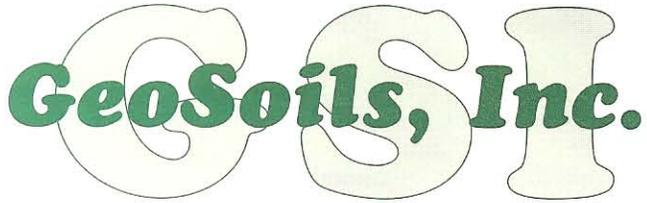


**PHASE I ENVIRONMENTAL SITE ASSESSMENT
VALENCIA ESTATES, SOUTH END OF MALAGA STREET
CORONA, RIVERSIDE COUNTY, CALIFORNIA 92882**

FOR

**MR. MANUEL VALENCIA
1253 ENTERPRISE ROAD
CORONA, CALIFORNIA 92882**

W.O. E5166-SC MAY 15, 2006



Geotechnical • Coastal • Geologic • Environmental

26590 Madison Avenue • Murrieta, California 92562 • (951) 677-9651 • FAX (951) 677-9301

May 15, 2006

W.O. E5166-SC

Mr. Manuel Valencia
1253 Enterprise Road
Corona, California 92882

Subject: Phase I Environmental Site Assessment, Valencia Estates, South End of Malaga Street, Corona, Riverside County, California 92882

Dear Mr. Valencia:

GeoSoils, Inc. (GSI) is pleased to present the results of our Phase I Environmental Site Assessment completed on the subject property. This study was conducted for the purpose of assessing the potential for the presence, to the extent practical, of hazardous materials/waste and/or petroleum contamination associated with the subject site.

This Phase I Environmental Site Assessment was conducted in general conformance with the scope and limitations of ASTM Practice E 1527-05. This practice is intended, by the ASTM Committee E 50, to be a general guideline standard and used on a voluntary basis. Any major exceptions to, or deletions from, this practice are described in the relevant sections of this report.

SUMMARY

Based upon the information obtained during the course of this investigation, GSI presents the following summary of findings and conclusions:

- Based upon our review of historic land use utilizing readily available historical maps and photographs, and our recent site reconnaissance, portions of the subject site appear to have been utilized for agricultural purposes (i.e., orchards) from at least 1938 until the present. During this period, "restricted" (i.e., permitted) agricultural chemicals may have been utilized on commercial crops, as was throughout California. In the 1938 photograph, portions of the site were generally vacant and undeveloped (appeared native).
- Based upon the historical use of the subject property for agricultural purposes, there is a potential for historically restricted agricultural chemicals (i.e., pesticides and/or herbicides) to have been applied onsite. As is typical throughout California,

this use may have resulted in detectable concentrations of chemical residues to remain within near-surface earth materials. It is likely that significantly high residue concentrations would not be detected unless agricultural chemicals were stored onsite or were accidentally spilled, improperly applied, or illegally disposed of onsite. Although a majority of currently banned (i.e., restricted) pesticides have not been used for at least 20 years, there remains a potential for historical operations to have utilized restricted agricultural chemicals onsite. This application may have resulted in some persistent chemical residues to remain on the subject property. Under normal conditions, most restricted pesticides/herbicides currently used in California readily degrade, and are not overly persistent in nature. There are, however, certain restricted (and currently banned) agricultural chemicals that were commonly used over 20 years ago throughout California that are known to be a persistent substance in nature.

- Based upon our recent site reconnaissance on May 2, 2006, the property is generally utilized as an avocado and citrus orchard. There is an irrigation system located in the southeast corner of the property near Malaga Street. Black PVC above ground piping is scattered throughout portions of the property utilized for orchard. Approximately 40 percent of the property is used for an orchard. Corrugated metal, barbed wire, metal and PVC piping as well a large concrete piles, piles of gravel, wooden pallets, a mobile dumpster, a port-a-potty, a pile of fertilizer "Hybrid Prill 15 15 15" are scattered throughout the site. Many soil failures in the steep upper roads have occurred and mitigation utilizing pipe, corrugated metal and berming of soil have been utilized to maintain the roads. No smudge pots nor smokers were observed, however, their presence onsite cannot be precluded. Discussions with Mr. Valencia indicated there are no wells onsite. There is one residence onsite. The debris materials discussed above did not appear to be hazardous and there was no significant visible surficial staining on the property; however, the trash/debris and piles were not disturbed. There does not appear to be significant surficial evidence of onsite hazardous materials/waste and/or petroleum contamination. There was no evidence of underground storage tanks observed, and there were no above ground storage tanks observed on the subject property.
- Groundwater was encountered in our previous subsurface investigation (GSI, 1995a) at depths between 15 and 52 feet below existing ground surface, however, our review indicates that the depth to the regional groundwater table is on the order of ± 600 feet (DWR, 1960). "Perched" groundwater, where relatively impermeable fill and/or sediments underlie relatively permeable fill and/or sediments filled with water, may be encountered at shallower depths onsite, especially during the rainy season. Based upon topography, the regional groundwater gradient is estimated toward the northeast.
- There are no adverse uses observed on the properties surrounding the subject property that appear to be contributing significant hazardous waste/materials and/or

petroleum contamination to the subject property, provided lawful procedures for petroleum products and restricted agricultural chemical use and storage are followed.

- Based upon review of our agency database records search (Appendix C), there are no listings of permitted above ground and/or underground tanks on the subject property, nor in the vicinity. There are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste on the site nor in the vicinity. There is one mapped risk site and one unmapped risk site due to insufficient information. Both sites are reported as state school sites and no further action is required. Based upon the depth to groundwater, and status, it is GSI's opinion that these risk sites present a low potential to environmentally affect the subject property.
- A portion of the subject site is mapped with a branch of the Elsinore Alquist-Priolo Earthquake Fault Zone. The northeasterly portion of the site was previously investigated by GSI (1995a and 1995b) and others (Appendix A), and these data interpretations are incorporated into this investigation. Fault zone setback limits associated with the Elsinore (Main Street) fault are shown on Plate 1; however, GSI does not know if these limits have been reviewed and re-approved by the governing agency in light of the currently proposed development. The established setbacks are for structures proposed for human occupancy, associated with the Elsinore fault, along the northeastern margin of the site. Based on the data reviewed, it appears no active faults are located onsite.
- Other than the above, this assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Based on the scope of work completed, GSI concludes that the potential for onsite hazardous concentrations of materials/waste and/or petroleum contamination is low; however, the uncertainty of potential environmental concerns cannot be totally eliminated. At this time, no further actions are recommended from an environmental standpoint, other than the following:

- At this time, there appears to be no clear state or county authority which require sampling and testing of earth materials for agricultural chemical residues as part of the due diligence process associated with real estate transactions; however, there is clear authority at the state level to regulate the remediation of soil containing "restricted" agricultural chemical residues from the legal application to crops. Local and state regulatory agencies suggest (at this time) to investigate this issue as it applies when a land use change occurs. It is unknown if (or when) this recommendation will be considered a requirement by local, state, or federal regulatory agencies. This should be considered during project feasibility planning. Accordingly, based upon our experience, a limited agricultural chemical residue survey may be warranted on the property, to preliminarily evaluate the potential presence of restricted agricultural residues on the site.

- Owing to the site's historic agricultural use, it is possible that buried/concealed/hidden tanks and agricultural by-products, both below and above ground may have existed or exist, as well as smudge pots/smokers and may not have been apparent at the time of our site visit. Accordingly, this should be considered during project feasibility planning and construction.
- All trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements (especially in the location of the possible former above ground storage tank) should be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.
- Based upon the age of the structure, septic systems may exist. Although not considered a hazardous waste, any buried septic systems should be properly removed or abandoned following health department guidelines.
- Based upon the potential for older structures to contain lead-based paint and asbestos containing materials, GSI recommends that an asbestos and lead survey should be performed by a licensed asbestos and lead contractor prior to any demolition, removal and disposal.
- Additional fault investigations may be required by the governing agency, in light of the currently proposed
- Based upon the information collected by GSI during this environmental site assessment, further studies or action, other than the above, are not proposed from an environmental viewpoint, at this time.

GSI declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed all the appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

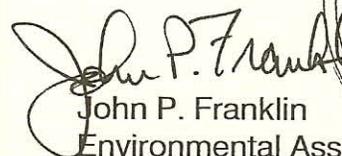
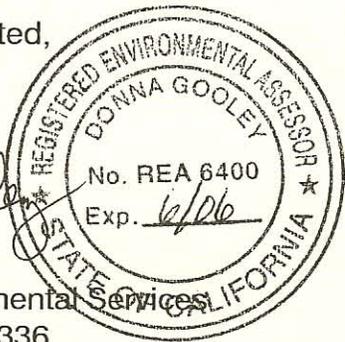
If you have any questions pertaining to this report or any other matter, please do not hesitate to contact the undersigned at (951) 677-9651. We appreciate the opportunity to be of service to you.

Respectfully submitted,

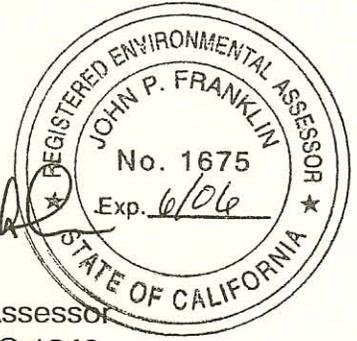
GeoSoils, Inc.



Donna Gooley
Director of Environmental Services
REA-1 6400, CEG 2336



John P. Franklin
Environmental Assessor
REA-1 1675, CEG 1340



DG/JPF/jk

Distribution: (4) Addressee

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
VALENCIA AVENUE, SOUTH END OF MALAGA STREET
CORONA, RIVERSIDE COUNTY, CALIFORNIA 92882**

INTRODUCTION

Purpose and Scope

In accordance with our proposal and Client's authorization, GeoSoils, Inc. (GSI) has completed this Phase I Environmental Site Assessment (ESA) report covering the subject site, the location of which is illustrated in Figure 1. The subject property is described as:

**APNs 114-040-019 and -020, and 275-100-003 and -004
Corona, Riverside County, California 92882**

This ESA was prepared for the purpose of assessing, to the extent practical, the potential for *recognized environmental conditions* from past or present uses at the subject property. A *recognized environmental condition* is defined by ASTM Standard E 1527-00 as:

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 includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include "de minimis" conditions that generally do not present a threat to human 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.

This ESA was prepared for the purpose of assessing the potential for hazardous materials/waste and/or petroleum contamination from past or present uses at the subject property.

The scope of work included:

1. A review of the subject property's geologic and hydrogeologic setting (Appendix A);
2. A reconnaissance of the subject property and surrounding areas to visually assess and document (Appendix B) current utilization for indications of potential surface contamination;
3. A review of historical aerial photographs to assess the subject property's historical land utilization and for indications of potential contamination or sources of contamination;

4. A review of government databases and interviews with appropriate government agencies concerning available pertinent environmental information for the subject property (Appendix C); and,
5. Preparation of this report which relates the findings of these studies and presents GSI's conclusions and recommendations.

Limitations and Exceptions

This study does not include any of the following:

- Subsurface or geotechnical evaluation (including subsidence) of the subject property;
- Soil or water sampling and analyses;
- Evaluation of identification of wetlands, habitat or biological concerns;
- Consideration of possible future contamination of the subject property from adjacent or surrounding facilities or properties; and,
- Asbestos, radon gas, lead paint, mold, methane, electromagnetic, or biologic evaluation(s).

Special Terms and Conditions

This report is intended for the use of the Client (Mr. Manuel Valencia). The contents should not be relied upon by any party other than the aforementioned without the express written consent of GSI.

This report does not consider possible future contamination of the subject property from adjacent or surrounding facilities or properties. All judgements concerning adjoining properties apply only to conditions observed during the time of the on-site reconnaissance.

SITE DESCRIPTION AND RECONNAISSANCE OBSERVATIONS

Site/Project Description

The project site under review consists of a hilly, irregular-shaped property, located on the south side of Shepard Crest Drive, near Malaga Street on the flanks of the Santa Ana Mountains foothills (Cleveland National Forest) in Corona, Riverside County (see Figure 1, Site Location Map). The elevation onsite ranges from approximately 1,330 feet Mean Sea Level (MSL) to about 1,440 feet MSL. Surface drainage (sheetflow) generally follows topography to the northeast.

Proposed Development

It is our understanding that the proposed development would consist of residential structures with roadways and underground utility improvements, with a portion of the orchard left onsite.

Observational Reconnaissance

Onsite Reconnaissance

On May 2, 2006, a GSI representative visited the subject site to assess current site utilization and observe for signs of possible surface contamination. Features observed during the site reconnaissance visit are described below. Photographs of the subject property are presented in Appendix B.

A portion of the property is currently utilized as an orchard and the rest is vacant and undeveloped. Based upon our recent site reconnaissance on May 2, 2006, the property is generally utilized as an avocado and citrus orchard. There is an irrigation system located in the southeast corner of the property near Malaga Street. Black PVC above-ground piping is scattered throughout portions of the property utilized for orchard. Approximately 40 percent of the property is used for orchard. Corrugated metal, barbed wire, metal and PVC piping, as well as large concrete piles, piles of gravel, wooden pallets, a mobile dumpster, a port-a-potty, a pile of fertilizer "Hybrid Prill 15 15 15" are scattered throughout the site. Many soil failures in the steep upper roads have occurred and mitigation utilizing pipe, corrugated metal and berming of soil have been utilized to maintain the roads. Discussions with Mr. Valencia indicated there are no wells onsite. There is one residence onsite (see Plate 1). These materials did not appear to be hazardous and there was no significant visible surficial staining on the property; however, the trash/debris and piles were not disturbed. There does not appear to be significant surficial evidence of onsite hazardous materials/waste and/or petroleum contamination. There was no evidence of underground storage tanks observed, and there were no above ground storage tanks observed on the subject property.

- **Buildings on Property and General Usage** - One residence exists onsite. The majority of the property is utilized for orchard or vacant and undeveloped.
- **Storage Tanks** - There are no signs of underground storage tanks nor above ground storage tanks located on the subject site.
- **Chemical Storage** - There is no known storage of hazardous chemicals on the subject property, other than the fertilizers utilized for the orchard..
- **Potential Sources of Polychlorinated Biphenyls (PCBs)** - No overhead electrical transmission lines are located onsite. Previous conversations with Southern California Edison (SCE) has indicated that the possibility of PCB's leaking from their

transformers is extremely unlikely, and the transformers are now probably filled with mineral oil. SCE has indicated that should the transformers leak, it would be their responsibility to perform cleanup.

- **Utility Structures, Roads, Disposal Systems, Water Wells** - Access to the site is off Malaga Street. Dirt roads traverse the site for access to the orchard. The site will likely be served by municipal storm drain, water, and sewer. Obvious evidence of onsite private sewage disposal systems and water wells were not observed. There is an irrigation system located in the southeast corner of the property.
- **Environmental Releases and Spills** - No surficial soil staining was observed on the subject site. Our review of database files (Appendix C) did not indicate any reported unauthorized releases of hazardous materials on the site nor in the vicinity.
- **Asbestos** - Evaluation of the presence of asbestos onsite is beyond the scope of this current study; however, there is a structure onsite.
- **Lead Paint** - Evaluation of the presence of lead paint on the site is beyond the scope of this current study; however, there are is structure onsite.
- **Radon** - A detailed radon survey was not a part of this ESA; however, the potential for radon gas accumulation is low in southern California. A publication by the American Society of Testing and Materials (ASTM) suggests that the pacific coastal range areas are expected to have a low to moderate radon potential. In addition, a study reported by the Los Angeles Times (Nagda, 1994) and California Environmental Protection Agency (CAL EPA) suggested a very localized geographic radon problem within the state. California school officials found virtually no elevated radon levels in public schools (Nagda, 1994). Because of this, and due to the mild climate in Riverside County and the nature of standard building industry construction techniques in southern California (i.e., vapor barriers under slabs), the potential for radon gas accumulation is not considered a significant environmental threat to the planned development.

In 1990, the State of California (1990) conducted a radon survey in the state. The results of the survey indicate that for the 182 samples obtained in Region 9 which included Riverside County, the arithmetic mean radon levels were 0.6pCi/l. This average total is below the radon action level of 4 pCi/l.

- **Electromagnetic Evaluation** - Overhead distribution and/or transmission lines were not observed onsite. Evaluation of electric and magnetic fields (EMF) onsite is beyond this current scope of work. Based upon a public information booklet by a southern California power company, the magnetic field from transmission lines get weaker with distance. Magnetic fields are reported to vary from 1 to 300 milliGauss (mG) at the edge of the right of way. For comparison purposes, magnetic fields range from 0.1 mG to 8 mG on microwave ovens or televisions at a distance of

39 inches. Although there is some speculation that EMFs represent a risk to human health, medical and scientific research has yet to determine exposure levels related to health risks. In a 1995 article in the San Diego Union-Tribune, it was reported that studies (to date) have been inconclusive as to the possible dangers from EMFs. Additional information is available from Southern California Edison (SCE), the United States Environmental Protection Agency, The National Academy of Sciences, or the American Medical Association.

Border Zone Reconnaissances

Adjacent property use is as follows:

The property to the east and north consist of residential. Property to the west and north is vacant.

No adverse uses were noted on any of the adjoining properties that would contribute significant hazardous waste/material and/or petroleum contamination directly to the subject property, provided lawful procedures of storage, hauling and disposal are followed.

Photographic Record

Representative color photographs have been taken of the various items mentioned in the site reconnaissance observations presented above. These photographs are presented in Appendix B.

LOCAL GEOLOGIC AND HYDROGEOLOGIC SETTING

Geology

As indicated in Gray (1961), the site is located in the Peninsular Ranges geomorphic province, which is characterized by large Mesozoic-age intrusive rocks, mantled by and/or intruding volcanic, metasedimentary, and sedimentary rocks. Lateral displacement and uplift of the region has occurred on a series of major, northwest-trending strike/slip faults, which are related to the San Andreas transform-fault system. Some of these fault zones have remained active to the present time, including the Whittier and Elsinore fault zones.

The Corona-Santa Ana Narrows region is comprised of three major structural blocks: the Santa Ana Mountains block, bounded on the northeast by the Elsinore and Whittier faults; the Puente (Chino) Hills block, bounded on the northeast by the Chino fault and on the southwest by the Elsinore and Whittier faults; and the Perris block, located on the northeast side of the Chino fault. The present land forms of the Santa Ana Mountains and Corona area are a result of late Quaternary faulting and uplift associated with the Elsinore fault zone. The bedrock has been eroded, and the resulting detritus has been deposited

as a series of Quaternary-age alluvial fans. Younger stream alluvium is being deposited in modern drainages incised within the older alluvial fans.

Bedrock in the region has been faulted and fractured by both strike-slip and compressional northwest-trending faults, which are related to the San Andreas transform-fault system. Some of these fault zones have remained active to the present time (Hart and Bryant, 1997) are shown on published maps on the site (Jennings, 1994). A portion of the subject site is mapped with a branch of the Elsinore Alquist-Priolo Earthquake Fault Zone.

Local Geology

The onsite bedrock or formational units are predominantly folded Tertiary to Paleocene sediments and relatively flat-lying conglomerates.

Hydrogeology

The site falls within the Temescal Hydrologic Subarea (HSA 801.25) of the Middle Santa Ana River Hydrologic Area (HA 801.20) of the Santa Ana River Hydrologic Unit (RWQCB, 1995). The Santa Ana River Hydrologic Unit falls within Region 8 (Santa Ana Region) of the State of California Regional Water Quality Control Board Santa Ana Hydrologic Basin Planning Area (SA). Beneficial uses of groundwater in this basin include municipal and domestic supply, agricultural supply, industrial service supply and industrial process supply (RWQCB, 1995).

Groundwater was encountered in our previous subsurface investigation (GSI, 1995a) at depths between 15 and 52 feet below existing ground surface, however, our review indicates that the depth to the regional groundwater table is on the order of ± 600 feet (DWR, 1960). "Perched" groundwater, where relatively impermeable fill and/or sediments underlie relatively permeable fill and/or sediments filled with water may be encountered at shallower depths onsite, especially during the rainy season. Based upon topography, the regional groundwater gradient is estimated toward the northeast (Figure 2).

RESULTS OF SITE HISTORICAL REVIEW

Discussions With Persons Familiar With Site

No person with enough knowledge to shed historic perspective of prior land uses pertaining to the subject property was readily available for discussion.

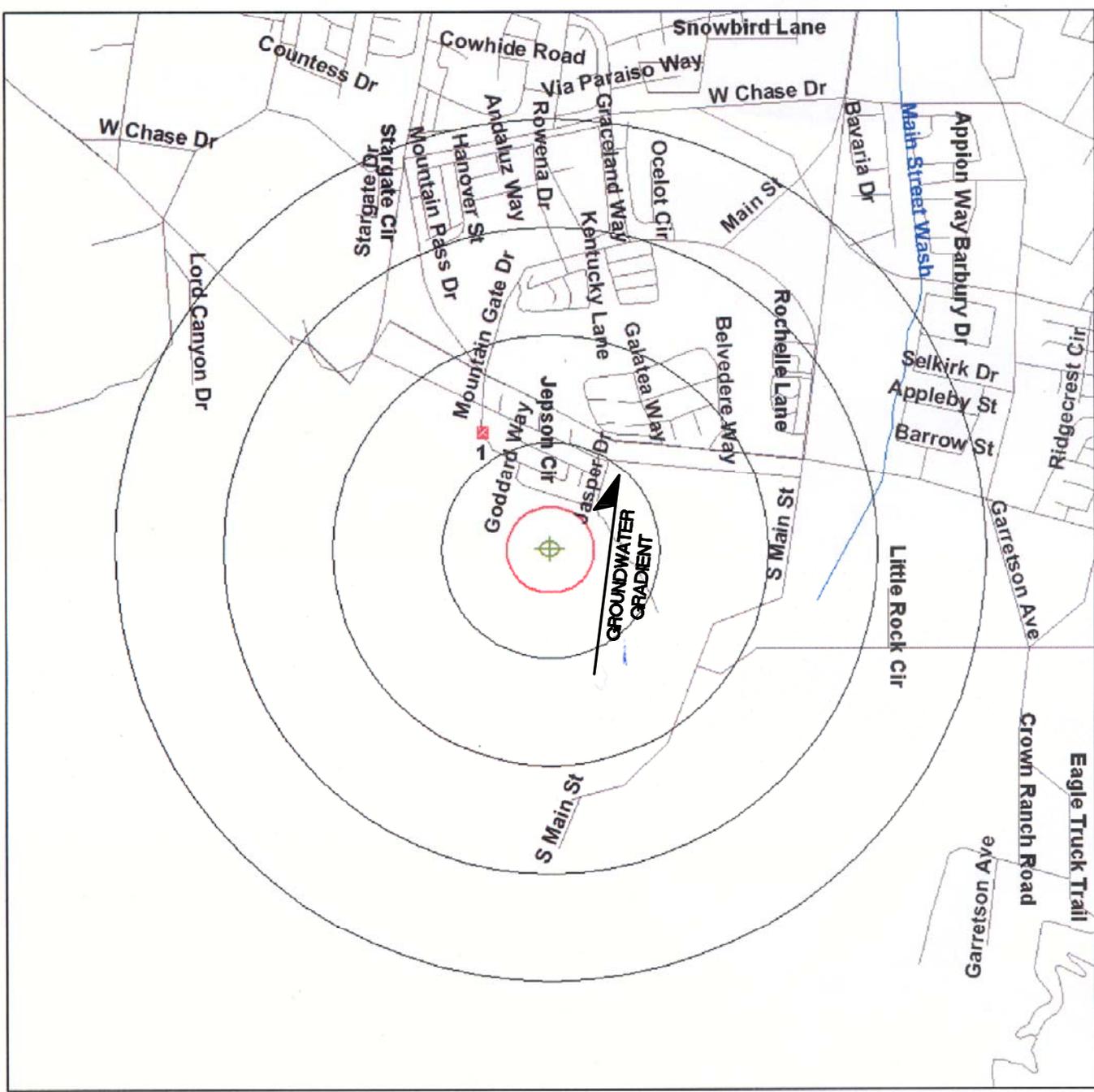


Environmental FirstSearch

1 Mile Radius
Single Map:



VALENCIA ESTATES , CORONA CA 92882



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.831256 Longitude: -117.582601) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste 
 - Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



RIVERSIDE CO.
ORANGE CO.
SAN DIEGO CO.

GROUNDWATER GRADIENT MAP

Figure 2

W.O. E5166-SC DATE 05/06 SCALE None

Summary of Historical Maps and Aerial Photographs Review

Historical aerial photographs were reviewed as a part of this assessment for indications of historical land utilization, and for signs of potential hazardous materials/waste and/or petroleum storage, usage, contamination, or disposal areas. Readily available historical photographs were provided by Track Info Services, LLC, and included the years of 1938, 1954, 1960, 1977, 1980, 1994, and 2002. A summary of our review is provided in Table 1.

The topographic map U.S.G.S. Corona South Quadrangle, dated 1967, revised 1988 indicated a portion of the property was orchards. The majority of the property was native and undeveloped due to steep incline for growing. In our historical photograph and topographic map review, there was no surficial evidence of site improvements noted that represent a significant potential source of petroleum contamination and/or hazardous waste observed immediately adjacent to or within the subject property.

Table 1

Historic Aerial Photograph Review Summary

DATE	PHOTO I.D./SUMMARY	SCALE
1938	Photo AXM-1938: Northern portion of site appears orchard, northern appears vacant and undeveloped. Surrounding area is either orchard or vacant.	1"=1,667'
1954	AXM-1954: Site and vicinity appear similar to 1938 photo.	1"=1,667'
1960	C-23870: Site and vicinity appear similar to 1954 photo.	1"=1,200'
1977	TG-7700: Site and vicinity appear similar to 1960 photo. More orchards to north.	1"=2,000'
1980	AMI-Rlv-80 : Site and vicinity similar to 1977 photograph. A residence exists on property to the north.	1"=3,000'
1994	NAPP2C: Site and vicinity similar to 1980 photo. Dirt roads criss-cross the lower portion (southern) of the site.	1"=3,333'
2002	NAPP3C: Site and vicinity appear similar to 1994 photograph, except there is much residential activity (construction) occurring to the north.	1"=3,333'

Review of Previous Reports

A portion of the subject site is mapped with a branch of the Elsinore Alquist-Priolo Earthquake Fault Zone. The northeasterly portion of the site was previously investigated by GSI (1995a and 1995b) and others (Appendix A), and these data interpretations are incorporated into this investigation. Previously approved fault zone setback limits

associated with the Elsinore (Main Street) fault are shown on Plate 1; however, GSI does not know if these limits have been reviewed and re-approved for the currently proposed development. The established setbacks are for structures proposed for human occupancy, associated with the Elsinore fault, along the northeastern margin of the site. Based on the data reviewed, it appears no active faults are located onsite.

Chain-of-Title

A 50-year chain-of-title search was not requested or provided by the Client.

RESULTS OF GOVERNMENT AGENCY/DOCUMENTS REVIEW

List of Government Agencies and Databases Reviewed

In compliance with ASTM Standard of Practice E-1527, a search of selected federal and state government databases was conducted for GSI, by TrackInfo Services, LLC. Following is a list of the agency databases reviewed for this report. Search distances are per the ASTM standard.

LIST OF DATABASES SEARCHED	
FEDERAL AND STATE ASTM STANDARD	ASTM SUPPLEMENTAL
NPL	PERMITS
CERCLIS	OTHER
NFRAP	
RCRA TSD	
RCRA COR	
RCRA GEN	
ERNS	
STATE SITES	
SPILLS - 1990	
SWL	
REG UST/AST	
LEAKING UST	

*Details and descriptions of these databases can be found in Appendix C.

Results of Government Agency/Document Review

A review of the Government Records Database search report dated May 1, 2006, indicated one mapped and one unmapped risk site within the database search area. The base map for Figure 2 is a graphic depiction of the search. Complete details for the database search may be found in Appendix C.

Based upon review of our agency database records search (Appendix C), there are no listings of permitted above ground and/or underground tanks on the subject property. There are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste on the site. There is one mapped risk site and one unmapped risk site due to insufficient information. Both sites are reported as state school sites and no further action is required. Based upon the depth to groundwater, and status, it is GSI's opinion that these risk sites present a low potential to environmentally affect the subject property.

Solid Waste Landfills (SWLF)

There were no solid waste landfills reported in the radius search.

Oil and Gas Well Activity

No oil or gas wells were observed on the subject property during our site reconnaissance on April 2, 2006. An in-house review of the Munger Map Book for oil and gas fields in California and Alaska (Munger, 2003) indicated there are no oil/gas wells located in the immediate vicinity of the subject property.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Based upon the information obtained during the course of this investigation, GSI presents the following summary of findings and conclusions:

- Based upon our review of historic land use utilizing readily available historical maps and photographs, and our recent site reconnaissance, portions of the subject site appear to have been utilized for agricultural purposes (i.e., orchards) from at least 1938 until the present. During this period, "restricted" (i.e., permitted) agricultural chemicals may have been utilized on commercial crops, as was throughout California. In the 1938 photograph, portions of the site were generally vacant and undeveloped (appeared native).

- Based upon the historical use of the subject property for agricultural purposes, there is a potential for historically restricted agricultural chemicals (i.e., pesticides and/or herbicides) to have been applied onsite. As is typical throughout California, this use may have resulted in detectable concentrations of chemical residues to remain within near-surface earth materials. It is likely that significantly high residue concentrations would not be detected unless agricultural chemicals were stored onsite or were accidentally spilled, improperly applied, or illegally disposed of onsite. Although a majority of currently banned (i.e., restricted) pesticides have not been used for at least 20 years, there remains a potential for historical operations to have utilized restricted agricultural chemicals onsite. This application may have resulted in some persistent chemical residues to remain on the subject property. Under normal conditions, most restricted pesticides/herbicides currently used in California readily degrade, and are not overly persistent in nature. There are, however, certain restricted (and currently banned) agricultural chemicals that were commonly used over 20 years ago throughout California that are known to be a persistent substance in nature.
- Based upon our recent site reconnaissance on May 2, 2006, the property is generally utilized as an avocado and citrus orchard. There is an irrigation system located in the southeast corner of the property near Malaga Street. Black PVC above ground piping is scattered throughout portions of the property utilized for orchard. Approximately 40 percent of the property is used for an orchard. Corrugated metal, barbed wire, metal and PVC piping as well a large concrete piles, piles of gravel, wooden pallets, a mobile dumpster, a port-a-potty, a pile of fertilizer "Hybrid Prill 15 15 15" are scattered throughout the site. Many soil failures in the steep upper roads have occurred and mitigation utilizing pipe, corrugated metal and berming of soil have been utilized to maintain the roads. No smudge pots nor smokers were observed, however, their presence onsite cannot be precluded. Discussions with Mr. Valencia indicated there are no wells onsite. There is one residence onsite. The debris materials discussed above did not appear to be hazardous and there was no significant visible surficial staining on the property; however, the trash/debris and piles were not disturbed. There does not appear to be significant surficial evidence of onsite hazardous materials/waste and/or petroleum contamination. There was no evidence of underground storage tanks observed, and there were no above ground storage tanks observed on the subject property.
- Groundwater was encountered in our previous subsurface investigation (GSI, 1995a) at depths between 15 and 52 feet below existing ground surface, however, our review indicates that the depth to the regional groundwater table is on the order of ± 600 feet (DWR, 1960). "Perched" groundwater, where relatively impermeable fill and/or sediments underlie relatively permeable fill and/or sediments filled with water, may be encountered at shallower depths onsite, especially during the rainy season. Based upon topography, the regional groundwater gradient is estimated toward the northeast.

- There are no adverse uses observed on the properties surrounding the subject property that appear to be contributing significant hazardous waste/materials and/or petroleum contamination to the subject property, provided lawful procedures for petroleum products and restricted agricultural chemical use and storage are followed.
- Based upon review of our agency database records search (Appendix C), there are no listings of permitted above ground and/or underground tanks on the subject property, nor in the vicinity. There are no database listings regarding the handling, storage, use, or disposal of hazardous materials/waste on the site nor in the vicinity. There is one mapped risk site and one unmapped risk site due to insufficient information. Both sites are reported as state school sites and no further action is required. Based upon the depth to groundwater, and status, it is GSI's opinion that these risk sites present a low potential to environmentally affect the subject property.
- A portion of the subject site is mapped with a branch of the Elsinore Alquist-Priolo Earthquake Fault Zone. The northeasterly portion of the site was previously investigated by GSI (1995a and 1995b) and others (Appendix A), and these data interpretations are incorporated into this investigation. Fault zone setback limits associated with the Elsinore (Main Street) fault are shown on Plate 1; however, GSI does not know if these limits have been reviewed and re-approved by the governing agency in light of the currently proposed development. The established setbacks are for structures proposed for human occupancy, associated with the Elsinore fault, along the northeastern margin of the site. Based on the data reviewed, it appears no active faults are located onsite.
- Other than the above, this assessment has revealed no evidence of recognized environmental conditions in connection with the property.

Recommendations

Based on the scope of work completed, GSI concludes that the potential for onsite hazardous concentrations of materials/waste and/or petroleum contamination is low; however, the uncertainty of potential environmental concerns cannot be totally eliminated. At this time, no further actions are recommended from an environmental standpoint, other than the following:

- At this time, there appears to be no clear state or county authority which require sampling and testing of earth materials for agricultural chemical residues as part of the due diligence process associated with real estate transactions; however, there is clear authority at the state level to regulate the remediation of soil containing "restricted" agricultural chemical residues from the legal application to crops. Local and state regulatory agencies suggest (at this time) to investigate this issue as it

applies when a land use change occurs. It is unknown if (or when) this recommendation will be considered a requirement by local, state, or federal regulatory agencies. This should be considered during project feasibility planning. Accordingly, based upon our experience, a limited agricultural chemical residue survey may be warranted on the property, to preliminarily evaluate the potential presence of restricted agricultural residues on the site.

- Owing to the site's historic agricultural use, it is possible that buried/concealed/hidden tanks and agricultural by-products, both below and above ground may have existed or exist, as well as smudge pots/smokers and may not have been apparent at the time of our site visit. Accordingly, this should be considered during project feasibility planning and construction.
- All trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements (especially in the location of the possible former above ground storage tank) should be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.
- Based upon the age of the structure, septic systems may exist. Although not considered a hazardous waste, any buried septic systems should be properly removed or abandoned following health department guidelines.
- Based upon the potential for older structures to contain lead-based paint and asbestos containing materials, GSI recommends that an asbestos and lead survey should be performed by a licensed asbestos and lead contractor prior to any demolition, removal and disposal.
- Additional fault investigations may be required by the governing agency, in light of the currently proposed
- Based upon the information collected by GSI during this environmental site assessment, further studies or action, other than the above, are not proposed from an environmental viewpoint, at this time.

LIMITATIONS

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

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

It is possible that future investigations may reveal additional data or variations of the current data which may require the current conclusions and recommendations to be reevaluated. As a result, GSI makes no warranty, either expressed or implied, as to its findings, opinions, recommendations, specifications, or professional advice except that they were promulgated after being prepared in accordance with generally accepted standards of care and diligence normally practiced by recognized consulting firms performing services of a similar nature.

The information in this report is relevant to the date of the site work and should not be relied on to represent conditions at any later date. Facts, conditions, and acceptable risk factors change with time, accordingly, this report should be viewed within this context.

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

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APPENDIX B

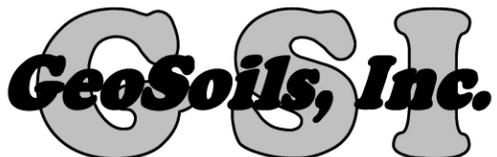
SITE PHOTOGRAPHS



1. Water pump equipment located on northeast portion of property.



2. Equipment yard with gravel, pallets, mobile dumpster, and pile of fertilizer (Hybrid Prill 15 15 15).



SITE PHOTOGRAPHS

Plate B-1

DATE 5/06

W.O. NO. E5166-SC

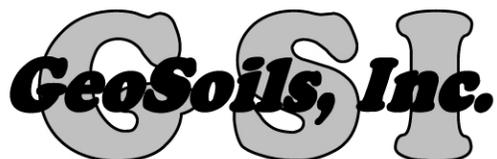
Geotechnical · Geologic · Coastal · Environmental



3. Pile of fertilizer (Hybrid Prill 15 15 15).



4. Pile of corrugated steel and wire and steel pipe for orchard use.



SITE PHOTOGRAPHS

Plate B-2

DATE 5/06

W.O. NO. E5165-SC

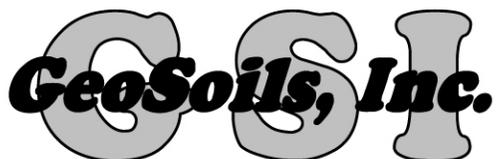
Geotechnical · Geologic · Coastal · Environmental



5. Steel pipes of assorted sizes and corrugated metal for use for the orchard.



6. Corrugated pipe used for erosion along slopes.



SITE PHOTOGRAPHS

Plate B-3

DATE 5/06

W.O. NO. E5166-SC

Geotechnical · Geologic · Coastal · Environmental

APPENDIX C

AGENCY RECORDS SEARCH

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

VALENCIA ESTATES

CORONA CA 92882

Job Number: E5166-SC

PREPARED FOR:

GeoSoils, Inc.

5741 Palmer Way

Carlsbad, CA 92010

05-01-06



Tel: (866) 664-9981

Fax: (818) 249-4227

**Environmental FirstSearch
Search Summary Report**

**Target Site: VALENCIA ESTATES
CORONA CA 92882**

FirstSearch Summary

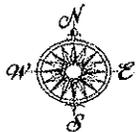
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NPL	Y	01-13-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	02-16-06	0.50	0	0	0	0	-	0	0
RCRA COR	Y	02-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-16-06	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	02-16-06	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	0	0
State Sites	Y	05-04-05	1.00	0	0	0	1	0	1	2
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	03-27-06	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.25	0	0	0	-	-	0	0
Other	Y	09-06-05	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	01-04-06	0.25	0	0	0	-	-	0	0
Leaking UST	Y	03-29-06	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	1	0	1	2

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.



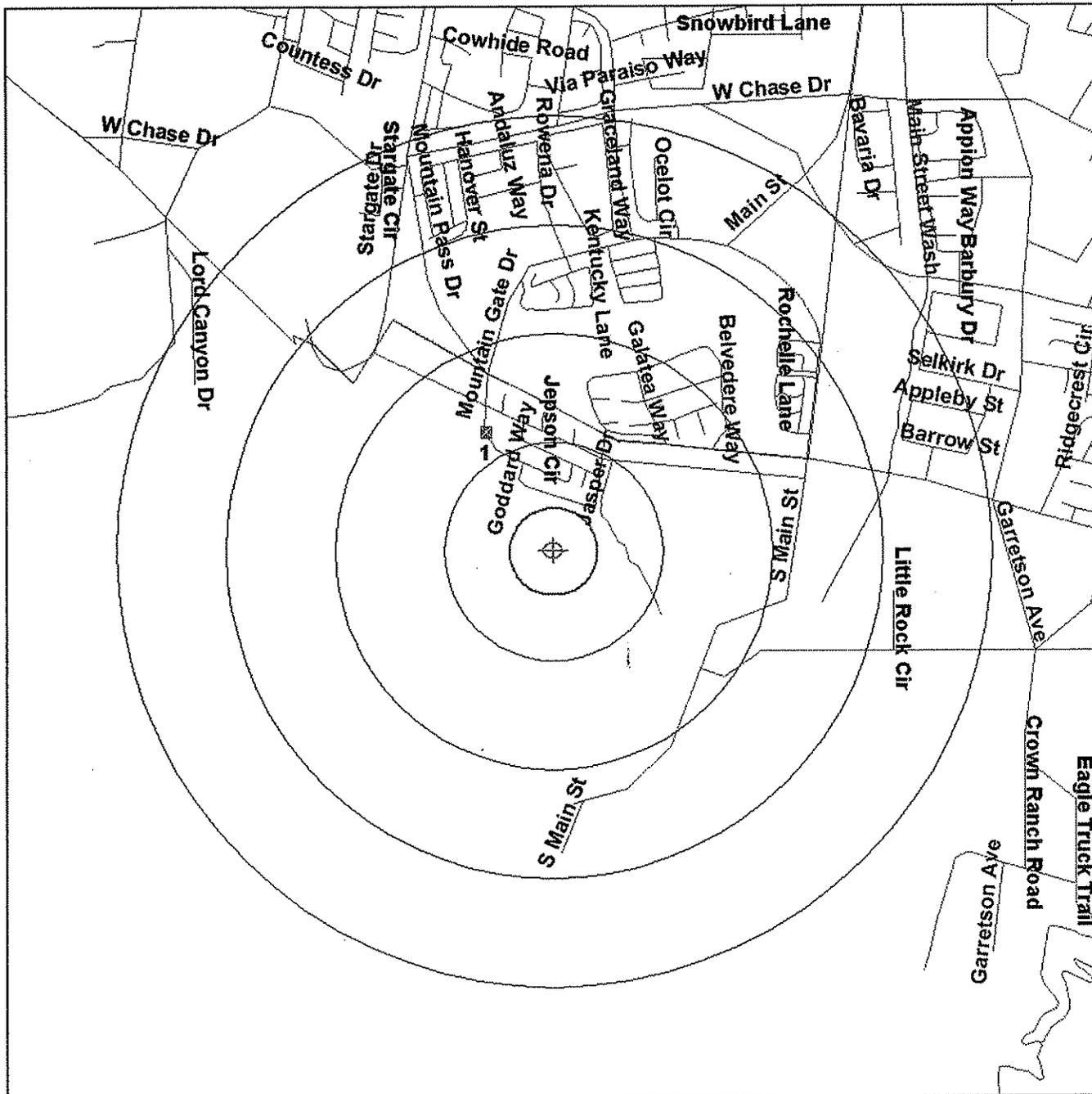
Environmental FirstSearch

1 Mile Radius

Single Map:



VALENCIA ESTATES , CORONA CA 92882



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.831256 Longitude: -117.582601)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



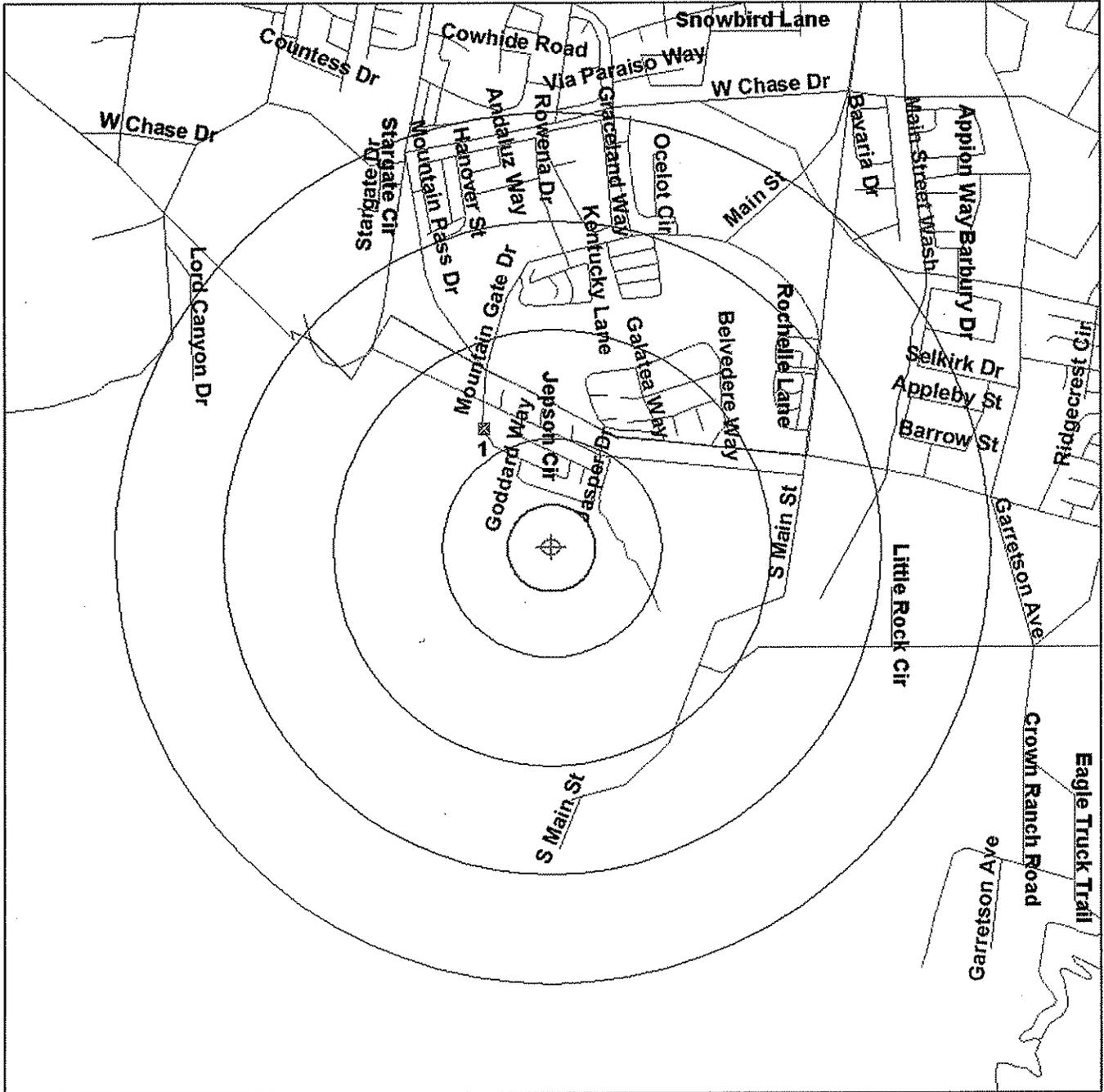
Environmental FirstSearch

1 Mile Radius

ASTM: NPL, RCRACOR, STATE



VALENCIA ESTATES , CORONA CA 92882



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.831256 Longitude: -117.582601)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.5 Mile Radius
ASTM: CERCLIS, RCRATSD, LUST, SWL



VALENCIA ESTATES , CORONA CA 92882



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.831256 Longitude: -117.582601) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

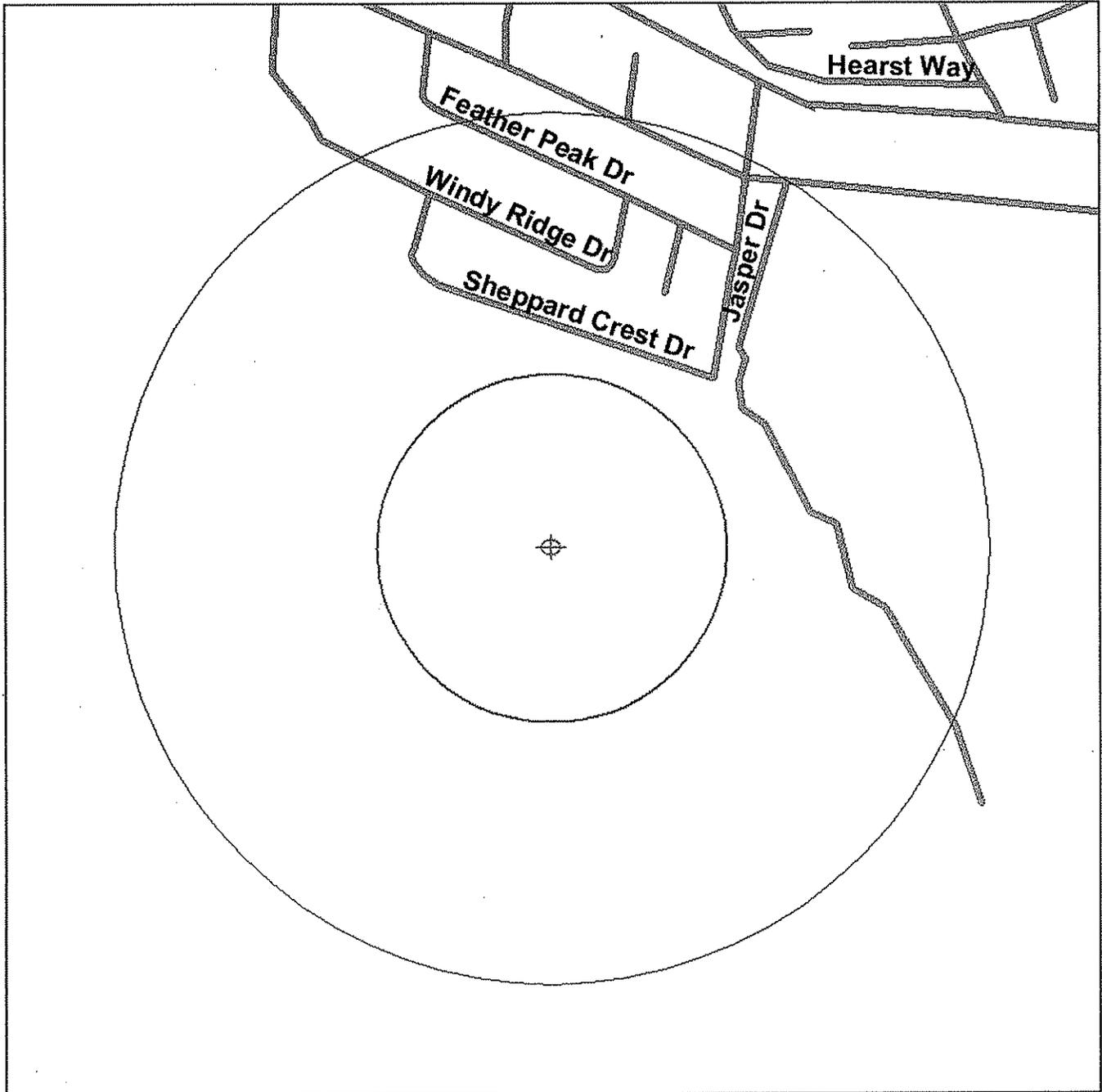


Environmental FirstSearch

.25 Mile Radius
ASTM: RCRAGEN, UST, PERMITS, OTHER



VALENCIA ESTATES , CORONA CA 92882



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.831256 Longitude: -117.582601) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 

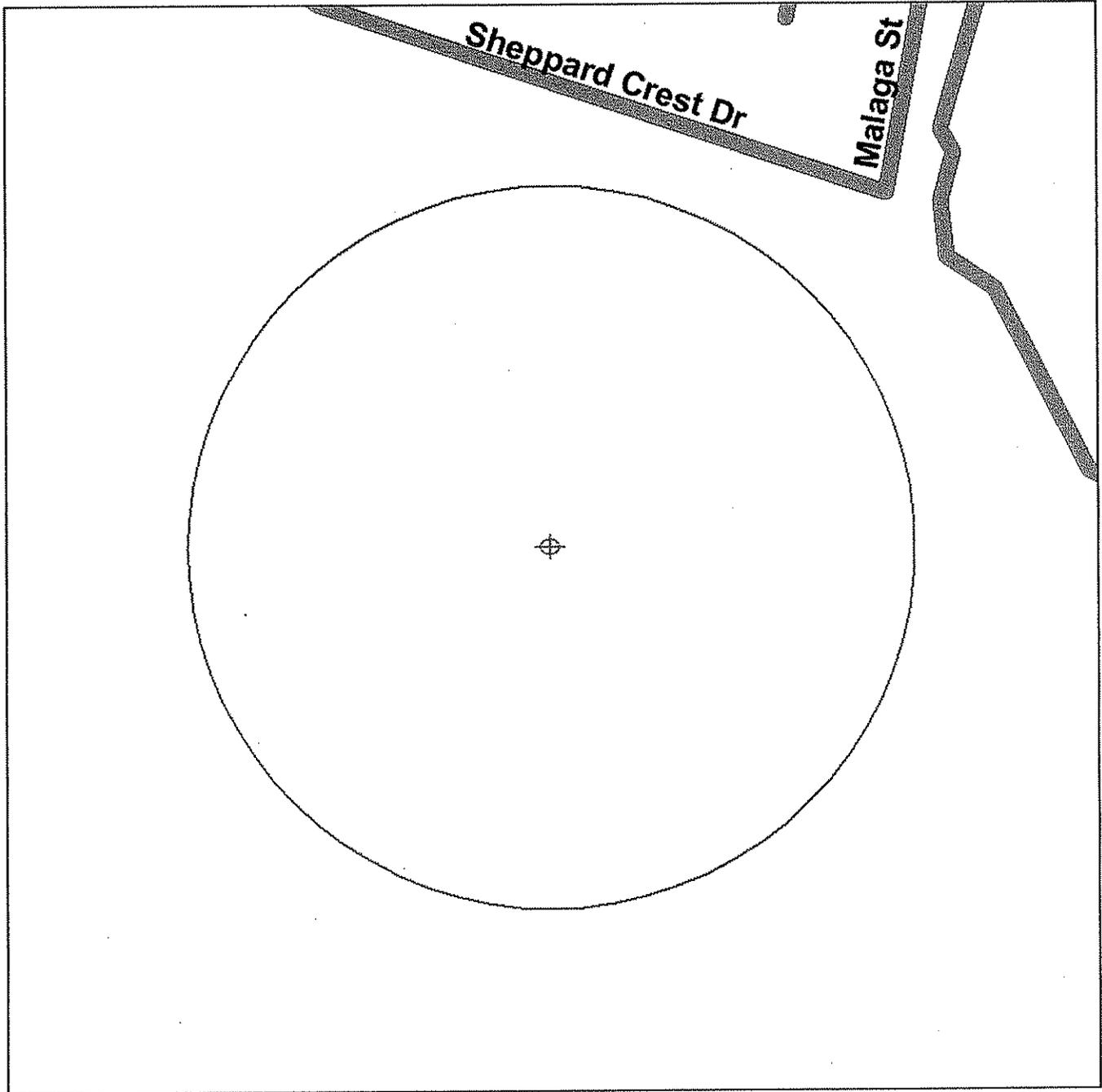
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



Environmental FirstSearch
 .12 Mile Radius
 ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



VALENCIA ESTATES , CORONA CA 92882



Source: U.S. Census TIGER Files

- Target Site (Latitude: 33.831256 Longitude: -117.582601)
 - Identified Site, Multiple Sites, Receptor
 - NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

**Environmental FirstSearch
Site Information Report**

Request Date: 05-01-06
Requestor Name: Donna Gooley
Standard: ASTM

Search Type: COORD
Job Number: E5166-SC
Filtered Report

TARGET ADDRESS: VALENCIA ESTATES
CORONA CA 92882

Demographics

Sites: 2	Non-Geocoded: 1	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.582601	-117:34:57	Easting: 446090.344
Latitude:	33.831256	33:49:53	Northing: 3743404.928
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>Yes</td> <td>05/01/06</td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>Yes</td> <td>05-01-06</td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	Yes	05/01/06	Historical Topos	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	Yes	05-01-06
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	Yes	05/01/06																																	
Historical Topos	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	Yes	05-01-06																																	

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE: VALENCIA ESTATES
CORONA CA 92882

JOB: E5166-SC

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	STATE	EISENHOWER ELEMENTARY SCHOOL SITE CAL33010023/NO FURTHER ACTION FO	3355 MOUNTAIN GATE DRIVE CORONA CA 92882	0.32 NW	1

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: VALENCIA ESTATES
CORONA CA 92882

JOB: E5166-SC

TOTAL: 2 **GEOCODED:** 1 **NON GEOCODED:** 1 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
3	STATE	NEW BUENA VISTA HIGH SCHOOL CAL33010080/VOLUNTARY CLEANUP PR	MAGNOLIA AVENUE/MAIN STREET CORONA CA 92882	NON GC	

Environmental FirstSearch Site Detail Report

TARGET SITE: VALENCIA ESTATES
CORONA CA 92882

JOB: E5166-SC

STATE SITE	
SEARCH ID: 1	DIST/DIR: 0.32 NW
MAP ID: 1	
NAME: EISENHOWER ELEMENTARY SCHOOL SITE	REV: 07/18/05
ADDRESS: 3355 MOUNTAIN GATE DRIVE CORONA CA 92881	ID1: CAL33010023
CONTACT:	ID2:
	STATUS: NO FURTHER ACTION FOR DTSC
	PHONE:
<u>OTHER SITE NAMES (blank below = not reported by agency)</u>	
<i>EISENHOWER ELEMENTARY SCHOOL SITE</i>	
<i>EISENOWER ELEMENTARY SCHOOL SITE</i>	
<i>CORONA-NORCO USD</i>	
<u>GENERAL SITE INFORMATION</u>	
File Name (if different than site name):	<i>EISENOWER ELEMENTARY SCHOOL SITE</i>
Status:	<i>NO FURTHER ACTION FOR DTSC</i>
AWP Site Type:	<i>PROPOSED SCHOOL SITE PROPERTY</i>
NPL Site:	
Fund:	
Status Date:	<i>12262001</i>
Lead:	<i>DEPT OF TOXIC SUBSTANCES CONTROL</i>
Staff:	<i>KSIGLOWI</i>
DTSC Region & RWQCB #:	<i>CYPRESS</i>
Branch:	<i>SCHOOL EVALUATION</i>
RWQCB:	
Site Access:	
Groundwater Contamination:	
Number of Sources Contributing to Contamination at the Site:	<i>0</i>
<u>OTHER AGENCY ID NUMBERS (blank below = not reported by agency)</u>	
ID SOURCE NAME, & VALUE:	<i>CALSTARS CODE 404151-11</i>
<u>BACKGROUND INFORMATION (blank below = not reported by agency)</u>	
<i>The Site consists of approximately 10 acres of vacant land. The surface of the site is covered by large piles of imported fill, and a portion of the site is covered with a gravel driveway. Visible fill materials include soil, broken concrete and construction debris. The gravel driveway extends from the southeast corner of the site toward the northwest and terminates near the center of the site. The Site was formerly used for agricultural purposes (i.e., orchard) from at least 1948 through 1995. A former asphalt-covered street once crossed the Site (same approximate location as gravel driveway). Site is located in an area developed with single-family residences.</i>	
<u>PROJECTED ACTIVITIES (blank below = not reported by agency)</u>	
Activity:	<i>ISE, IORSE, FFA, FFSRA, VCA, EA</i>
Activity Status:	<i>NO FURTHER ACTION FOR DTSC</i>
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	<i>09182000</i>
Yards of Solids Removed:	<i>0</i>
Yards of Solids Treated:	<i>0</i>
Gallons of Liquid Removed:	<i>0</i>
Gallons of Liquid Treated:	<i>0</i>
Activity:	<i>PRELIMINARY ENDANGERMENT ASSESSMENT</i>

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: VALENCIA ESTATES
CORONA CA 92882

JOB: E5166-SC

STATE SITE

SEARCH ID: 2

DIST/DIR: NON GC

MAP ID:

NAME: NEW BUENA VISTA HIGH SCHOOL
ADDRESS: MAGNOLIA AVENUE/MAIN STREET
CORONA CA 92882
RIVERSIDE

REV: 07/18/05
IDI: CAL33010080
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

CONTACT:

OTHER SITE NAMES (blank below = not reported by agency)

NEW BUENA VISTA HIGH SCHOOL

CORONA-NORCO UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): NEW BUENA VISTA HIGH SCHOOL

Status: VOLUNTARY CLEANUP PROGRAM
AWP Site Type: PROPOSED SCHOOL SITE PROPERTY

NPL Site:

Fund:

Status Date: 12052003

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: TDEEK

DTSC Region & RWQCB #: CYPRESS

Branch: SCHOOL EVALUATION

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, & VALUE: CALSTARS CODE 404500-11

BACKGROUND INFORMATION (blank below = not reported by agency)

The approximately 11.3-acre site is currently vacant, surrounded by residential homes, a church, a commercial shopping center, a drainage canal, and an abandoned railroad grade. Five small soil piles, from unknown origin, are located on a portion of the site. The site was historically utilized for agricultural purposes (orchards), indicating potential pesticide application.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: LSE, IORSE, FFA, FFSRA, VCA, EA

Activity Status: VOLUNTARY CLEANUP PROGRAM

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 12052003

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

Activity: PRELIMINARY ENDANGERMENT ASSESSMENT

Activity Status: VOLUNTARY CLEANUP PROGRAM

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 06032004

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: VALENCIA ESTATES
CORONA CA 92882

JOB: E5166-SC

STATE SITE

SEARCH ID: 2

DIST/DIR: NON GC

MAP ID:

NAME: NEW BUENA VISTA HIGH SCHOOL
ADDRESS: MAGNOLIA AVENUE/MAIN STREET
CORONA CA 92882
RIVERSIDE

REV: 07/18/05
ID1: CAL33010080
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

CONTACT:

Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 06032004

: DTSC approved the Preliminary Endangerment Assessment (PEA) and determined neither an actual or potential release of hazardous material, nor the presence of naturally occurring hazardous material indicated at the site pose a threat to human health or the environment under any land use. Therefore, DTSC concurred that no further environmental investigation or cleanup was required at this site, and approved the PEA. DTSC entered into an Environmental Oversight Agreement (Docket Number HSA-A 03/04-065) with the Corona-Norco Unified School District to provide oversight for a Preliminary Endangerment Assessment for the proposed New Buena Vista High School.

Environmental FirstSearch Database Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This 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 a potential NPL site.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA COR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

STATE SITES: *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further

studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. CORTESE LIST- Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list: 1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS). 2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK) 3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750). Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SPILLS-1990: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM- The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field. Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. WMUDS- The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

PERMITS: *CA COUNTY* SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

OTHER: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS- A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST- Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS- A list of sites where unauthorized releases of potentially hazardous materials have occurred.

REG UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING- The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9. CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

LEAKING UST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO

COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

OTHER: *EPA* SECTION SEVEN TRACKING SYSTEM (SSTS) – database of registration and production data for facilities which manufacture pesticides. AEROMETRIC INFORMATION RETRIEVAL SYSTEM (AIRS) – database of detailed information pertaining to sites which submit air emissions reports. Developed under the Clean Air Act, this database also maintains data on compliance status and enforcement actions.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

STATE SITES: CA EPA The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400

Updated quarterly/when available

SPILLS-1990: CA EPA The California State Water Resources Control Board

Updated when available

SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331

The State Water Resources Control Board
Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

PERMITS: CA COUNTY The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211
San Bernardino County Fire Department

Updated quarterly/when available

OTHER: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400
The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806
Orange County Environmental Health Agency
Phone: (714) 834-3536
Riverside County Department of Environmental Health, Hazardous Materials Management Division
Phone:(951) 358-5055
Sacramento County Environmental Management Department

Updated quarterly/when available

REG UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364
CAL EPA Department of Toxic Substances Control
Phone:(916)227-4404
US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA:

- * Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA:

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA:

- * Department of Health and Social Services

EL DORADO COUNTY CUPAS:

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA:

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA:

- * Environmental Health Division

IMPERIAL COUNTY CUPA:

- * Department of Planning and Building

INYO COUNTY CUPA:

- * Environmental Health Department

KERN COUNTY CUPA:

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- * County of Los Angeles Environmental Programs Division

- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division
- SAN LUIS OBISPO COUNTY CUPAS:
- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department
- SAN MATEO COUNTY CUPA:
- * Environmental Health Department
- SANTA BARBARA COUNTY CUPA:
- * County Fire Dept Protective Services Division
- SANTA CLARA COUNTY CUPAS:
- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
- SANTA CRUZ COUNTY CUPA:
- * Environmental Health Department
- SHASTA COUNTY CUPA:
- * Environmental Health Department
- SIERRA COUNTY CUPA:
- * Health Department
- SISKIYOU COUNTY CUPA:
- * Environmental Health Department
- SONOMA COUNTY CUPAS:
- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
- STANISLAUS COUNTY CUPA:
- * Department of Environmental Resources Haz. Mat. Division
- SUTTER COUNTY CUPA:
- * Department of Agriculture
- TEHAMA COUNTY CUPA:
- * Department of Environmental Health
- TRINITY COUNTY CUPA:
- * Department of Health
- TULARE COUNTY CUPA:
- * Environmental Health Department
- TUOLUMNE COUNTY CUPA:
- * Environmental Health
- VENTURA COUNTY CUPAS:
- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura
- YOLO COUNTY CUPA:
- * Environmental Health Department
- YUBA COUNTY CUPA:

Updated quarterly/annually/when available

LEAKING UST: CA SWRCB/COUNTY The California State Water Resources Control Board
 Phone:(916) 227-4416
 San Diego County Department of Environmental Health

Updated quarterly/when available

OTHER: EPA Environmental Protection Agency

Updated quarterly

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: VALENCIA ESTATES
CORONA CA 92882

JOB: E5166-SC

Street Name	Dist/Dir	Street Name	Dist/Dir
Jasper Dr	0.19 NE		
Orange Heights Ln	0.24 NE		
Sherwood Loop	0.24 NE		

