the southwest of the Property. The remaining areas of the Property appear to be undeveloped. A dry creek traverses the Property from the northwest to southeasterly direction. The adjoining properties to the east, south and northwest appear to be undeveloped. The adjoining property to the north appears to be developed for residential use and an asphalt parking lot. The adjoining property to the west is developed for residential use. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be primarily developed for residential use.
1989, 1997	Aerial Photographs	The western portion of the Property appears to be developed with structures, presumably associated with the former wells located at the Property. The current water tanks are visible on the southwest of the Property. The remaining areas of the Property appear to be undeveloped. A dry creek traverses the Property from the northwest to southeasterly direction. The adjoining properties to the east and south appear to be undeveloped. The adjoining property to the north appears to be developed for residential use and the current SCE Substation. The adjoining property to the west is developed for residential use. The adjoining property to the northeast is developed for commercial use. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be primarily developed for residential use and commercial use.
2002, 2005, 2006, 2009, 2010, 2012	Aerial Photographs	The western portion of the Property appears to be developed with structures, presumably associated with the former wells located at the Property. The current water tanks are visible on the southwest of the Property. The remaining areas of the Property appear to be undeveloped. A dry creek traverses the Property from the northwest to southeasterly direction. The adjoining properties to the east and south appear

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Table 1 – Aerial Photograph and Map Review

Date	Reference	Observations
		to be undeveloped. The adjoining property to the north appears to be developed for residential use and the current SCE Substation. The adjoining property to the west is developed for residential use and commercial use. The adjoining property to the northeast is developed for commercial use. Roads are located to the north and west of the Property. The general vicinity of the Property appears to be primarily developed for residential use and commercial use.
2012	Topographic Map	The Property and adjoining properties are not depicted with any uses. The general vicinity of the Property appears to be primarily developed for residential use and commercial use.

5.2.2 Building Permit Review

Converse visited the Moreno Valley Planning Department to review any records associated with the Property. No records were available for review.

5.2.3 City Directories

City directories from 1975 through 2013. However, addresses provided were not located on the Property.

The adjoining properties are listed with residential and commercial uses in city directories from 1985 through the present.

A copy of the City Directory is provided in Appendix E.

5.2.4 Data Failure

Historical information regarding the Property was dated as early as 1901. No structures were indicated as being located on the Property at that time. Therefore, there is no historical data failure for this assessment.

5.2.5 Summary of Historical Property Use

The Property appears to have been undeveloped from as early as 1901 until sometime before 1942 when a feature, possibly a former water tank, was developed on the southwestern portion of Property. By 1953 a well and water tank were developed on the Property, and the current water

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tank appears to have been constructed prior to 1967. By 1987, a second water well was reportedly developed on the western portion of the Property. The wells and associated features were removed from the Property in December of 2015. According to the December 2016 Property reconnaissance, two (2) empty water tanks and a gravel parking lot are the only features remaining the western portion of the Property. The remaining areas are undeveloped.

5.2.6 Summary of Past Uses of Adjoining Properties

Adjoining properties appeared to be undeveloped from as early as 1901. By 1938, the adjoining property to the north and west appeared to be developed for agricultural use and residential use. By 1989, the adjoining properties to the north and northeast appear to be developed as the SCE Substation and for commercial uses. By 2002, the adjoining property to the west appears to be developed with the current commercial structure.

5.2.7 Summary of Past Uses of the Surrounding Area

From as early as 1901 until at least 1973, the surrounding area of the Property appeared to be primarily undeveloped land and/or developed for agricultural use. From late 1970s until the present, the general vicinity of the Property appeared to be developed.

5.3 Results of Environmental Records Sources Review

An Environmental Data Resources (EDR) report of Standard Environmental Record Sources (Records) was prepared specifically for the Property. The search included queries to the following databases for cases within specified ASTM search distances. A copy of the EDR Radius Map Report is provided in Appendix F.

5.3.1 Property Listings

The Property was identified on the EDR Radius Report:

- The Property, Sunnymead Mutual Water Company at 12000 Heacock Street (EDR Site ID A1), was identified on the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel underground storage tank (UST) that was installed in 1990. Based on historical documents reviewed by Converse, all areas of the Property other than the western and southwestern portions appear to be undeveloped, indicating that the UST, if any, would have been developed in the area of the former wells or water tanks.

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Site plans provided for review by the EMWD for the destruction of Wells 43 and 44 identified subterranean features in the vicinity of the wells, but did not identify any USTs. According to an interview with Mr. Bill Hall, the President and CEO of the Sunnymead Mutual Water Company who has been associated with the Property since 1986, no USTs or ASTs, other than water tanks were, or have been, located on the Property. Additionally, no records associated with the UST were on file with the Regional Water Quality Control Board (RWQCB) or South Coast Air Quality Management District (SCAQMD), and no evidence of a UST (such as a cover for a fill port) was observed during our site reconnaissance. Based on this information, the report of a UST having been located on the Property appears to be erroneous and miss-mapped on the EDR Radius Report.

5.3.2 Adjoining Properties

The following adjoining properties were identified on the EDR Radius Report:

- Rite Aid #5725 (EDR Site ID A2) at 23965 Ironwood Avenue is located to the west beyond Heacock Street, at a higher elevation of the Property. This site was identified as a large quantity generator of hazardous waste (RCRA-LQG). No releases were reported. Based on the lack of unauthorized release and non-contiguous location of this site, this site is not expected to represent a significant environmental concern to the Property.

- M & M Cleaners (EDR Site ID 4) at 12222 Heacock Street is located to the west, at a higher elevation of the Property. This site was identified as a EDR Historical Cleaner from 2005 to 2011. No further information was provided. Based on the lack of unauthorized release and non-contiguous location of this site, this site is not expected to represent a significant environmental concern to the Property.

No other adjoining properties were identified on the EDR Radius Report.

5.3.3 Other Off-site Locations of Concern

Other off-site locations of concern identified by EDR within a maximum one-mile radius from the Property included a waste generators, dry cleaning facilities and registered UST sites.

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The potential for environmental concern to the Property from these off-site locations appears to be low due to one or more of the following: type of regulatory listing, location with respect to the direction of regional groundwater, distance from the Property; status of the case; remedial efforts being directed by a regulatory agency; and/or potential responsible parties have been identified.

5.3.4 Orphan Listings

The EDR database report identified one (1) orphan listing. This site is not located within the general vicinity of the property and is determined to have a low potential for environmental concern to the Property.

5.4 Additional Environmental Record Sources

5.4.1 U.S. Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA)

PHMSA online mapping system for gas transmission pipelines or hazardous liquid pipelines in Riverside County was reviewed (https://www.npms.phmsa.dot.gov/default.htm). No pipelines are located on the Property or adjacent properties.

5.4.2 California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC)

No files associated with the Property are on file with the DTSC.

The Envirostor website (http://www.envirostor.dtsc.ca.gov/public/) was reviewed for information, and the Property was not listed in the database.

5.4.3 Santa Ana Regional Water Quality Control Board (RWQCB)

The RWQCB had no records on file regarding UST issues and/or unauthorized releases at the Property.

The Geotracker website (http://geotracker.waterboards.ca.gov/) was reviewed for information, and the Property was not listed in the database.

5.4.4 California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR)

According to the DOGGR Well Finder Database, there are no oil or gas wells located on the Property or adjacent properties.

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5.4.5 South Coast Quality Management District (SCAQMD)

No information regarding the Property is on file with the SCAQMD.

No information regarding the Property was located on the SCAQMD Facility Information Database System (FINDs) database.

5.4.6 Riverside County Department of Environmental Health (DEH)

A response from the DEH is still pending.

5.4.9 Methane Area

According to the DEH, Preliminary Methane Investigation Protocol dated January 19, 2001; the following three areas have been identified within the County as potential Methane areas:

> Area 1: North of the Santa Ana River, South of the Pomona Freeway, East of Hellman Avenue and West of Etiwanda Avenue.
>
> Area 2: North of Esplanade Ave., South of Gilman Springs Road, East of Davis Road/Hansen Ave. and West of State Street.
>
> Area 3: South of the San Bernardino County Line, East of Interstate 10, West of Oak Glen Road and North of 14th Street (Beaumont/Banning).

The Property is not located within 1,000 feet of any of the above methane areas.

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6.0 Property Reconnaissance

6.1 Methodology

On December 21, 2016 Converse visited the Property to evaluate present use and to identify observable environmental conditions at the Property. Converse's methodology was observing all accessible areas via dirt roads used for construction and assessing surrounding properties via vehicle.

A field-generated map is provided in Appendix B. Pertinent Property photographs are provided in Appendix C.

6.2 Limiting Conditions

Converse's findings are based on the Property conditions observed on December 21, 2016.

6.3 Exterior Observations of Property

During our Property visit, CONVERSE made the following observations of the exterior of the Property:

Table 4 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Hazardous Substances & Petroleum Products:	☐	☒	
Storage Tanks & Related Equipment:	☒	☐	Two (2) water tanks are located on the southwest corner of the Property. According to interviews, the tanks have not been used for approximately 20 years.
Odors:	☐	☒	
Standing Surface Water or Other Pools of Liquid:	☐	☒	
Drums & Other Containers of Hazardous Substances, Petroleum Products, or Other Unidentified Contents:	☐	☒	

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Table 4 – Exterior Observations of Property

Item or Condition	Observed Evidence	No Evidence Observed	Comments
Transformers or Equipment containing Polychlorinated Biphenyls (PCBs):	☐	☒	
Pits, Ponds, or Lagoons:	☐	☒	
Stained Soil or Pavement:	☐	☒	
Stressed Vegetation (other than from insufficient water):	☐	☒	
Evidence of Mounds, Depressions or Filled or Graded Areas Suggesting Trash or Other Solid Waste Disposal:	☐	☒	
Waste Water or any discharge (including storm water) into a Drain, Ditch, or Stream on or Adjacent to the Property:	☐	☒	
Wells (active, inactive, or abandoned):	☐	☒	
Septic Systems or Cesspools:	☐	☒	
Prior Structures:	☐	☒	
Roads, Tracks, Railroad Tracks or Spurs:	☒	☐	Heacock Street is located to the west and Ironwood Avenue is located to the north.

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6.4 Current Uses of Adjoining Properties

Based on our research and observations during our Property visit, the Property is bordered by the following:

Table 5 – Adjoining Property Use

Direction	Current Development
North:	Ironwood Avenue followed by a SCE Substation and residential dwellings
Northeast:	Residential dwellings and Tabor Drive
Northwest:	Intersection of Ironwood Avenue and Heacock Street followed by a Ironwood Liquor (23980 Ironwood Avenue)
South:	Undeveloped land
Southeast	Undeveloped land followed by a Davis Street and a commercial center (23418 Hemlock Street)
Southwest:	Heacock Street followed by residential dwellings
East:	Undeveloped land
West:	Heacock Street followed by Rite Aid (23965 Ironwood Avenue) and a multi-tenant commercial building 11222 Heacock Street)

6.6 Current Uses of Surrounding Area

Based on our research and observations during our Property visit, the surrounding area of the Property consists primarily of residential and commercial tenants.

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7.0 Interviews

During the interviews, the owners and occupants were asked if they had any available documents that would be helpful. The documents that were requested are detailed in Section 3.1 of this report:

7.1 Property Owner

Converse interviewed Mr. Bill Hall, President and CEO of the Sunnymead Mutual Water Company via telephone on January 9, 2017. According to Mr. Hall, the Sunnymead Mutual Water Company has owned the Property since 1927 and Mr. Hall has been associated with the Property since 1986. Mr. Hall was unaware of any USTs or ASTs at the Property. According to Mr. Hall, the two (2) wells that were located on the Property were transferred to EMWD in 1991. Two (2) water tanks are currently located at the Property, however the water tanks are empty and have been empty and not in use for the past 20 years.

7.2 Tenant/Occupant

No interviews with tenants/occupants were conducted.

7.3 State or Local Government Officials

Ms. Darisa Vargas of the Moreno Valley Planning Department was interviewed. According to Ms. Vargas, the Property is located in Specific Plan 205 within the City of Moreno Valley and is current zoned as RC, defined as Retail Commercial.

7.4 Owners and Occupants of Neighboring Sites

Owners and occupants of neighboring sites were not interviewed.

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8.0 Findings

A cursory summary of findings is provided below. However, details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

The Property is owned by the Sunnymead Mutual Water Company and includes 9.96 acres of land. The Property is primarily undeveloped with the exception of a fenced gravel parking area and two (2) empty above ground storage water tanks located on the southwestern portion of the Property.

The Property is located on the southeast corner of Ironwood Avenue and Heacock Street in the City of Moreno Valley, Riverside County, California. The Property is located approximately 0.25 miles north of the 60 Freeway (Moreno Valley Freeway).

The Property appears to have been undeveloped from as early as 1901 until sometime before 1942 when a water well (Well 43) and water tanks were developed on the western portion of Property. By 1987, a second water well (Well 44) was developed on the western portion of the Property. The wells and associated features were removed from the Property in December of 2015. According to the December 2016 Property reconnaissance, two (2) empty water tanks and a gravel parking lot are the only features remaining the southwestern portion of the Property. The remaining areas are undeveloped.

According to interviews with the User of the report and owner of the Property, the wells, identified as Well 43 and 44, were transferred to EMWD in 1991. Based on the Well Destruction Report dated January 2016, the wells were destructed in December 2015 and were considered closed by County of Riverside per Permit Numbers WP25564 and WP25565. Based on the current status of the former wells and lack of hazardous chemicals associated with water well operations, the former wells are not expected to represent an environmental concern.

The Property was identified on the following databases on the Environmental Data Resources (EDR) Radius Report:

- The Property, Sunnymead Mutual Water Company at 12000 Heacock Street (EDR Site ID A1), was identified on the SWEEPS UST and CA FID UST databases for an active 900-gallon diesel underground storage tank (UST) that was installed in 1990. Based on historical documents reviewed by Converse, all areas of the Property other than the western and southwestern portions appear to be undeveloped, indicating that the UST, if any, would have been developed in the area of the former wells or water tanks.

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Site plans provided for review by the EMWD for the destruction of Wells 43 and 44 identified subterranean features in the vicinity of the wells, but did not identify any USTs. According to an interview with Mr. Bill Hal3, the President and CEO of the Sunnymead Mutual Water Company who has been associated with the Property since 1986, no USTs or ASTs, other than water tanks were, or have been, located on the Property. Additionally, no records associated with the UST were on file with the Regional Water Quality Control Board (RWQCB) or South Coast Air Quality Management District (SCAQMD), and no evidence of a UST (such as a cover for a fill port) was observed during our site reconnaissance. Based on this information, the report of a UST having been located on the Property appears to be erroneous and miss-mapped on the EDR Radius Report.

The following adjoining properties were identified on the EDR Radius Report:

- Rite Aid #5725 at 23965 Ironwood Avenue is located to the west beyond Heacock Street, at a higher elevation of the Property. This site was identified as a large quantity generator of hazardous waste (RCRA-LQG). No releases were reported. Based on the lack of unauthorized release and non-contiguous location of this site, this site is not expected to represent a significant environmental concern to the Property.

- M & M Cleaners at 12222 Heacock Street is located to the west, at a higher elevation of the Property. This site was identified as a EDR Historical Cleaner from 2005 to 2011. No further information was provided. Based on the lack of unauthorized release and non-contiguous location of this site, this site is not expected to represent a significant environmental concern to the Property.

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9.0 Opinion

- The current use of the Property is not a REC.

- Based on the current status of the former water wells and storage tanks, and the lack of hazardous chemicals associated with water well operations, the former wells and existing tanks are not expected to represent an environmental concern.

- The identification of the Property on the EDR Radius Report on the SWEEPS UST and CA FID UST databases are not a REC. Based on documents associated with the Property reviewed by Converse, observations, interviews and lack of records associated with the UST on file with the regulatory agencies, it is believed that the UST identified in the EDR Radius Report is erroneous and miss-mapped. No further action appears to be warranted.

- The current and historical uses of the adjoining properties are not a REC.

- The identification of the adjoining properties on the EDR Radius Report is not a REC.

- It is our opinion that the concern for vapor intrusion on the Property is low based on no evidence of known past environmental releases for the Property and adjoining properties.

- No significant data gaps were identified that affect the ability of the Environmental Professional (EP) to identify RECs.

- There are no unusual circumstances where greater certainty is required regarding RECs.

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10.0 Conclusions and Recommendations

Converse has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 for 9.96 acres of land identified with Assessor Parcel Numbers (APNs) 481-020-025 (old), -038 (new), -039 (new), -013-9, -029-4, -030-4, -034-8 & -035-9 in the City of Moreno Valley, Riverside County California. Any exceptions to or deletions from this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *Property*.

Based on this assessment, no further assessment appears warranted at this time.

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11.0 Deviations and Limitations

The following deviations and limitations were encountered during this assessment:

- A response from the DEH is still pending.

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12.0 Additional Non-Scope Services

There are environmental issues outside the scope of the ASTM E1527-13 that can be assessed in connection with a commercial real estate transaction. These are dealt with as non-scope considerations since they do not typically present a Superfund Liability. The specific level of inquiry (if any) is defined in the Proposal which contains a Scope of Work. These non-scope services are very client specific and not covered by the ASTM standard. They are frequently related to the business environmental risk which is defined in the standard as "risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate…"

No non-scope issues were addressed in this report.

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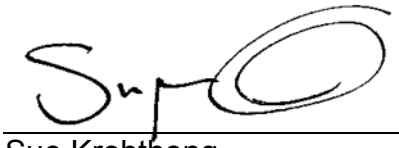
13.0 Signature of Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training and experience to assess a *property* of the nature, history, and setting of the *subject property*. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.



Sue Krobthong
Project Environmental Scientist

This Phase I ESA was completed by the above Environmental Professional. A complete list of preparers, and their responsibilities for this assessment, is provided in the following section (Section 14.0, List of Preparers).

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14.0 List of Preparers

Michael A. Van Fleet
Senior Geologist

B.S. Earth Science, University of California, Santa Cruz, 1999
Professional Geologist; California No. 7869, Washington No. 2900

Mr. Van Fleet has over 15 years of experience working as a geologist in the state of California. The majority of his project experience has been in the areas of environmental assessment and subsequent remediation, but also includes experience in groundwater development. Mr. Van Fleet's experience includes: collection of soil matrix, soil vapor, and groundwater samples; geologic logging of earth materials; designing well completion parameters; regulatory interaction; design and operation of soil vapor and groundwater remediation systems; staff and project management; report preparation and review; and monitoring of contractor activities.

Principal area of responsibility for this ESA report: Project Management, Quality Assurance/Quality Control, and Technical Review.

Sue Krobthong
Project Environmental Scientist

B.S., Environmental Science, Social Science Emphasis, University of California, Riverside, 2005
Certificate of Environmental Management, University of California, Irvine, 2011

Ms. Krobthong is a project environmental professional responsible for conducting Phase I and Phase II Environmental Site Assessments. Ms. Krobthong has 10 years of experience with Phase I and II ESAs, as well as conducting environmental and health and safety compliance audits. Current duties at Converse include project management, business development and client maintenance, conducting/managing ESAs, and completing third party documents reviews.

Principal area of responsibility for this ESA report: Project Management, Historical Research, Regulatory Agency Interaction, Property Reconnaissance, Interviews, and Report Generation.

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15.0 References

California Department of Conservation, Division of Oil and Gas and Geothermal Resources Well Finder Database, December 2016.

California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control, Cypress Office, Request for Information, December 2016.

Cal/EPA, Envirostor Website (http://www.envirostor.dtsc.ca.gov/public/, December 2016.

Cal/EPA, Santa Ana Regional Water Quality Control Board, Request for Information, December 2016.

Cal/EPA, Geotracker Website (http://geotracker.waterboards.ca.gov/), December 2016.

D-10358 – The original plan and profile for the Well 44 prepared by Krieger & Steward dated June 7, 1988.

Environmental Data Resources (EDR), Inc., Aerial Photographs, December 2016.

EDR, Inc., City Directory Abstract, December 2016.

EDR, Inc., EDR-Radius Map Report, December 2016.

EDR, Inc., Request for Sanborn Map, December 2016.

EDR, Inc. Topographic Map, December 2016.

Hall, Bob Mr., Interview January 2017.

Riverside County Department of Environmental Health, Request for Information, December 2016.

South Coast Air Quality Management District, Request for Information, December 2016.

Spec 1273w as-built dated September 2015 – Wells 43 and 44 - Demolition and Abandonment post construction as built.

Spec 1273w pre-as-building dated September 2015 - Wells 43 and 44 Demolition and Abandonment

United States Geological Survey, 7.5-Minute Topographic Quadrangle, Sunnymead 2012.

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United States Department of Transportation, Pipeline and Hazardous Material Safety Administration (PHMSA), Pipeline Location Website (https://www.npms.phmsa.dot.gov/default.htm), December 2016.

Vargas, Ms. Darisa Ms. Interview, January 2017.

Wells 43 and 44 Destruction Report prepared by Geosyntec Consultants dated January 8, 2016.

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ALTA/ACSM LAND TITLE SURVEY

EXISTING EASEMENTS AND ENCUMBRANCES

THE FOLLOWING CORRESPONDS TO COMMONWEALTH LAND TITLE COMPANY PRELIMINARY REPORT (V5), ORDER NO.: 09190719, DATED DECEMBER 28, 2016

◯ INDICATES EASEMENT AS SHOWN IN PLAN VIEW

A INTENTIONALLY DELETED.

F INTENTIONALLY DELETED.

B-E ITEMS FOR TAX PURPOSES

G-J ITEMS FOR TAX PURPOSES

1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PIPES, POLES OR OTHER NECESSARY EQUIPMENT FOR THE SUPPLY OF ELECTRICITY, GAS OR OTHER PUBLIC UTILITIES, RECORDED MAY 29, 1933, IN BOOK 124, PAGE 525 OF OFFICIAL RECORDS. AFFECTS LOT 4

(3) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT GRANTED TO GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR THE PURPOSE OF PUBLIC UTILITIES, RECORDED MARCH 30, 1976 AS INSTRUMENT NO. 41424 OF OFFICIAL RECORDS. AFFECTS THE WESTERLY 10 FEET OF LOT 4

4 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 74, PAGE 57 OF RECORD OF SURVEYS

5 THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY IS MORENO VALLEY REDEVELOPMENT PROJECT AREA, RECORDED DECEMBER 29, 1987 AS INSTRUMENT NO. 365197 OF OFFICIAL RECORDS

(6) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S) OF PUBLIC UTILITIES AND STREET DEDICATION, RECORDED MAY 18, 1989 AS INSTRUMENT NO. 161804 OF OFFICIAL RECORDS. AFFECTS SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.

SAID OFFER WAS ACCEPTED BY RESOLUTION, A CERTIFIED COPY OF WHICH WAS RECORDED MAY 18, 1989 AS INSTRUMENT NO. 161804 OF OFFICIAL RECORDS.

AMONG OTHER THINGS, SAID DOCUMENT PROVIDES FOR THE PROPERTY EFFECTED BY THE ACCEPTANCE OF THE ABOVE DESCRIBED EASEMENT IS SPECIFICALLY NOT ACCEPTED INTO THE CITY MAINTAINED ROAD SYSTEMS. ACCEPTANCE OF THE PROPERTY INTO THE CITY MAINTAINED ROAD SYSTEMS SHALL NOT OCCUR EXCEPT PURSUANT TO FURTHER ACTION BY THE CITY COUNCIL DETERMINING THAT THE PROPERTY SHALL BECOME PART OF THE CITY MAINTAINED ROAD SYSTEM.

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY FOR THE PURPOSE OF WATER RELATED EASEMENTS, RECORDED NOVEMBER 15, 1991 AS INSTRUMENT NO. 397066 OF OFFICIAL RECORDS

NOT PLOTTABLE - ANY WATER RELATED EASEMENT PREVIOSLY OWNED BY SUNNYMEAD MUTUAL WATER CO.,

8 INTENTIONALLY DELETED.

9 A LIEN FOR THE AMOUNT SHOWN BELOW AND ANY OTHER AMOUNTS DUE, AMOUNT: $241.05, CLAIMANT: CITY OF MORENO VALLEY, NATURE OF CLAIM: ABATE/RE-INSPECT A NUISANCE UPON THE REAL PROPERTY, RECORDED NOVEMBER 8, 1993 AS INSTRUMENT NO. 443871 OF OFFICIAL RECORDS

(10) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF STREET RIGHT-OF-WAY, RECORDED OCTOBER 21, 2009 AS INSTRUMENT NO. 2009-0545361 OF OFFICIAL RECORDS

(11) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF STREET RIGHT-OF-WAY, RECORDED OCTOBER 21, 2009 AS INSTRUMENT NO. 2009-0545362 OF OFFICIAL RECORDS

(12) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF STREET RIGHT-OF-WAY, RECORDED OCTOBER 21, 2009 AS INSTRUMENT NO. 2009-0545363 OF OFFICIAL RECORDS

(13) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY, A MHE PURPOSE OF PUBLIC HIGHWAY INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES, RECORDED JUNE 10, 2010 AS INSTRUMENT NO. 2010-0266822 OF OFFICIAL RECORDS

(14) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF PUBLIC HIGHWAY, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES, RECORDED JUNE 10, 2010 AS INSTRUMENT NO. 2010-0266823 OF OFFICIAL RECORDS

(15) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF PUBLIC HIGHWAY, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES, RECORDED JUNE 10, 2010 AS INSTRUMENT NO. 2010-0266824 OF OFFICIAL RECORDS

(16) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF PUBLIC HIGHWAY, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES, RECORDED JUNE 10, 2010 AS INSTRUMENT NO. 2010-0266825 OF OFFICIAL RECORDS

(17) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR THE PURPOSE OF STUB POLES, GUY WIRES, ANCHORS AND OTHER APPURTENANT FIXTURES AND/OR EQUIPMENT NEEDED FOR ANCHORAGE PURPOSES, RECORDED OCTOBER 28, 2010 AS INSTRUMENT NO. 2010-0516390 OF OFFICIAL RECORDS

(18) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR THE PURPOSE OF STUB POLES, GUY WIRES, ANCHORS AND OTHER APPURTENANT FIXTURES AND/OR EQUIPMENT NEEDED FOR ANCHORAGE PURPOSES, RECORDED OCTOBER 28, 2010 AS INSTRUMENT NO. 2010-0516391 OF OFFICIAL RECORDS

(19) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF MORENO VALLEY, A MUNICIPAL CORPORATION FOR THE PURPOSE OF PUBLIC HIGHWAY, INCLUDING PUBLIC UTILITY AND PUBLIC SERVICE FACILITIES, RECORDED NOVEMBER 1, 2011 AS INSTRUMENT NO. 2011-0482389 OF OFFICIAL RECORDS

(20) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR FOR THE PURPOSE OF STORM DRAIN FACILITIES AND ALL APPURTENANT WORKS, RECORDED NOVEMBER 15, 2011 AS INSTRUMENT NO. 2011-0508264 OF OFFICIAL RECORDS

(21) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR FOR THE PURPOSE OF STORM DRAIN FACILITIES AND ALL APPURTENANT WORKS, RECORDED NOVEMBER 15, 2011 AS INSTRUMENT NO. 2011-0508265 OF OFFICIAL RECORDS

(22) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR FOR THE PURPOSE OF STORM DRAIN FACILITIES AND ALL APPURTENANT WORKS RECORDED NOVEMBER 15, 2011 AS INSTRUMENT NO. 2011-0508266 OF OFFICIAL RECORDS

(23) AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR FOR THE PURPOSE OF STORM DRAIN FACILITIES AND ALL APPURTENANT WORKS RECORDED NOVEMBER 15, 2011 AS INSTRUMENT NO. 2011-0508267 OF OFFICIAL RECORDS

(24) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT FOR THE PURPOSE OF A PIPELINE OR PIPELINES AND OTHER FACILITIES, RECORDED NOVEMBER 2, 2015 AS INSTRUMENT NO. 2015-0481001 OF OFFICIAL RECORDS

25 INTENTIONALLY DELETED.

(26) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EASTERN MUNICIPAL WATER DISTRICT, A MUNICIPAL WATER DISTRICT FOR THE PURPOSE OF A WATER WELL AND PUMPING STATION AND ALL SUPPORTING FACILITIES, RECORDED NOVEMBER 2, 2015 AS INSTRUMENT NO. 2015-0481004 OF OFFICIAL RECORDS

27 AN ABSTRACT OF JUDGMENT FOR THE AMOUNT SHOWN BELOW AND ANY OTHER AMOUNTS DUE: AMOUNT: $789,286.64, DEBTOR: SUNNYMEAD MUTUAL WATER COMPANY, A CALIFORNIA CORPORATION, CREDITOR: FHC, INC. DATE ENTERED: SEPTEMBER 22, 2009, COUNTY: RIVERSIDE, COURT: SUPERIOR, CASE NO.: RIC444655, RECORDING DATE: MARCH 9, 2010 AS INSTRUMENT NO. 2010-0105429 OF OFFICIAL RECORDS

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: PARTIAL RELEASE OF ABSTRACT OF JUDGMENT RECORDED NOVEMBER 2, 2015 AS INSTRUMENT NO. 2015-0480999 OF OFFICIAL RECORDS

28 INTENTIONALLY DELETED.

29 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.

THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.

THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

30 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

31 ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.

32 MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.

33 A NOTICE ENTITLED: NOTICE OF ACCEPTANCE FOR: A PUBLIC WORK OF IMPROVEMENT WAS ACCEPTED AND COMPLETED ON THE DATE THIS NOTICE OF ACCEPTANCE WAS EXECUTED: SPECIFICATION NO. 1273W, WELLS 43 & 44 DEMOLITION AND ABANDONMENT; S.A. #41, C.O. #469009, EXECUTED BY: EASTERN MUNICIPAL WATER DISTRICT, RECORDED APRIL 21, 2016, RECORDING NO: 2016-0158845 OF OFFICIAL RECORDS, AFFECTS: APN 481-020-030 AND 481-020-034

34 INTENTIONALLY DELETED

35 DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, NCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY IN BOOK 146 PAGE 66 OF RECORD OF SURVEYS, RECORDED JUNE 21, 2016 AS NO: 2016-0253609 OF OFFICIAL RECORDS

ENGINEER'S CERTIFICATION OF COMPLETION SURVEY

TO COMMONWEALTH LAND TITLE COMPANY, MPJR, INC. AND SCNDSC, LLC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B1), 8, 9, 11, 13, 14, 15, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2016.

JANUARY 19, 2017

DOUGLAS L. GOODMAN — DATE
REGISTRATION NO.28500 EXP.3/31/2018

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 OF SUNNYMEAD ORCHARD FARMS TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 12 AND 13 OF MAPS, RIVERSIDE COUNTY RECORDS.

TOGETHER WITH THE SOUTHERLY 10 FEET OF IRONWOOD AVENUE, AS VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, DATED JUNE 4, 1928 ON FILE IN SUPERVISOR'S MINUTE BOOK 20, PAGE 398, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 7, 1928 IN BOOK 768, PAGE 387 OF DEEDS.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN THE DEED TO THE COUNTY OF RIVERSIDE, RECORDED JULY 19, 1966 AS INSTRUMENT NO. 73738 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 1 AS CONVEYED TO EASTERN MUNICIPAL WATER DISTRICT, A PUBLIC AGENCY, AS CONTAINED IN DEED RECORDED NOVEMBER 2, 2015 AS INSTRUMENT NO. 2015-0481000 OF OFFICIAL RECORDS OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:
PORTION OF 481-020-025 (OLD)
481-020-038 (NEW)
481-020-013-9
481-020-029-4
481-020-030-4
481-020-034-8
481-020-035-9

OWNERSHIP

SUNNYMEAD MUTUAL WATER COMPANY, A CALIFORNIA CORPORATION

SURVEYOR'S NOTES:

REFERENCE DOCUMENT:

REFERENCE IS HEREBY MADE TO PRELIMINARY REPORT (V5) TITLE ORDER NO.: 09190719 DATED DECEMBER 28, 2016 BY COMMONWEALTH LAND TITLE COMPANY, AND ANY AMENDMENT, SUPPLEMENTS AND UPDATES THERETO WHEN PROVIDED PRIOR TO THE DATE OF SIGNATURE OR REVISION OF THIS SURVEY.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS > OF IRONWOOD AVENUE AS N89^58'51"E
PER RECORD OF SURVEY IN BOOK 146 PAGE 66 OF RECORD OF SURVEYS

BENCH MARK:
RIVERSIDE COUNTY BENCH MARK M-58
ON THE WESTERLY SIDE OF HEACOCK ST, 325' NORTHERLY FROM THE INTERSECTION OF HEACOCK ST AND SUNNYMEAD BLVD; 255' SOUTHERLY FROM THE EASTBOUND OFF RAMP OF U.S. HIGHWAY 60; 2' EASTERLY OF A 3.5'x5.5' CONCRETE WALLED GTE UNDERGROUND CABLE BOX; 2.5' WESTERLY OF THE FACE OF CURB; 3' SOUTHERLY OF A WATER METER. SET A 10" DIAMETER CONCRETE POST WITH AN ALUMINUM DISK (2.5" DIAMETER) STAMPED M-58 RESET 1985 AND RIVERSIDE COUNTY BENCHMARK.

TOPOGRAPHY:

AERIAL TOPOGRAPHIC MAPPING BASED ON FLIGHT ON DECEMBER 14, 2016

NOTES:

1. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED FOR A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
2. THERE IS NO OBSERVABLE EVIDENCE OF WETLANDS OR BODIES OF WATER ON THESE PARCELS.
3. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THESE PARCELS.

FLOOD ZONE

THIS PARCEL LIES WITHIN FLOOD ZONE 'X' PER FEMA PANEL NO. 753 OF 3805, MAP NO. 06065C0753G DATED AUGUST 28, 2008 AND UPDATED PER LETTER OF MAP REVISION DETERMINATION DOCUMENT EFFECTIVE FEBRUARY 15, 2013 CASE NO. 12-09-0582P

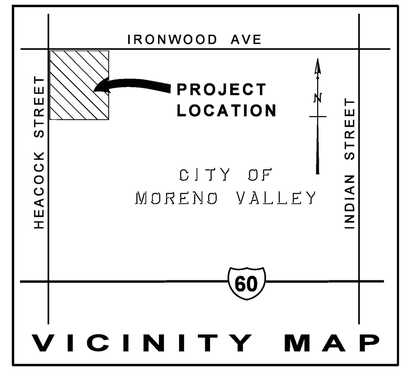
ZONING

GENERAL PLAN DESIGNATION: SPECIFIC PLAN 205

ZONING: SP 205 THE FESTIVAL AT MORENO VALLEY RETAIL COMMERCIAL (RC)

PARCEL AREAS

461,391 SF = 10.592 ACRES



VICINITY MAP

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER — DOUGLAS L. GOODMAN — No. 28500 — CIVIL — DATE 3-31-18 — STATE OF CALIFORNIA

Goodman & ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CA 92324
(909) 824-2775

DOUGLAS L. GOODMAN
RCE 28500, 3-31-2018

JAN 19, 2017
DATE

IN THE CITY OF MORENO VALLEY

ALTA/ACSM LAND TITLE SURVEY

MPJR, INC. & SCNDSC, LLC

SE CORNER OF IRONWOOD AVENUE AND HEACOCK STREET

SCALE: AS SHOWN
DATE: JAN 19, 2017
DRAWING NO.: 1/2

NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF IRONWOOD AVENUE AS N89°58'51"E PER RECORD OF SURVEY IN BOOK 146 PAGE 66 OF RECORD OF SURVEYS.
2. ● INDICATES FOUND MONUMENT AS NOTED
3. ALL DATA SHOWN IS PER RECORD OF SURVEY IN BOOK 146 PAGE 66 OF RECORD OF SURVEYS.

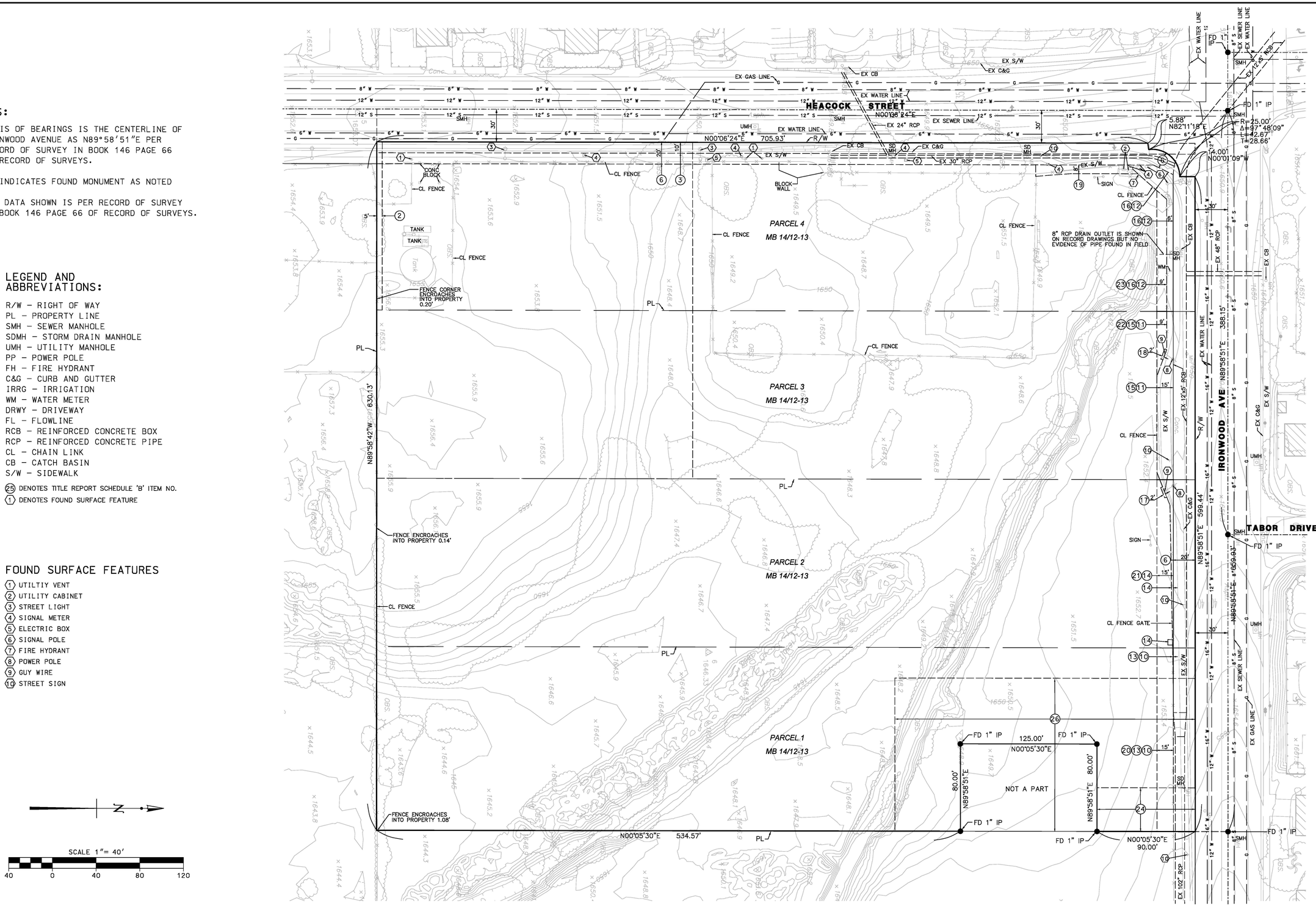
LEGEND AND ABBREVIATIONS:

R/W – RIGHT OF WAY
PL – PROPERTY LINE
SMH – SEWER MANHOLE
SDMH – STORM DRAIN MANHOLE
UMH – UTILITY MANHOLE
PP – POWER POLE
FH – FIRE HYDRANT
C&G – CURB AND GUTTER
IRRG – IRRIGATION
WM – WATER METER
DRWY – DRIVEWAY
FL – FLOWLINE
RCB – REINFORCED CONCRETE BOX
RCP – REINFORCED CONCRETE PIPE
CL – CHAIN LINK
CB – CATCH BASIN
S/W – SIDEWALK

(25) DENOTES TITLE REPORT SCHEDULE 'B' ITEM NO.
(1) DENOTES FOUND SURFACE FEATURE

FOUND SURFACE FEATURES

(1) UTILTIY VENT
(2) UTILITY CABINET
(3) STREET LIGHT
(4) SIGNAL METER
(5) ELECTRIC BOX
(6) SIGNAL POLE
(7) FIRE HYDRANT
(8) POWER POLE
(9) GUY WIRE
(10) STREET SIGN



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER DOUGLAS L. GOODMAN No. 28500 CIVIL Date 3-31-18 STATE OF CALIFORNIA

Goodman & ASSOCIATES
2079 SKY VIEW DRIVE
COLTON, CA 92324
(909) 824-2775

DOUGLAS L. GOODMAN
RCE 28500, 3-31-2018

JAN 19, 2017
DATE

IN THE CITY OF MORENO VALLEY

ALTA/ACSM LAND TITLE SURVEY

MPJR, INC. & SCNDSC, LLC

SE CORNER OF IRONWOOD AVENUE AND HEACOCK STREET

SCALE: AS SHOWN
DATE: JAN 19, 2017
DRAWING NO.: 2/2

SEARCH RESULTS

0 Results

Name: Sunnymead Mutual Water Company Street: Heacock City: Moreno Valley Zip: 92557

Clear all Filters

There are no facilities that match your search criteria. If you think this result is incorrect, call the number below.

City of Moreno Valley
Zoning

Zoning

- Commercial
- Center Mixed Use
- Downtown Center
- Corridor Mixed Use
- Industrial/Business Park
- Public Facilities
- Highway Office/Commercial
- Office
- Business Flex
- Large Lot Residential
- Residential Agriculture 2 DU/AC
- Residential 2 DU/AC
- Suburban Residential
- Multi-Family
- Open Space/Park

General Land Use Legend Sample

Labels indicate zoning classifications.

VOR — Office

Color shows general land use groupings.

Box Springs Mountain Reserve Park

San Jacinto Wildlife Area

Lake Perris State Recreation Area

Lake Perris

PENDING LITIGATION ADVISORY

On July 15, 2021, The Sierra Club filed a Petition for Writ of Mandate challenging the City's adoption of its General Plan update – including the changes to the Zoning Ordinance in Ordinance No. 981 – for alleged violations of the California Environmental Quality Act. (Sierra Club v. The City of Moreno Valley, Riverside Superior Court Case No. CVRI2103300.) The ongoing litigation could potentially result in the invalidation of the City's General Plan and reversion to prior zoning laws. Any applications for entitlements which rely on changes in the Zoning Ordinance under Ordinance 981, adopted on August 3, 2021, are at the applicants' own risk. To review a copy of the Sierra Club petition, please follow this link: **https://moval.gov/city_hall/general-plan2040/Environmental/Petition-Complaint.pdf**

N

0.5 0.25 0 0.5 1 Miles

Revision Date: 8/1/2022

The information shown on this map was compiled from the Riverside County GIS and the City of Moreno Valley GIS. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Riverside County and City of Moreno Valley will not be held responsible for any claims, losses or damages resulting from the use of this map.

File: G:\Divisions\Planning\2022\MXD\Zoning_0822B.mxd

ISA Area

Mixed Use District
- MUI
- MUN

Residential Buffer

PAKO (Primary Animal Keeping Overlay)

City Boundary

Floating Zone*
- DC - PUD (Planned Unit Development)
- DC - PPL (Parks and Plazas)

*The Floating DC-PUD and DC-PPL symbol represents a "floating" designation and is only intended to indicate a general area within which a PUD or PPL should be located (see M.C. 9.07.010.B.3).

MORENO VALLEY
WHERE DREAMS SOAR

APPENDIX C
EMWD Will-Serve Letter

August 2, 2023

LCG 10MV, LLC
Attn: Ryan Martin
11759 San Vicente, Suite 100
Los Angeles, CA 90049

Subject: SAN 53 – WS20230000880 - APN: 481-020-013, 481-020-029, 481-020-030, 481-020-034, 481-020-035, 481-020-038

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please give me a call at: (951) 928-3777, extension 4810.

Sincerely,

Brenda Dumas
Executive Assistant
Development Services Department
Eastern Municipal Water District

BD/bd

Board of Directors
Philip E. Paule, *President* Stephen J. Corona, *Vice President* Jeff Armstrong Randy A. Record David J. Slawson

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