

Appendix G: Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT
MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
MURRIETA CANYON ACADEMY
NEW CLASSROOM BUILDINGS
24150 HAYES AVENUE
MURRIETA, CALIFORNIA 92562

Prepared For:

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT
41870 McAlby Court
Murrieta, California 92562

Project No. 12393.002

January 31, 2020



Leighton Consulting, Inc.

A LEIGHTON GROUP COMPANY



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**Subject: Phase I Environmental Site Assessment
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24150 Hayes Avenue, Murrieta, California 92562**

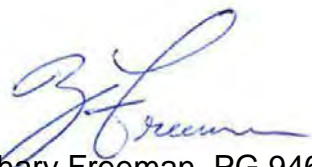
Leighton Consulting, Inc. (Leighton) is pleased to present this Phase I Environmental Site Assessment Report for the proposed Murrieta Canyon Academy New Classroom Buildings, located at 24150 Hayes Avenue, Murrieta, California (subject site). Leighton declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and the ASTM International (ASTM) Standard E1527-13.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

If you have questions regarding this report, please contact us. We appreciate the opportunity to be of service to Murrieta Valley Unified School District.

Respectfully submitted,
LEIGHTON CONSULTING, INC.




Zachary Freeman, PG 9460
(exp June 30, 2021)
Project Geologist

Distribution: (1 PDF) Addressee

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1
1.1 Authorization.....	1
1.2 Purpose.....	1
1.3 Scope of Work.....	2
1.4 Significant Assumptions.....	2
1.5 Limitations and Exceptions.....	2
1.6 Special Terms and Conditions.....	3
1.7 User Reliance.....	3
1.8 Important Information about Geoenvironmental Reports.....	4
2.0 SITE DESCRIPTION	5
2.1 Location and Legal Description.....	5
2.2 Property and Vicinity General Characteristics.....	5
2.3 Current Use of the Subject Property.....	5
2.4 Descriptions of Structures, Roads and Other Improvements on the Property.....	5
2.5 Current Uses of Adjoining Properties.....	6
3.0 USER PROVIDED INFORMATION	7
3.1 Environmental Liens or Activity and Use Limitations.....	7
3.2 Specialized Knowledge.....	7
3.3 Commonly Known or Reasonably Ascertainable Information.....	7
3.4 Valuation Reduction for Environmental Issues.....	7
3.5 Owner, Property Manager, and Occupant Information.....	7
3.6 Reason for Performing Phase I ESA.....	8
3.7 Other.....	8
4.0 RECORDS REVIEW	9
4.1 Physical Setting Source(s).....	9
4.1.1 Topography.....	9
4.1.2 Surface Water.....	9
4.1.3 Geology and Soils.....	9
4.1.4 Hydrogeology.....	10
4.1.5 Oil and Gas Fields.....	10
4.2 Standard Environmental Record Sources.....	10
4.2.1 Subject Property.....	11
4.2.2 Offsite.....	11
4.2.3 Vapor Encroachment.....	13
4.2.4 Regulatory Agency Contacts.....	13
4.2.5 Other Reports.....	15
4.3 Historical Use Information on the Property.....	16
4.3.1 Fire Insurance Maps.....	17
4.3.2 Historical City Directories.....	17

4.3.3	Other Historical Sources	17
4.3.4	Summary of Historical Land Use	18
5.0	SITE RECONNAISSANCE.....	19
5.1	Methodology and Limiting Conditions	19
5.2	General Property Setting	19
5.3	Site Observations	19
5.3.1	Hazardous Substances, Drums, and Other Chemical Containers.....	19
5.3.2	Storage Tanks.....	20
5.3.3	Polychlorinated Biphenyls (PCBs).....	20
5.3.4	Waste Disposal	20
5.3.5	Dumping.....	20
5.3.6	Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps.....	20
5.3.7	Pesticide Use	20
5.3.8	Staining, Discolored Soils, Corrosion	21
5.3.9	Stressed Vegetation.....	21
5.3.10	Unusual Odors	21
5.3.11	Onsite Wells.....	21
5.3.12	Other Observations	21
6.0	INTERVIEWS	22
6.1	Interview with Owner.....	22
6.2	Interview with Site/Property Manager	22
6.3	Interviews with Occupants	22
6.4	Interviews with Local Government Officials	22
6.5	Interviews with Others.....	22
7.0	FINDINGS	23
7.1	Onsite	23
7.2	Offsite	23
7.3	Data Gaps.....	24
8.0	OPINION	25
8.1	Onsite	25
8.2	Offsite	25
9.0	CONCLUSIONS AND RECOMMENDATIONS	26
10.0	DEVIATIONS.....	27
11.0	ADDITIONAL SERVICES	28
12.0	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	29
12.1	Corporate.....	29
12.2	Individual.....	29
12.3	Environmental Professional Statement.....	29

Figures

Figure 1 – Site Location Map

Figure 2 – Site Plan

Appendices

Appendix A – References

Appendix B – Site Reconnaissance Photographs

Appendix C – Client Supplied Documentation

Appendix D – Environmental Radius Report

Appendix E – Regulatory Records Documentation

Appendix F – Historical Research Documentation

Appendix G – GBA Geoenvironmental Report

1.0 INTRODUCTION

1.1 Authorization

Leighton Consulting, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) for the Murrieta Canyon Academy New Classroom Buildings, located at 24150 Hayes Avenue, Assessor Parcel Number (APN) 904-050-047, in the City of Murrieta, Riverside County, California (subject site – Figure 1) in accordance with the authorization of Murrieta Valley Unified School District (client).

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible and pursuant to the processes prescribed in ASTM International (ASTM) E1527-13, recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) and in conformance with the Department of Toxic Substances Control (DTSC) Phase I Environmental Site Assessment Advisory: School Property Evaluators (Revised September 5, 2001) and the California Code of Regulations (CCR) Title 22, Division 4.5, Chapter 51.5 – Phase I Environmental Site Assessment (Schools), in connection with the subject site.

RECs are defined, according to ASTM E1527-13 as *“the presence or likely presence of hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs.”*

HRECs are defined, according to ASTM E1527-13 as *“a past release of hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to required controls.”*

CRECs are defined, according to ASTM E1527-13 as *“a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls”* (ASTM, 2013).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the subject site for evidence of release(s), or potential releases, of hazardous materials and petroleum products;
- Records review (including review of previous environmental reports, selected governmental databases, and historical review);
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton Consulting assumes that the purpose of this Phase I ESA is to provide appropriate inquiry into the previous ownership and use of the subject site so that the Client may qualify for the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) landowner liability protections as defined in CERCLA, 42 USC §9601(35) (B) and meet the DTSC requirements for new school sites. Leighton Consulting also assumes that the information provided by the Client and its agents, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

This Phase I ESA was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the Phase I ESA described herein. Opinions presented herein apply to property conditions existing at the time of our study and cannot necessarily be taken to apply to property conditions or changes of which we are not aware or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from this data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the

methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of the information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject site that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as soil, air, water, building materials, paint, or other media; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject site or of businesses operating at the subject site or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use of Murrieta Valley Unified School District. Use of this report by any other party shall be for informational purposes only at such party's sole risk. If other persons or entities wish to rely upon this report, Leighton will require that such parties agree in writing to Leighton's contract terms.

1.8 Important Information about Geoenvironmental Reports

Murrieta Valley Unified School District is referred to Appendix G regarding important information provided by GBA on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject site is located at 24150 Hayes Avenue, in the City of Murrieta, Riverside County, California (Figure 1). The subject site is currently occupied by the Thompson Middle School Field 2 and Murrieta Canyon Academy and is associated with Assessor Parcel Number (APN) 904-050-047.

2.2 Property and Vicinity General Characteristics

The subject site is currently occupied by a middle school field and a continuation high school. The surrounding areas are occupied by residential development, Thompson Middle School, and Murrieta Valley High School.

2.3 Current Use of the Subject Property

The proposed Murrieta Canyon Academy will be constructed on a portion of Thompson Middle School Field 2 and the current grounds of Murrieta Canyon Academy.

2.4 Descriptions of Structures, Roads and Other Improvements on the Property

The subject site is currently a baseball field and the Murrieta Canyon Academy campus. The campus consists of 15 classroom buildings, and an administration building, hard courts, and four modular structures.

We understand that the proposed Murrieta Canyon Academy modernization project will take place on a portion of the adjacent Thompson Middle School Field 2 and the Murrieta Canyon Academy (Figure 2). The project will consist of the removal of the majority of structures within the Murrieta Canyon Academy campus and the construction of two new classroom buildings, a student pavilion building, an administrative and cafeteria building on the current Thompson Middle School Field 2. The expansion of the existing parking lot, construction of new entry element, landscaping, water infiltration facilities and associated drainage, utility, hardscape and other improvements will take place on the current Murrieta Canyon Academy site.

The following utilities provide service to the subject site:

Natural Gas:	Southern California Gas Company
Source of Potable Water:	Western Municipal Water District
Electric:	Southern California Edison
Sewage Disposal:	Western Municipal Water District
Solid Waste Disposal:	Waste Management

2.5 Current Uses of Adjoining Properties

The surrounding areas are generally single-family residential developments to the west and south (across Hayes Avenue), and east across an unnamed street. The property adjacent to the northwest is occupied by Thompson Middle School. Murrieta Valley High School is located adjacent to the northeast.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as Murrieta Valley Unified School District (MVUSD). As a part of the ASTM E1527-13 process, a user questionnaire was sent to and completed by Ms. Lori Noorigian, Director of Facilities Services for MVUSD, regarding the property. A copy of this questionnaire is provided in Appendix C.

3.1 Environmental Liens or Activity and Use Limitations

Ms. Noorigian stated environmental liens or activity and use limitations have not been filed or recorded for the subject site.

Leighton also conducted a search for records of environmental liens and activity and use limitations (AULs). No environmental liens or AULs were identified for the subject site. A copy of the environmental lien and AUL search is included in Appendix F.

3.2 Specialized Knowledge

Ms. Noorigian did not have specialized knowledge or experience related to the use of the subject site prior to the construction of Thompson Middle School.

3.3 Commonly Known or Reasonably Ascertainable Information

Ms. Noorigian was not aware of commonly known or reasonably ascertainable information related to the subject site aside from the current use of the subject site as Thompson Middle School and Murrieta Canyon Academy.

3.4 Valuation Reduction for Environmental Issues

Ms. Noorigian stated that the subject site is currently owned by MVUSD.

3.5 Owner, Property Manager, and Occupant Information

The subject site is currently owned by MVUSD. Refer to Section 6.0 for interview information.

3.6 Reason for Performing Phase I ESA

According to the user questionnaire, the reason for requesting this Phase I ESA is for California Code of Regulations Title 5 compliance pertaining to the construction of new classroom buildings at the proposed Murrieta Canyon Academy.

3.7 Other

Additional information was not provided by Murrieta Valley Unified School District.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject site. A summary of this information is presented in the following subsections.

4.1.1 Topography

The subject site is located in Township 7 South, Range 3 West, Section 18 of the San Bernardino Baseline and Meridian within the City of Murrieta. Coverage of the site vicinity is provided by the United States Geological Survey (USGS) "Murrieta" 7.5-Minute Quadrangle (2012). The elevation of the site is approximately 1,180 feet above mean sea level and slopes gently towards the southeast.

4.1.2 Surface Water

Surface water was not observed on the subject site. Murrieta Creek is located approximately 0.15 miles to the west.

4.1.3 Geology and Soils

The site is located within a prominent natural geomorphic province in southwestern California known as the Peninsular Ranges. This province is characterized by steep, elongated ranges and valleys that trend northwestward. More specifically, the site is situated within the southern portion of the Perris Block, an eroded mass of Cretaceous and older crystalline rock.

The Perris Block is approximately 20 miles by 50 miles in extent, is bounded by the San Jacinto Fault Zone to the northeast, the Elsinore Fault Zone to the southwest, the Cucamonga Fault Zone to the northwest, and the Temecula Basin to the south. The Perris Block has had a complex tectonic history, apparently undergoing relative vertical land-movements of several thousand feet in response to movement on the Elsinore and San Jacinto Fault Zones. Thin sedimentary and volcanic

materials locally mantle crystalline bedrock. Young and older alluvial deposits fill the lower valley areas (CGS, 2006).

4.1.4 Hydrogeology

The Site is located in the western portion of the Temecula Valley Groundwater Basin.

The Temecula Valley basin underlies several valleys of southwestern Riverside County and northern San Diego County. Murrieta Valley is one of the largest valleys overlying the basin. The Temecula Valley basin is bounded by crystalline rock of the Peninsular Ranges (DWR, 2018). The valleys are drained by several creeks including Wilson, Temecula and Murrieta creeks.

Holocene and Pleistocene alluvial deposits of gravel, silt, and arkosic sand with some marl and tuff compose the water-bearing material in the Temecula Valley basin. The basin is estimated to reach depths of 2,500 feet (DWR, 2018). Groundwater is typically unconfined but confined conditions exist near the Pauba Valley and near local faults that intersect the basin (DWR 1956).

According to the Department of Water Resources, the depth to groundwater in the subject site vicinity is approximately 256 feet below ground surface when last measured in 2019 (DWR, 2019). Groundwater flow in the subject site vicinity is estimated to be to the southeast based on topography and groundwater elevation data (DWR, 2018).

4.1.5 Oil and Gas Fields

Leighton Consulting reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Online Mapping System on December 13, 2019. Evidence of oil wells or oil field-related facilities was not indicated on the subject site or adjacent properties.

4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using an environmental database report. Details and descriptions of the database search

are provided in the environmental database report. The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. A copy of this report is included in Appendix D.

4.2.1 Subject Property

The subject site was identified in the environmental database report on the Facilities Registry System (FRSCA). The database entry lists the subject site as being a school; no other information is listed for the subject site.

4.2.2 Offsite

The database search results for offsite properties, including those found within the “orphaned” unmapped listings, with potential to adversely impact the subject site are listed in the table below:

Table 1 - Databases Searched

Database	Search Distance (radius)	Properties Identified
Federal NPL List	1.0-mile	No
Delisted NPL List	.5-mile	No
FRSCA	TP/AP	Yes (2)
No Further Action	0.5-mile	No
CORRACTS	.5-mile	No
Federal RCRA TSDF List	0.5-mile	No
RCLUST	0.5-mile	Yes (1)
SWRCY	0.5-mile	No
Geotracker Cleanup Sites	0.5-mile	Yes (1)
Envirostor	1.0-mile	Yes (2)
LUST	0.5-mile	Yes (1)
SLIC	0.25-mile	No
HWTS	.5-mile	No
USTCUPA	0.25-mile	No
Historical UST	0.25-mile	No
AST2007	0.25-mile	No
SWEEPS UST	0.25-mile	No
DTSCHWT	0.25-mile	No
DTSC DEED	TP/AP	No
VCP	0.5-mile	No
Drycleaners	0.25-mile	No
Indian RESERV	1.0-mile	No
Indian LUST	0.5-mile	No
Indian UST	0.25-mile	No
RCRAGR09	0.125-mile	No

See Appendix D for list of acronyms and data sources

Information in the environmental database report was reviewed for facilities of potential environmental concern to the subject site. The State Water Resources Control Board (SWRCB) Geotracker website and the Department of Toxic Substance Control (DTSC) Envirostor website were used to supplement the information in the database report.

The listings in the database report were reviewed and not interpreted to represent an adverse effect to the subject site at the time this report was prepared based on one or more of the following:

- Nature of the database listing and not appearing on a database that reports unauthorized releases of hazardous substances;
- Reported regulatory agency status (example Case Closed);
- Reported nature of the case (soil contamination only);
- Distance of the facility to the subject site; and/or
- Location of the facility with respect to anticipated groundwater flow direction.

Unmapped Listings: Unmapped listings were not found.

4.2.3 Vapor Encroachment

Leighton reviewed the information contained in the environmental radius report in accordance with the practices of the ASTM Standard E2600-10 for Vapor Encroachment to evaluate the concern for potential vapor encroachment from onsite activities from adjacent properties.

After reviewing the environmental radius report, it was evaluated that a vapor encroachment condition does not exist at the subject site.

4.2.4 Regulatory Agency Contacts

Leighton requested regulatory records from the agencies listed below for the subject site address of 24150 Hayes Avenue, City of Murrieta, California. Copies of the regulatory responses are included in Appendix E.

Riverside County Department of Environmental Health (RCDEH)

On December 12, 2019, a file review request form was submitted to RCDEH via email. On December 31, 2019, Leighton received response from RCDEH stating that no records were found for the Site.

Department of Toxic Substance Control (DTSC)

On December 12, 2019, a file review request was submitted to the DTSC-Cypress Division and the DTSC-Chatsworth Division via email. A response from the DTSC-Cypress was received by electronic mail and dated December 16, 2019. According to Ms. Jone Barrio, no records were found for the subject site. A response from the DTSC-Chatsworth was received by mail on December 17, 2019. According to Mr. Glen Castillo, there are no records for the Site.

California Regional Water Quality Control Board (CRWQCB)

On December 12, 2019, Leighton forwarded a file review requests to the California Regional Water Quality Control Board (CRWQCB) via email. A response from the CRWQCB was received by e-mail on December 16, 2019. No records were found for the Site.

In addition, Leighton reviewed records posted on the State Water Resources Control Boards Geotracker online database. Searches were conducted by reviewing a map of the site vicinity. No records were found for the Site.

Building Permits

On December 20, 2019, a representative of Leighton visited the City of Murrieta to search for building permit records for the Site. No building permits were found.

Leighton also searched the Riverside County Department of Building and Safety on-line records archive for building permits related to the Site. No records were found.

Southern California Air Quality Management District (SCAQMD)

On December 17, 2019, Leighton reviewed SCAQMD's Facility Information Detail (FIND) website for listings pertinent to the Site or surrounding properties. No records were found for the Site address or surrounding properties.

State of California Radon Survey

The State of California Department of Public Health (CDPH) conducts ongoing radon monitoring in the state. The results of the survey indicate that of the 38 indoor air samples collected from zip code 92562, one of the samples contained radon concentrations greater than the U.S. EPA radon action level of 4 pCi/l of air (maximum of 17.1 pCi/l) (CDPH, 2016). Therefore, the potential for elevated radon levels at the subject site appears to be low.

Pipeline and Hazardous Materials Safety Administration

On December 16, 2019 Leighton reviewed the Pipeline and Hazardous Materials Safety Administrations National Pipeline Mapping System (NPMS) Public Map Viewer. Leighton reviewed records posted on the NPMS Public Map Viewer and no hazardous pipelines were shown on the Site or in surrounding areas (NPMS, 2019).

Copies of records requests and responses are provided in Appendix E.

4.2.5 Other Reports

South Coast Air Quality Management District (SCAQMD) performed a field investigation within a one-quarter mile radius of the proposed Thompson Middle School and Creekside High School in 1993. SCAQMD determined that no facilities were located which might be reasonably anticipated to host chemicals listed in Health and Safety Code Sections 25532 and 44321. The list of chemicals includes substances such as constituents of gasoline and household cleaning products.

Yvonne M. Neal Environmental Consultant Inc. performed an initial study beginning in 1993 and ending in 1994 to examine the significance of potential environmental impacts that would result if Thompson Middle School and Creekside High School were constructed. The initial study was completed with a CEQA checklist and signed by Roland Werner, CEQA Officer to indicate the District's Negative Declaration for the construction of both Thompson Middle School and Creekside High School. In accordance

with CEQA Statutes Section 21064, a Negative Declaration is a written statement that briefly describes the reasons that a project will not have a significant effect on the environment and does not require the preparation of an environmental impact report. The initial study by Yvonne M. Neal Environmental Consultant Inc. conducted an environmental evaluation and provided mitigation measures where appropriate. The study concluded no significant impacts were expected from the construction and operation of Thompson Middle School and Creekside High School.

4.3 Historical Use Information on the Property

Following is a summary of our review of records regarding historical usage of the Site and adjoining properties, as this information pertains to the potential for environmental concerns.

Info Type	Years	Source	Summary of Results
Topo Maps	1901 1942 1943 1953 1982 2012	GeoSearch	<ul style="list-style-type: none"> • 1901: The subject site and surrounding properties to the north, east and south are depicted as vacant. Hayes Avenue is depicted west of the subject site. The overall topography of the site is depicted as sloping gently towards the southeast. • 1942, 1943, and 1953: The subject site is vacant. Two structures are depicted west of the subject site across Hayes Avenue. • 1982: The subject site and surrounding adjacent properties are depicted as vacant. An additional road is depicted adjacent to the north of the subject site. • 2012: The subject site is depicted as vacant. An additional paved road, Fullerton Road, is depicted adjacent to the south and west of the subject site.
Aerial Photos	1938 1953 1961 1967 1976 1979 1985 1989 1996 2002 2004 2005 2009 2010 2012 2014 2016	GeoSearch	<ul style="list-style-type: none"> • 1938 and 1983: The subject site is vacant. There is a dirt road bordering the west side of the property that runs south. The western adjacent property appears to be a residential property with one large structure while the remaining adjacent properties appear to be used for agriculture. • 1961, 1967, and 1976: The subject site is vacant except for a small dirt path that transects the center. • 1979, 1985 and 1989: The subject site is vacant. The eastern adjacent property has been developed into residential lots with three structures. • 1996: The subject site remains vacant. The northern adjacent parcel has been divided into two separate campuses. • 2002, 2004, 2005, 2009, 2010, 2012, 2014, and 2016: The subject site has been developed into a school campus. The campus is comprised of one parking lot, one baseball field, and six structures.

4.3.1 Fire Insurance Maps

Fire Insurance map coverage was not available for the subject site.

Fire Insurance Maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Fire Insurance Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

4.3.2 Historical City Directories

City directories were researched for Hayes Avenue and Nighthawk Way. The majority of the listings were residential in nature or related to the adjacent Thompson Middle School or Creekside High School. A listing for 23999 Hayes Avenue references various aviation related tenants including skydiving and ultralight flying from approximately 1974 until prior to 2014. Aerial photographs of the vicinity show an unimproved dirt airstrip and what appear to be the foundations of several structures. No historical information was found in the radius report indicating that an underground storage tank was present at the site. No evidence or reports of releases were found in the radius report.

City Directories have been published for cities and towns across the US since the 1700s. Originally, a list of residents, the City Directory developed into a tool for locating individuals and businesses in particular. For each street address listed, the directory recorded the name of the resident or business that operated from this addresses. While City Directory coverage is usually comprehensive for major cities, it may be sporadic for rural areas and small towns.

4.3.3 Other Historical Sources

Leighton did not review any additional historical sources.

4.3.4 Summary of Historical Land Use

Based on historical records, land usage for the subject site is summarized as follows:

Time Period	Land Usage	Reference
Prior to 1901	Unknown	None Available
Approximately 1901 to 2002	Vacant	Aerial Photographs and Topographic Maps
2002 to Present	Thompson Middle School	Aerial Photographs and Topographic Maps, Site Reconnaissance

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On January 8, 2020, two representatives of Leighton conducted a reconnaissance-level assessment of the subject site. Leighton's representative was accompanied by Ms. Lori Noorigian, Director of Facilities Services for MVUSD. The site reconnaissance consisted of observing and documenting existing conditions of the subject site and nature of the neighboring development within 0.25-miles of the subject site. Items noted during the site reconnaissance are depicted on Figure 2.

5.2 General Property Setting

The Site is located south of Nighthawk Way and east of Hayes Avenue in the City of Murrieta, California (Figure 2). The subject site is occupied by Thompson Middle School Field 2 and Murrieta Canyon Academy. The Site consists of modular buildings, hard courts, a parking lot, and a field. The surrounding properties west, east, and south of the Site consist of single-family and residential development. The property adjacent to the north is occupied by a middle school and high school.

5.3 Site Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

No hazardous substances, drums, or other chemical containers were observed on the subject site.

Common non-hazardous household cleansers and degreasers were observed in the custodial closets (Appendix B Photos 3 and 4), and cafeteria (Appendix B, Photo 9). There was no indication of spills or staining within the custodial closets or other locations where cleaning agents were stored.

5.3.2 Storage Tanks

Evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) (such as vent lines, fill or overfill ports) was not observed on the subject site.

5.3.3 Polychlorinated Biphenyls (PCBs)

One pad-mounted electrical transformer and one circuit breaker box was observed on the subject site during the site reconnaissance (Appendix B, Photos 6 and 7). The transformer and the circuit breaker box were located near the southeastern subject site boundary. No staining was observed beneath or around either the transformer or the circuit breaker box and both appeared to be in good physical condition.

5.3.4 Waste Disposal

The City of Murrieta contracts with Waste Management of the Inland Empire for municipal waste removal services. No hazardous waste is produced on the Site.

5.3.5 Dumping

Evidence of dumping was not observed on the Site.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Evidence of pits, ponds, lagoons, cisterns, and sumps was not observed on the subject site. Floor drains were observed on the athletic field, sidewalks, and paved surfaces across the Site. According to Ms. Noorigian, the floor drains on the Site are plumbed to the municipal storm sewer system.

5.3.7 Pesticide Use

Evidence of pesticide use was not observed at the subject site.

5.3.8 Staining, Discolored Soils, Corrosion

No staining, corrosion, or discolored soils were observed on the Site.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject site.

5.3.10 Unusual Odors

Unusual odors were not detected on the subject site.

5.3.11 Onsite Wells

Petroleum, gas, or groundwater wells were not observed on the subject property.

5.3.12 Other Observations

No other environmental concerns were observed or reported during the site reconnaissance.

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject site usage. Interviews were conducted either orally or in the form of a written questionnaire. Written responses are included as Appendix C.

6.1 Interview with Owner

Leighton received a completed Owner/Site Contact Interview Form from Ms. Lori Noorigian, Director of Facilities Services for Murrieta Valley Unified School District (MVUSD). Based on the interview, Ms. Noorigian stated that the site was previously vacant land prior to the construction of Thompson Middle School. Ms. Noorigian did not have knowledge of hazardous environmental conditions. Ms. Noorigian stated that she was aware of a previous CEQA I ESA and PEA that were prepared for a modernization at the site in 1992 and 1993.

6.2 Interview with Site/Property Manager

Ms. Noorigian is the Director of Facilities Services for the MVUSD, which is responsible for the maintenance and physical operation of the school facilities within the MVUSD.

6.3 Interviews with Occupants

Leighton did not interview site occupants.

6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject site with the exception of those noted in Section 4.2.3.

6.5 Interviews with Others

Leighton did not conduct additional interviews for this Phase I ESA with the exception of the User interview discussed in Section 3.

7.0 FINDINGS

Leighton performed a Phase I ESA of the Murrieta Canyon Academy site located at 24150 Hayes Avenue, City of Murrieta, California, APN 904-050-047 (Figure 1).

7.1 Onsite

Historically, the subject site was vacant land prior to the construction of the Murrieta Canyon Academy. The subject site is currently occupied by Murrieta Canyon Academy.

Based on the date of construction, the onsite structures are unlikely to have been painted with lead based paint or to have been treated with organochlorine pesticide termiticides. The structures also post-date the ban on the use of PCBs in the United States; it is unlikely that PCB-bearing window and door caulking was used during construction of the school structures.

One oil-filled transformer was observed on the Site adjacent to the southeastern site boundary. Based on the date of construction of the Site, the potential for the transformer to contain PCBs is low.

Hazardous materials were not observed on the Site.

A search of selected government databases was conducted by Leighton using an environmental database report provider. Details of the database search along with descriptions of each database researched are provided in the environmental database report. The report meets the government records search requirements of ASTM E1527-13 Standard Practice for Environmental Property Assessments: Phase I Environmental Property Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-13. The subject site was identified in the environmental database report in the FRSCA database. The listing identified the site address as a school. No other database listings were found.

7.2 Offsite

Historically, the adjacent properties were vacant or utilized for agricultural purposes, with the exception of one residential property west of the site.

The site is currently bordered by a middle school (Thompson Middle School) to the north and single family residences to the west (across Hayes Avenue), east (across Fullerton Road Avenue), and south (across Hayes Avenue).

Surrounding properties of environmental concern were not identified on the environmental database report.

7.3 Data Gaps

Data gaps were not identified by Leighton.

8.0 OPINION

8.1 Onsite

Based on the historical aerial photography review, the subject site was vacant land until construction of Murrieta Canyon Academy sometime between 1996 and 2002.

The construction of the school buildings post-dates the ban on the use of lead-based paint and organochlorine pesticide termiticides (DTSC, 2006). Therefore, it is unlikely that the structures would have been painted with lead-based paint or treated with OCP termiticides. The buildings also post-date the ban on PCBs in the United States and therefor PCB-bearing door and window caulking is unlikely to have been used during construction (US EPA, 2015).

One oil-filled transformer and one large circuit breaker box were observed on the Site. No staining was observed beneath either the transformer or the circuit breaker box. The date of construction of the school post-dates the ban on PCBs in the United States (DTSC, 2006); therefor it is unlikely that either device contains PCB-bearing coolant.

8.2 Offsite

No offsite recognized environmental conditions were identified that would negatively affect the subject site.

9.0 CONCLUSIONS AND RECOMMENDATIONS

Leighton performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-13 and the Department of Toxic Substances Control (DTSC) Phase I Environmental Site Assessment Advisory: School Property Evaluations (Revised September 5, 2001) and the California Code of Regulators (CCR) Title 22, Division 4.5, Chapter 51.5 – Phase I Environmental Site Assessment (Schools) of Murrieta Canyon Academy, located at 24150 Hayes Avenue, Murrieta, California. Exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of HRECs, CRECs or RECs in connection with the property

Based on the results of the Phase I ESA, Leighton recommends no further action for the subject site.

Should the MVUSD consider the proposed construction at the Murrieta Canyon Academy, the MVUSD would need to submit this Phase I ESA report with the Phase I ESA Review Application to Mr. Shahir Haddad, Phase I Coordinator Schools Team – Cypress, Department of Toxic Substances Control 5796 Corporate Avenue Cypress, California 90630. A report review fee in the amount of \$1,500 should also be forwarded to the Department of Toxic Substances Control Accounting Office, 1001 I Street, 21st Floor, P.O. Box 806, Sacramento, California 95812-0806.

10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report. Significant data gaps were not identified that affect the ability of Leighton to identify recognized environmental conditions at the subject site.

11.0 ADDITIONAL SERVICES

Leighton did not perform work outside the scope of work as defined in Section 1.3 and 1.6 of this report.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

12.1 Corporate

Leighton is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our office locations in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by us.

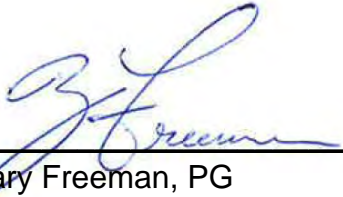
12.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM E1527-13 and the Department of Toxic Substances Control (DTSC) Phase I Environmental Site Assessment Advisory: School Property Evaluators (Revised September 5, 2001) and the California Code of Regulators (CCR) Title 22, Division 4.5, Chapter 51.5 – Phase I Environmental Site Assessment (Schools).

12.3 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional, as defined by §312.10 of 40 CFR Part 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 site. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Zachary Freeman, PG
Project Geologist



Leighton



Esri, HERE, Garmin, (c) OpenStreetMap contributors, © 2019 Microsoft Corporation © 2019 DigitalGlobe © CNES (2019) Distribution Airbus DS

Project: 12393.002	Eng/Geol: ZAF
Scale: 1" = 2,000'	Date: January 2020
Base Map: ESRI ArcGIS Online 2019 Thematic Information: Leighton Author: Leighton Geomatics (btran)	

SITE LOCATION MAP
 Murrieta Valley Unified School District
 Murrieta Canyon Academy New Buildings
 24150 Hayes Avenue, Murrieta, California

Figure 1

Leighton

Legend

- - - Site Boundary
- 10 ↗ Site Photo Location and Direction



Proj: 12393.002

Eng/Geol: ZAF

Scale: 1" = '

Date: January 2020

Drafted by: ZAF Checked by: ZAF

SITE PLAN

Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, California

FIGURE 2



Leighton

APPENDIX A
REFERENCES



Leighton

APPENDIX A

References

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APPENDIX B
SITE RECONNAISSANCE PHOTOGRAPHS



Leighton



Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD

January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 1

View of Direction of Photo:

Northwest

Description:

View across the MCA campus "quad" area and lunch area shelter.



Photo No. 2

View of Direction of Photo:

North

Description:

View across the MCA "quad" area.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD

January 8, 2020

Client Name: Murrieta Valley Unified School District	Site Location: Murrieta Canyon Academy 24150 Hayes Avenue, Murrieta, California	Project No. 12393.002
--	--	---------------------------------

Photo No. 3

View of Direction of Photo:

South

Description:

Cleaning agents in the custodial closet on the southeast side of the subject site.



Photo No. 4

View of Direction of Photo:

North

Description:

Mop sink and cleaning products in the custodial closet.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 5

View of Direction of Photo:

Southwest

Description:

Shed containing propane barbecue grills on the northeast side of the subject site.



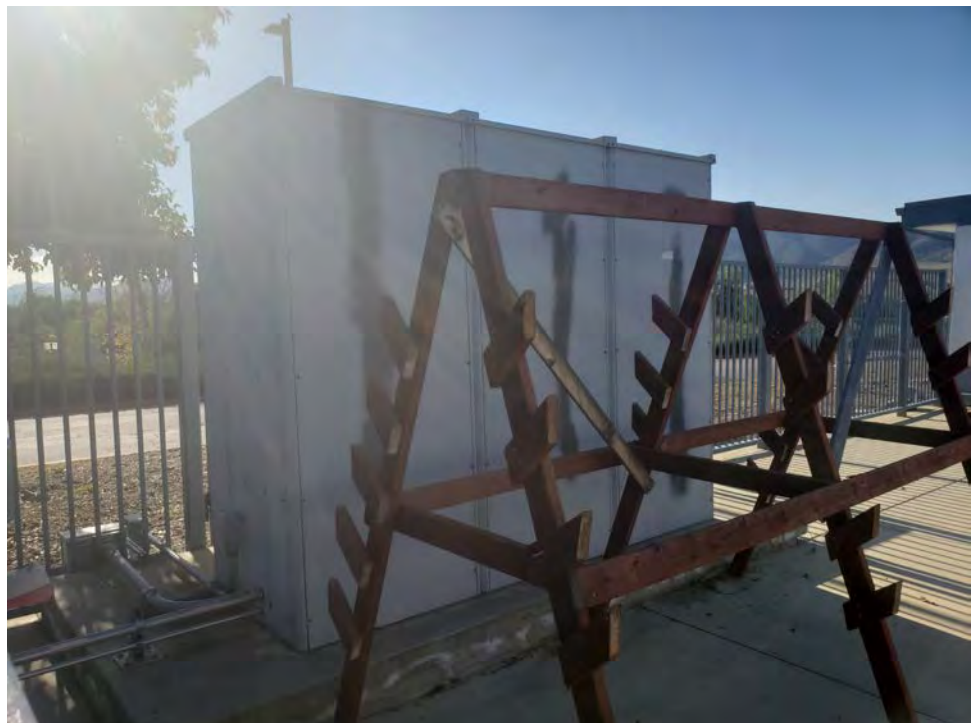
Photo No. 6

View of Direction of Photo:

South

Description:

Main electrical circuit breaker box on the northeast side of the subject site.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 7

View of Direction of Photo:

Southeast

Description:

Pad-mounted transformer located near the northeastern boundary of the subject site.



Photo No. 8

View of Direction of Photo:

Southwest

Description:

Cafeteria room located near the center of the subject site.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD

January 8, 2020

Client Name: Murrieta Valley Unified School District	Site Location: Murrieta Canyon Academy 24150 Hayes Avenue, Murrieta, California	Project No. 12393.002
--	--	---------------------------------

Photo No. 9

View of Direction of Photo:

Northeast

Description:

Non-hazardous chemical storage in the science lab classroom on the northeast side of the subject site.



Photo No. 10

View of Direction of Photo:

Southeast

Description:

Science lab classroom on the northeast side of the subject site.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 11

View of Direction of Photo:

South

Description:

View across the "quad" area of the subject site toward the administration building.



Photo No. 12

View of Direction of Photo:

West

Description:

View across the athletic field looking back toward the softball diamond.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 13

View of Direction of Photo:

Northeast

Description:

View across the athletic field.



Photo No. 14

View of Direction of Photo:

West

Description:

View across the athletic field from the northwestern corner of the MCA campus.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 15

View of Direction of Photo:

Northeast

Description:

View looking along the southwestern MCA classroom building.



Photo No. 16

View of Direction of Photo:

Southwest

Description:

View of residences adjacent to the southwest of the subject site.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 17

View of Direction of Photo:

Northeast

Description:

View across the MCA parking lot on the southwest side of the subject site.



Photo No. 18

View of Direction of Photo:

North

Description:

View across the MCA parking lot on the southwest side of the subject site.





Leighton Consulting, Inc.

PHOTOGRAPHIC RECORD
January 8, 2020

Client Name:
Murrieta Valley Unified School District

Site Location:
Murrieta Canyon Academy
24150 Hayes Avenue, Murrieta, California

Project No.
12393.002

Photo No. 19

View of Direction of Photo:

Northwest

Description:

View long the northern subject site boundary. Containers are used to store sports equipment and emergency supplies.



Photo No. 20

View of Direction of Photo:

North

Description:

Emergency supplies container located on the southeast side of the subject site.



APPENDIX C
CLIENT SUPPLIED DOCUMENTATION



Leighton



Leighton

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: Lori Noorigian Title: Director, Facilities

Address: 41870 McAlby Court Phone: (951) 696-1600 ext. 1080

Relationship to Property: Employee

Name and Address of Owner of the Property: Murrieta Valley Unified School District, 41870 McAlby Court

Date of Ownership: November 1990 Site Name: Thompson Middle School

Property Address: 24040 Hayes Ave., Murrieta, CA

Previous Street Names/Numbers: Unknown

General Business Type/Present Property Use: School

Assessor Parcel Number: 904-050-001-03 Total # of Buildings: 9

Grand Total Square Footage: 116,691 Date Built: 1994

Past Property Uses (include dates): Vacant land

Source of Potable Water Supply (municipal/groundwater wells): municipal

Sewage Disposal (municipal/septic) (provide name of utility): Municipal/Rancho Water

Means of Heating/Cooling (gas, electric, heating oil, etc.): Gas

Fuel Source for Heating/Air Conditioning (provide name of utility): Gas Co.

Neighboring Property Types (commercial/industrial/residential): Residential

Current Uses of Adjoining Properties: North: Residential

South: School

East: School

West: Residential

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK	ADJACENT PROPERTY
• Hazardous Materials			✓	
• Hazardous Waste			✓	
• MSDS Sheets			✓	
• Underground Storage Tanks		✓		
• Aboveground Storage Tanks			✓	
• Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area			✓	
• Odors			✓	
• Drums			✓	
• Electrical or hydraulic equipment known to contain PCBs			✓	
• Stained soil or surfaces			✓	
• Drains			✓	
• Sumps			✓	
• Clarifier			✓	
• Pits, ponds, or lagoons			✓	
• Stressed vegetation			✓	
• Areas for dumping solid waste (landfill)			✓	
• Wastewater			✓	
• Wells (oil or gas)			✓	
• Septic Systems			✓	
• Fill Material (if fill material is on site, please state source of fill)			✓	

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.			✓	
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?	✓			MvUSD did CEQA in 1992-93
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?		✓		
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?		✓		
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		✓		
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.		✓		
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.		✓		

Property Utilization During Ownership: School

Name and Address of Past Owners:

Additional Comments:

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct, and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Boie Noorugian
Signature

12/12/19
Date





Phase I ESA Users Questionnaire

Project Name: *Murrieta Canyon Academy*

Complete and Correct Address(es) of the Property and APN(s):

User Company Name:

MVUSD

User Name/Title:

User Phone/Email:

Interviewee Name and Relationship to Project:

Site Owner:

Reason Phase I is required:

Building new classroom buildings

Type of property:

Type of property transaction (e.g., Sale, purchase, exchange):

Any scope of services beyond the ASTM Practice E 1527:

All Parties that will rely on the Phase I report:

Name and Contact Information for Site Contact:

Any special terms or conditions:

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? Yes | No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? Yes | No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes | No

If Yes, Describe:

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? Yes | No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes | No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

- (a.) Do you know the past uses of the property? Yes | No
- (b.) Do you know of specific chemicals that are present or once were present at the property? Yes | No
- (c.) Do you know of spills or other chemical releases that have taken place at the property? Yes | No
- (d.) Do you know of any environmental cleanups that have taken place at the property? Yes | No

If Yes, Describe:

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the *property*, are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*? Yes | No

If Yes, Describe:

Roi Nooney

Signature

12/12/19

Date



APPENDIX D
ENVIRONMENTAL RADIUS REPORT



Leighton

Radius Report

[GeoLens by GeoSearch](#)

Target Property:

**MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, Riverside County, California 92562**

Prepared For:

Leighton Consulting Inc.

Order #: 138113

Job #: 329082

Project #: 12393.002

PO #: 12393.002

Date: 12/13/2019

Table of Contents

<i>Target Property Summary</i>	1
<i>Database Summary</i>	2
<i>Database Radius Summary</i>	8
<i>Radius Map</i>	14
<i>Ortho Map</i>	16
<i>Topographic Map</i>	17
<i>Located Sites Summary</i>	17
<i>Elevation Summary</i>	20
<i>Unlocated Sites Summary</i>	27
<i>Environmental Records Definitions</i>	29
<i>Unlocatable Report</i>	See Attachment
<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR Â§312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFRÂ§312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, California 92562

Coordinates

Area centroid (-117.23248, 33.5605346)
1,136 feet above sea level

USGS Quadrangle

Murrieta, CA

Geographic Coverage Information

County/Parish: Riverside (CA)

ZipCode(s):

Murrieta CA: 92562

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSCA	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR09	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR09	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR09	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSCA	2	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR09	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR09	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR09	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		2	0	

Database Summary

STATE (CA) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
DTSC DEED RESTRICTIONS	DTSCDR	0	0	TP/AP
ABOVE GROUND STORAGE TANKS	ABST	0	0	0.2500
ABOVEGROUND STORAGE TANKS PRIOR TO JANUARY 2008	AST2007	0	0	0.2500
HISTORICAL UNDERGROUND STORAGE TANKS	HISTUST	0	0	0.2500
STATEWIDE ENVIRONMENTAL EVALUATION AND PLANNING SYSTEM	SWEEPS	0	0	0.2500
UNDERGROUND STORAGE TANKS	USTCUPA	0	0	0.2500
BROWNFIELD SITES	BF	0	0	0.5000
CALSITES DATABASE	CALSITES	0	0	0.5000
GEOTRACKER CLEANUP SITES	CLEANUPSITES	1	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	1	0	0.5000
SOLID WASTE INFORMATION SYSTEM SITES	SWIS	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM	VCP	0	0	0.5000
ENVIROSTOR CLEANUP SITES	ENVIROSTOR	2	0	1.0000
ENVIROSTOR PERMITTED AND CORRECTIVE ACTION SITES	ENVIROSTORPCA	0	0	1.0000
SUB-TOTAL		4	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CALIFORNIA HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM	CHMIRS	0	0	TP/AP
CLANDESTINE DRUG LABS	CDL	0	0	TP/AP
EMISSIONS INVENTORY DATA	EMI	0	0	TP/AP
HAZARDOUS WASTE TANNER SUMMARY	HWTS	0	0	TP/AP
LAND DISPOSAL SITES	LDS	0	0	TP/AP
MILITARY CLEANUP SITES	MCS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM FACILITIES	NPDES	0	0	TP/AP
RECORDED ENVIRONMENTAL CLEANUP LIENS	LIENS	0	0	TP/AP
CALIFORNIA MEDICAL WASTE MANAGEMENT PROGRAM FACILITY LIST	MWMP	0	0	0.2500
DTSC REGISTERED HAZARDOUS WASTE TRANSPORTERS	DTSCHWT	0	0	0.2500
DRY CLEANER FACILITIES	CLEANER	0	0	0.2500
MINES LISTING	MINES	0	0	0.2500

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
SPILLS, LEAKS, INVESTIGATION & CLEANUP RECOVERY LISTING	SLIC	0	0	0.2500
CORTESE LIST	CORTESE	0	0	0.5000
EXPEDITED REMOVAL ACTION PROGRAM SITES	ERAP	0	0	0.5000
HISTORICAL CORTESE LIST	HISTCORTESE	0	0	0.5000
LISTING OF CERTIFIED DROPOFF, COLLECTION, AND COMMUNITY SERVICE PROGRAMS	DROP	0	0	0.5000
LISTING OF CERTIFIED PROCESSORS	PROC	0	0	0.5000
NO FURTHER ACTION DETERMINATION	NFA	0	0	0.5000
RECYCLING CENTERS	SWRCY	0	0	0.5000
REFERRED TO ANOTHER LOCAL OR STATE AGENCY	REF	0	0	0.5000
SITES NEEDING FURTHER EVALUATION	NFE	0	0	0.5000
WASTE MANAGEMENT UNIT DATABASE	WMUDS	0	0	0.5000
TOXIC PITS CLEANUP ACT SITES	TOXPITS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

LOCAL LISTING

Standard Environmental Records

<i>Database</i>	<i>Acronym</i>	<i>Locatable</i>	<i>Unlocatable</i>	<i>Search Radius (miles)</i>
RIVERSIDE COUNTY UNDERGROUND STORAGE TANK SITES	RCUST	0	0	0.2500
RIVERSIDE COUNTY UNDERGROUND STORAGE TANKS CLEANUP SITES	RCLUST	1	0	0.5000
SUB-TOTAL		1	0	

Additional Environmental Records

<i>Database</i>	<i>Acronym</i>	<i>Locatable</i>	<i>Unlocatable</i>	<i>Search Radius (miles)</i>
RIVERSIDE COUNTY GENERATOR LIST	RCGL	0	0	0.1250
RIVERSIDE COUNTY DISCLOSURE LIST	RCDL	0	0	0.2500
RIVERSIDE COUNTY MEDICAL WASTE FACILITIES	RCMW	0	0	0.2500
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.2500
ILLEGAL DUMP SITES ON THE TORRES MARTINEZ RESERVATION	TORRESDUMPSITES	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR09	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		7	0	
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Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR09	0.0200	0	NS	NS	NS	NS	NS	0
ERNSCA	0.0200	0	NS	NS	NS	NS	NS	0
FRSCA	0.0200	2	NS	NS	NS	NS	NS	2
HMIRSR09	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES09	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR09	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR09	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR09	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		2	0	0	0	0	0	2

Database Radius Summary

STATE (CA) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CDL	0.0200	0	NS	NS	NS	NS	NS	0
CHMIRS	0.0200	0	NS	NS	NS	NS	NS	0
DTSCDR	0.0200	0	NS	NS	NS	NS	NS	0
EMI	0.0200	0	NS	NS	NS	NS	NS	0
HWTS	0.0200	0	NS	NS	NS	NS	NS	0
LDS	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MCS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
ABST	0.2500	0	0	0	NS	NS	NS	0
AST2007	0.2500	0	0	0	NS	NS	NS	0
CLEANER	0.2500	0	0	0	NS	NS	NS	0
DTSCHWT	0.2500	0	0	0	NS	NS	NS	0
HISTUST	0.2500	0	0	0	NS	NS	NS	0
MINES	0.2500	0	0	0	NS	NS	NS	0
MWMP	0.2500	0	0	0	NS	NS	NS	0
SLIC	0.2500	0	0	0	NS	NS	NS	0
SWEEPS	0.2500	0	0	0	NS	NS	NS	0
USTCUPA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
CALSITES	0.5000	0	0	0	0	NS	NS	0
CLEANUPSITES	0.5000	0	0	0	1	NS	NS	1
CORTESE	0.5000	0	0	0	0	NS	NS	0
DROP	0.5000	0	0	0	0	NS	NS	0
ERAP	0.5000	0	0	0	0	NS	NS	0
HISTCORTESE	0.5000	0	0	0	0	NS	NS	0
LUST	0.5000	0	0	0	1	NS	NS	1
NFA	0.5000	0	0	0	0	NS	NS	0
NFE	0.5000	0	0	0	0	NS	NS	0
PROC	0.5000	0	0	0	0	NS	NS	0
REF	0.5000	0	0	0	0	NS	NS	0
SWIS	0.5000	0	0	0	0	NS	NS	0
SWRCY	0.5000	0	0	0	0	NS	NS	0
VGP	0.5000	0	0	0	0	NS	NS	0
WMUDS	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
ENVIROSTOR	1.0000	0	0	0	1	1	NS	2
ENVIROSTORPCA	1.0000	0	0	0	0	0	NS	0
TOXPITS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL								
		0	0	0	3	1	0	4

Database Radius Summary

LOCAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
RCGL	0.1250	0	0	NS	NS	NS	NS	0
RCDL	0.2500	0	0	0	NS	NS	NS	0
RCMW	0.2500	0	0	0	NS	NS	NS	0
RCUST	0.2500	0	0	0	NS	NS	NS	0
RCLUST	0.5000	0	0	0	1	NS	NS	1
SUB-TOTAL		0	0	0	1	0	0	1

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR09	0.2500	0	0	0	NS	NS	NS	0
LUSTR09	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
TORRESDUMPSITES	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

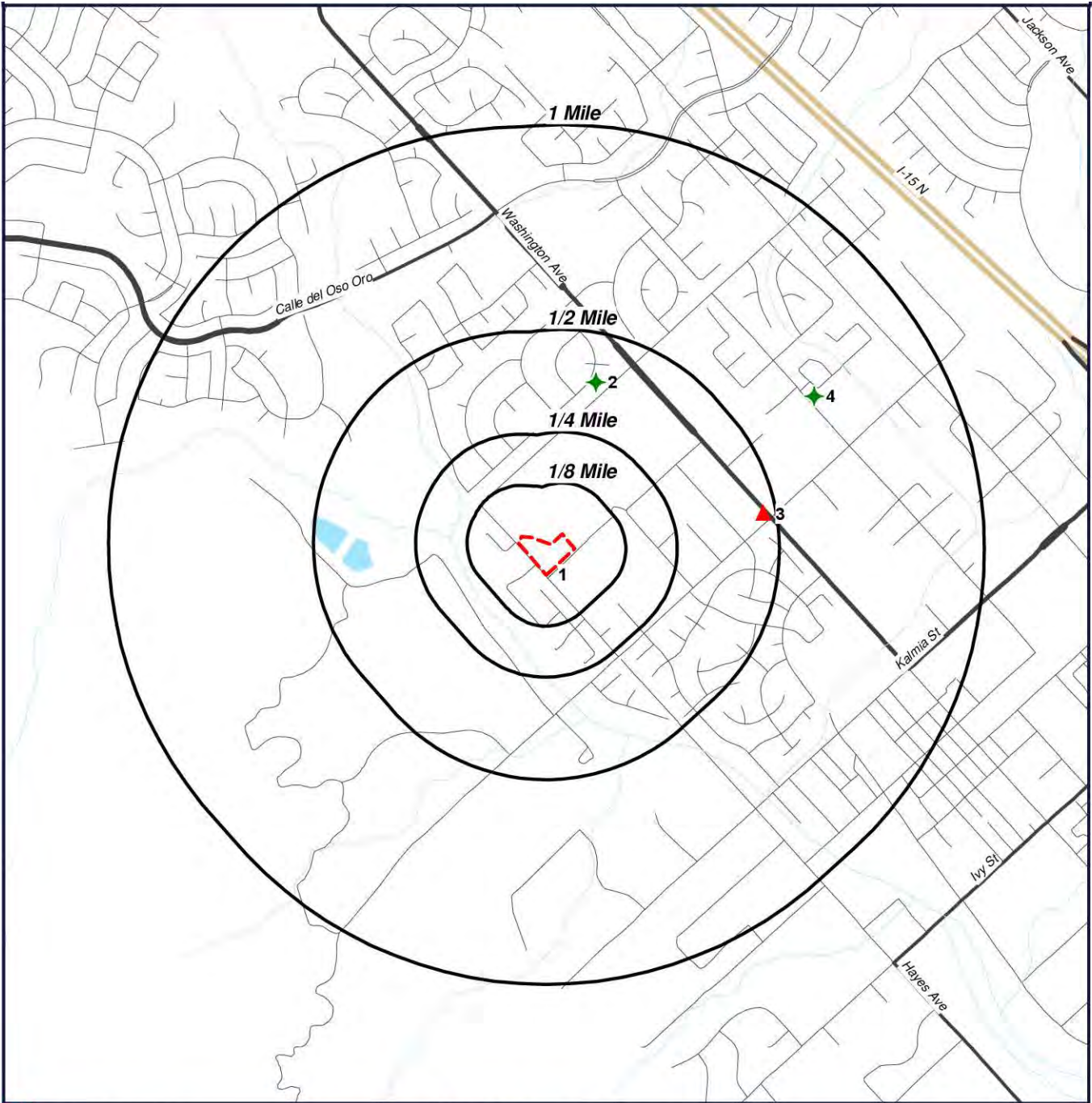
TOTAL		2	0	0	4	1	0	7
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NOTES:

NS = NOT SEARCHED

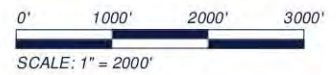
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



- Target Property (TP)
- ENVIROSTOR
- CLEANUPSITES

MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, California
92562



[Click here to access Satellite view](#)

Radius Map 2



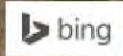
- Target Property (TP)
- ENVIROSTOR
- CLEANUPSITES

MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, California
92562



[Click here to access Satellite view](#)

Ortho Map



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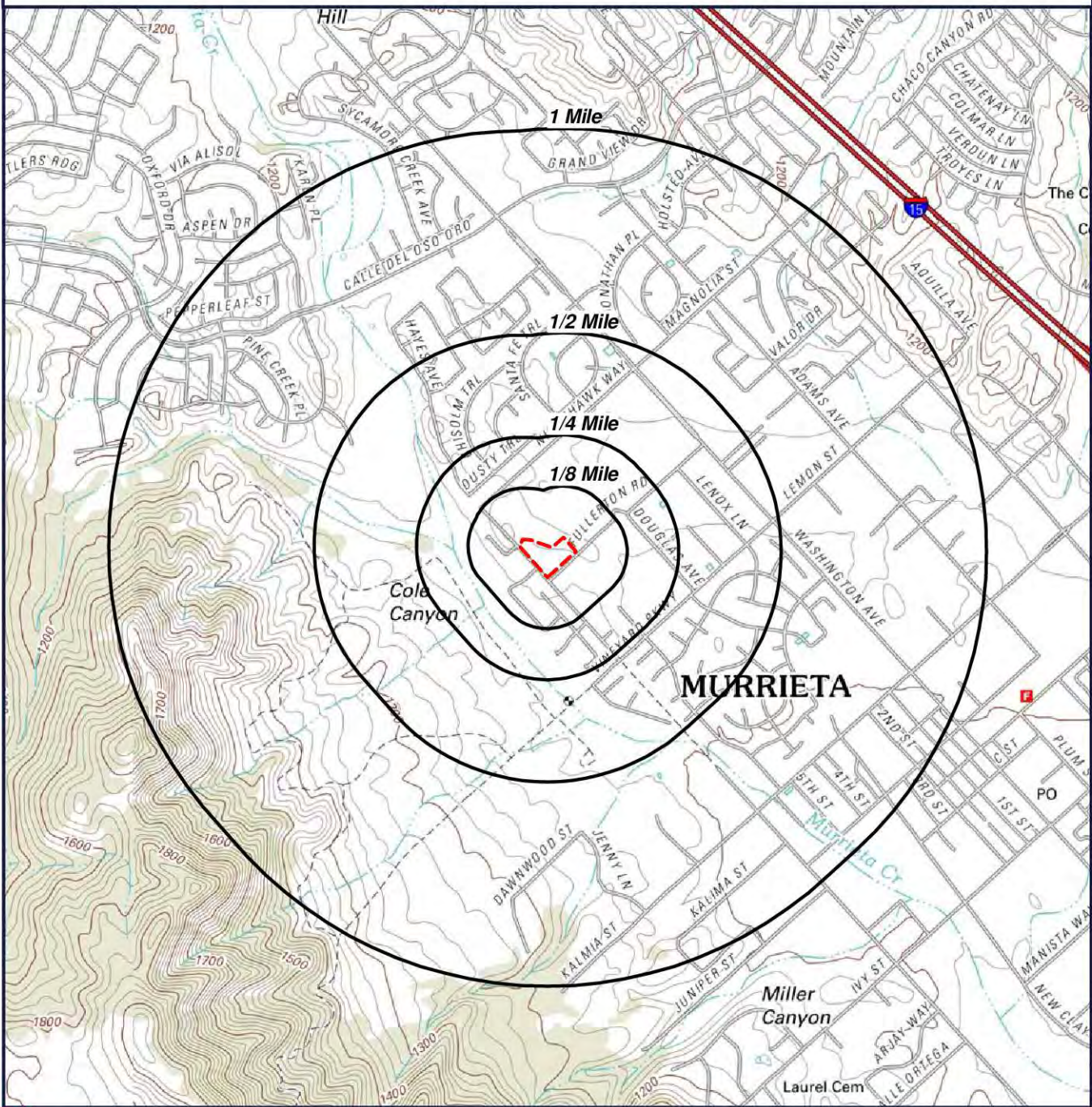
- Target Property (TP)
- ENVIROSTOR
- CLEANUPSITES

Quadrangle(s): Murrieta
MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, California
92562



[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): Murrieta
Source: USGS, 05/16/2012
MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, California
92562



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	FRSCA	110025730298	Equal (1,136 ft.)	TP	CREEKSIDE HIGH SCHOOL	24150 HAYES AVENUE, MURRIETA, CA 92562	20
1	FRSCA	110036098692	Equal (1,136 ft.)	TP	TENAJA CANYON ACADEMY	24150 HAYES AVE, MURRIETA, CA 92562	21
2	ENVIROSTOR	60002368	Higher (1,157 ft.)	0.379 mi. NNE (2001 ft.)	TEMECULA VALLEY GUN CLUB	NORTHEAST OF AULD ROAD AT WINCHESTER ROAD (TRACK NO. 36733, SECTION 6, TOWNSHIP, MURRIETA, CA 92562	22
3	CLEANUPSITES	T0606501114	Lower (1,119 ft.)	0.468 mi. E (2471 ft.)	INCO DEVELOPMENT CORP	24391 WASHINGTON, MURRIETA, CA 92362	23
3	LUST	T0606501114L UST	Lower (1,119 ft.)	0.468 mi. E (2471 ft.)	INCO DEVELOPMENT CORP	24391 WASHINGTON, MURRIETA, CA 92362	25
3	RCLUST	89146	Lower (1,119 ft.)	0.468 mi. E (2471 ft.)	INCO DEVELOPMENT CORP	24391 WASHINGTON AVE, MURRIETA, CA 92562	26
4	ENVIROSTOR	33990004	Higher (1,156 ft.)	0.693 mi. ENE (3659 ft.)	CROSSROADS INVESTORS III, LLC	24250 ADAMS AVENUE, MURRIETA, CA 92562	27

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 1136 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	FRSCA	1,136 ft.	CREEKSIDE HIGH SCHOOL	24150 HAYES AVENUE, MURRIETA, CA 92562	20
1	FRSCA	1,136 ft.	TENAJA CANYON ACADEMY	24150 HAYES AVE, MURRIETA, CA 92562	21
2	ENVIROSTOR	1,157 ft.	TEMECULA VALLEY GUN CLUB	NORTHEAST OF AULD ROAD AT WINCHESTER ROAD (TRACK NO. 36733, SECTION 6, TOWNSHIP, MURRIETA, CA 92562	22
4	ENVIROSTOR	1,156 ft.	CROSSROADS INVESTORS III, LLC	24250 ADAMS AVENUE, MURRIETA, CA 92562	27

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
3	CLEANUPSITES	1,119 ft.	INCO DEVELOPMENT CORP	24391 WASHINGTON, MURRIETA, CA 92362	23
3	LUST	1,119 ft.	INCO DEVELOPMENT CORP	24391 WASHINGTON, MURRIETA, CA 92362	25
3	RCLUST	1,119 ft.	INCO DEVELOPMENT CORP	24391 WASHINGTON AVE, MURRIETA, CA 92562	26

Facility Registry System (FRSCA)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X

Elevation: 1,136 ft. (Equal to TP)

FACILITY INFORMATION

REGISTRY ID: 110025730298

NAME: CREEKSIDE HIGH SCHOOL

LOCATION ADDRESS: 24150 HAYES AVENUE

MURRIETA, CA 92562

COUNTY: RIVERSIDE

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

CREEKSIDE HIGH SCHOOL

PROGRAM/S LISTED FOR THIS FACILITY

GNIS - GEOGRAPHIC NAMES INFORMATION SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

Facility Registry System (FRSCA)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 1,136 ft. (Equal to TP)

FACILITY INFORMATION

REGISTRY ID: 110036098692

NAME: TENAJA CANYON ACADEMY

LOCATION ADDRESS: 24150 HAYES AVE

MURRIETA, CA 92562-9461

COUNTY: RIVERSIDE COUNTY

EPA REGION: 09

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

TENAJA CANYON ACADEMY

PROGRAM/S LISTED FOR THIS FACILITY

NCES - NATIONAL CENTER FOR EDUCATION STATISTICS

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

[Back to Report Summary](#)

EnviroStor Cleanup Sites (ENVIROSTOR)

MAP ID# 2

Distance from Property: 0.379 mi. (2,001 ft.) NNE
Elevation: 1,157 ft. (Higher than TP)

SITE INFORMATION

ID #: **60002368** ASSESSOR'S PARCEL #: **NONE SPECIFIED**

FACILITY LINK: [CLICK HERE](#)

NAME: **TEMECULA VALLEY GUN CLUB**

ADDRESS: **NORTHEAST OF AULD ROAD AT WINCHESTER ROAD (TRACK NO. 36733, SECTION 6, TOWNSHIP 6 SOUTH,
RANGE 2 WEST, LOT 3 OF LOT LINE ADJUSTMENT 13-244)
MURRIETA, CA 92562**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **122**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **MUSTAPHA GUERBAZ**

DTSC SUPERVISOR: **MARYAM TASNIF-ABBASI**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **VOLUNTARY CLEANUP**

SITE TYPE DESCRIPTION

VOLUNTARY CLEANUP: IDENTIFIES SITES WITH EITHER CONFIRMED OR UNCONFIRMED RELEASES, AND THE PROJECT PROPONENTS HAVE REQUESTED THAT DTSC OVERSEE EVALUATION, INVESTIGATION, AND/OR CLEANUP ACTIVITIES AND HAVE AGREED TO PROVIDE COVERAGE FOR DTSC'S COSTS.

DTSC's CURRENT INVOLVEMENT AT SITE (as of 06/09/2012)

ACTIVE - IDENTIFIES THAT AN INVESTIGATION AND/OR REMEDIATION IS CURRENTLY IN PROGRESS

AND THAT DTSC IS ACTIVELY INVOLVED, EITHER IN A LEAD OR SUPPORT CAPACITY

PAST USE/S THAT CAUSED THE CONTAMINATION

FIRING RANGE - SMALL ARMS ETC...

CONFIRMED CONTAMINANTS OF CONCERN

NONE SPECIFIED

[Back to Report Summary](#)

GeoTracker Cleanup Sites (CLEANUPSITES)

MAP ID# 3

Distance from Property: 0.468 mi. (2,471 ft.) E
Elevation: 1,119 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0606501114
URL LINK: [CLICK HERE](#)
BUSINESS NAME: INCO DEVELOPMENT CORP
ADDRESS: 24391 WASHINGTON
MURRIETA, CA 92362
COUNTY: RIVERSIDE

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE
CASE NUMBER: 9UT1417
STATUS: COMPLETED - CASE CLOSED 1/9/1990
POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

SOIL

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

REGULATORY ACTIVITIES

TYPE OF ACTION:	DATE:	ACTION:
OTHER	01/01/50	LEAK DISCOVERY
OTHER	01/01/50	LEAK REPORTED
ENFORCEMENT	01/27/2009	CLOSURE/NO FURTHER ACTION LETTER - #SITE CLOSURE
ENFORCEMENT	01/26/2009	FILE REVIEW - #RCDEH UPLOAD SITE FILE 4/24/2015
OTHER	02/27/1989	LEAK REPORTED
OTHER	02/01/1989	LEAK DISCOVERY

STATUS HISTORY

STATUS:	DATE:
COMPLETED - CASE CLOSED	01/09/1990
OPEN - REMEDIATION	12/12/1989
OPEN - SITE ASSESSMENT	05/15/1989
OPEN - SITE ASSESSMENT	02/28/1989
OPEN - CASE BEGIN DATE	02/01/1989

CONTACT DETAILS

ORGANIZATION: RIVERSIDE COUNTY LOP
ADDRESS: 3880 LEMON ST SUITE 200
CITY: RIVERSIDE
CONTACT NAME: RIVERSIDE COUNTY LOP
CONTACT TYPE: LOCAL AGENCY CASEWORKER
CONTACT PHONE: 9519558980

GeoTracker Cleanup Sites (CLEANUPSITES)

EMAIL: NOT REPORTED

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 3

Distance from Property: 0.468 mi. (2,471 ft.) E
Elevation: 1,119 ft. (Lower than TP)

FACILITY INFORMATION

GLOBAL ID: T0606501114

URL LINK: [CLICK HERE](#)

BUSINESS NAME: INCO DEVELOPMENT CORP

ADDRESS: 24391 WASHINGTON
MURRIETA, CA 92362

COUNTY: RIVERSIDE

FACILITY DETAILS

CASE TYPE: LUST CLEANUP SITE

CASE NUMBER: 9UT1417

STATUS: COMPLETED - CASE CLOSED 01/09/1990

POTENTIAL CONTAMINATION:

GASOLINE

POTENTIAL MEDIA AFFECTED:

SOIL

DISADVANTAGED COMMUNITY:

NO

SEVERELY DISADVANTAGED COMMUNITY:

NO

SITE HISTORY:

NOT REPORTED

HISTORICAL FACILITY DETAILS

NO HISTORICAL DETAIL(S) INFORMATION REPORTED FOR THIS FACILITY

[Back to Report Summary](#)

Riverside County Underground Storage Tanks Cleanup Sites (RCLUST)

[MAP ID# 3](#)

Distance from Property: 0.468 mi. (2,471 ft.) E
Elevation: 1,119 ft. (Lower than TP)

SITE INFORMATION

SITE ID#: 89146

SITE NUMBER: 24391

NAME: INCO DEVELOPMENT CORP

ADDRESS: 24391 WASHINGTON AVE
MURRIETA, CA 92562

COUNTY: RIVERSIDE

STATUS: CLOSED CASE

DATE CLOSED: 1/9/1990

CASE TYPE: SOIL ONLY IS IMPACTED

[Back to Report Summary](#)

EnviroStor Cleanup Sites (ENVIROSTOR)

MAP ID# 4

Distance from Property: 0.693 mi. (3,659 ft.) ENE
Elevation: 1,156 ft. (Higher than TP)

SITE INFORMATION

ID #: **33990004** ASSESSOR'S PARCEL #: **NONE SPECIFIED**

FACILITY LINK: [CLICK HERE](#)

NAME: **CROSSROADS INVESTORS III, LLC**

ADDRESS: **24250 ADAMS AVENUE
MURRIETA, CA 92562**

COUNTY: **RIVERSIDE**

SITE SIZE (ACRES): **20**

LEAD AGENCY: **SMBRP**

DTSC PROJECT MANAGER: **NOT REPORTED**

DTSC SUPERVISOR: *** GREG HOLMES**

DTSC DIVISION BRANCH: **CLEANUP CYPRESS**

NPL LISTED: **NO** RESTRICTED LAND USE: **NO**

SITE TYPE: **STATE RESPONSE**

SITE TYPE DESCRIPTION

STATE RESPONSE: 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.

DTSC's CURRENT INVOLVEMENT AT SITE (as of 12/24/2002)

CERTIFIED - IDENTIFIES COMPLETED SITES WITH PREVIOUSLY CONFIRMED RELEASE THAT ARE SUBSEQUENTLY CERTIFIED BY DTSC AS HAVING BEEN REMEDIATED SATISFACTORILY UNDER DTSC OVERSIGHT

PAST USE/S THAT CAUSED THE CONTAMINATION

BATTERY RECLAMATION

CONFIRMED CONTAMINANTS OF CONCERN

NONESPECIFIED - NONE SPECIFIED

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 05/06/19

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 06/11/19

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. The data displays remedy component information for Superfund decision documents issued in fiscal years 1982-2017, and it includes final and deleted NPL sites as well as sites with a Superfund Alternative Approach (SAA) agreement in place. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR09 Enforcement and Compliance History Information

VERSION DATE: 10/27/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSCA Emergency Response Notification System

VERSION DATE: 10/06/19

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSCA Facility Registry System

VERSION DATE: 10/09/19

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR09 Hazardous Materials Incident Reporting System

VERSION DATE: 11/20/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/21/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDES09 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

Environmental Records Definitions - FEDERAL

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of Polychlorinated Biphenyls (PCB) who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR09 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 09/12/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

Environmental Records Definitions - FEDERAL

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/17

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR09 Resource Conservation & Recovery Act - Generator

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

Environmental Records Definitions - FEDERAL

to facilities currently generating hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

RCRANGR09 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 9 includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 09/24/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 09/21/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments. The following Primary SIC Codes are included in this data: 7211, 7212, 7213, 7215, 7216, 7217, 7218, and/or 7219; the following Primary NAICS Codes are included in this data:

Environmental Records Definitions - FEDERAL

812320, 812331, and/or 812332.

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 09/20/19

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 07/10/19

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 10/18/19

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 08/19/19

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United

Environmental Records Definitions - FEDERAL

States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 10/21/19

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 10/22/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 11/26/19

Environmental Records Definitions - FEDERAL

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (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.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE

Environmental Records Definitions - FEDERAL

evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 08/19/19

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 10/18/19

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 10/18/19

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA)

Environmental Records Definitions - FEDERAL

the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 08/19/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 10/18/19

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (CA)

CDL Clandestine Drug Labs

VERSION DATE: 06/30/18

The California Department of Toxic Substance Control (DTSC) maintains this listing of illegal drug laboratories. DTSC maintains a limited cost-tracking database to manage and pay appropriate contractor invoices for removal costs. The data source is an expenditure report with the contractors' invoice information and the reported removal action locations. The reported location information may or may not include the actual location of the illegal drug lab for several reasons. First, DTSC receives the location information verbally from law enforcement or local environmental health officials in the initial request for emergency support. Second, DTSC does not verify the information received and does not perform "data cleaning" or other measures to ensure data quality. Third, the location information may not be the actual location of an illegal drug lab or any hazardous substance release to the environment. The initial report may have provided the location of the nearest identifiable address to an illegal drug lab or mobile lab or abandonment of illegal drug lab wastes, or a nearby meeting location for the contractor. Please note the DTSC does not guarantee the accuracy of the address or location information or the condition of the location listed. The listing of an address or 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 address or location either requires or does not require additional cleanup work or mitigation action.

CHMIRS California Hazardous Material Incident Report System

VERSION DATE: 05/15/19

The California Hazardous Material Incident Report System list is maintained by the California Governor's Office of Emergency Services (OES). This list contains all spills called in to the California OES Warning Center for a specific year since 1993.

DTSCDR DTSC Deed Restrictions

VERSION DATE: 09/25/19

The California Department of Toxic Substances Control (DTSC) maintains this list of sites with deed restrictions. According to the DTSC, restricted land use indicates whether the site or area within the site has an environmental restriction recorded and/or other institutional control preventing certain types of land use or activities. The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please contact the DTSC to review associated Land Use Restriction documents.

EMI Emissions Inventory Data

VERSION DATE: 12/31/17

This list of Emissions Inventory Data is maintained by the California Environmental Protection Agency California Environmental Agency Air Resources Board. This list includes criteria pollutant data and toxic data. Please note gas stations, print shops, autobody shops, and dry cleaners are not included in this list.

Environmental Records Definitions - STATE (CA)

HWTS Hazardous Waste Tanner Summary

VERSION DATE: 12/31/17

The Hazardous Waste Tanner Summary is maintained by the California Department of Toxic Substances Control (DTSC). This list includes data extracted from the copies of hazardous waste manifests received each year by the DTSC.

LDS Land Disposal Sites

VERSION DATE: 10/02/19

This list of Land Disposal sites (Landfills) is a subset of the GeoTracker Cleanup Sites database, maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Land Disposal Site.

LIENS Recorded Environmental Cleanup Liens

VERSION DATE: 11/18/19

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

MCS Military Cleanup Sites

VERSION DATE: 10/02/19

This list of Military sites is a subset of the GeoTracker Cleanup Sites database maintained by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = Military Cleanup Sites. This list includes : Military UST sites; Military Privatized sites; and Military Cleanup sites (formerly known as DoD non UST).

NPDES National Pollutant Discharge Elimination System Facilities

VERSION DATE: 11/20/19

This list of active, historical, and terminated National Pollutant Discharge Elimination System Facilities permits is maintained by the California Environmental Protection Agency State Water Resources Control Board. This data includes storm water general permit enrollees that are active or have been active within the past three years. Please note there can be multiple listings for a single permit due to multiple dischargers, multiple facilities, and/or multiple address listings. Please use the Regulatory Measure ID to identify duplicates, as this is a unique identifier for each permit.

ABST Above Ground Storage Tanks

VERSION DATE: 12/04/19

Environmental Records Definitions - STATE (CA)

This database, provided by the California Environmental Protection Agency's (CalEPA) Regulated Site Portal, contains aboveground petroleum storage tank facilities originating from the California Environmental Reporting System (CERS). These facilities store petroleum in aboveground storage tanks with oversight by local agencies. As of January 1, 2008, Assembly Bill No. 1130 of the Aboveground Petroleum Storage Act (APSA) authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. CalEPA Data Disclaimer: Information displayed in the portal is collected from separate agency databases and displayed unaltered. Information that is considered confidential, trade secret, or is otherwise protected by the agency that manages the database is not loaded into the portal. For more detail about information displayed in the portal, please visit the data source sites. Please refer to AST2007 database for aboveground storage tank information obtained from the California State Water Resources Control Board prior to 2008 APSA requirements.

AST2007 Aboveground Storage Tanks Prior to January 2008

VERSION DATE: 12/01/07

This database contains aboveground storage tank facilities registered with the California State Water Resources Control Board (SWRCB) between 2007 and 2003. Since 2006, tanks were required to contain a minimum (even as cumulative) of 1320 gallons to be in the program. As of January 1, 2008, the SWRCB no longer maintains a list of registered aboveground storage tanks, due to effective Assembly Bill No. 1130 (Laird) of the Aboveground Petroleum Storage Act (APSA). This Bill authorized the Certified Unified Program Agencies to implement and administer the requirements of the APSA. Please refer to ABST database as a current source for aboveground petroleum storage tank data.

CLEANER Dry Cleaner Facilities

VERSION DATE: 06/13/19

This list of dry cleaners is maintained by the California Department of Toxic Substances Control (DTSC). Data is extracted from the DTSC Hazardous Waste Tracking System. This list includes dry cleaner facilities that have registered EPA identification numbers. These facilities are categorized by SIC codes (7211, 7212, 7213, 7215, 7216, 7217, 7218, 7219). This database may also include facilities other than dry cleaners who also register with these same NAICS Codes. Not all companies report their NAICS/SIC Codes to the DTSC, therefore this database may exclude registered dry cleaner facilities with incomplete classification information.

DTSCHWT DTSC Registered Hazardous Waste Transporters

VERSION DATE: 10/27/19

The California Department of Toxic Substances Control maintains this list of Registered Hazardous Waste Transporters.

HISTUST Historical Underground Storage Tanks

VERSION DATE: 12/31/87

The Hazardous Substance Storage Container Database is a historical list of Underground Storage Tank sites,

Environmental Records Definitions - STATE (CA)

compiled from tank survey and registration information collected at one time between 1984 and 1987 by the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials.

MINES Mines Listing

VERSION DATE: 10/21/19

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

MWMP California Medical Waste Management Program Facility List

VERSION DATE: 10/04/19

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

SLIC Spills, Leaks, Investigation & Cleanup Recovery Listing

VERSION DATE: 11/11/19

This list of Spills, Leaks, Investigation & Cleanup Recovery sites is maintained by the California Regional Water Quality Control Board (RWQCB). This list all "non-federally owned" sites that are regulated under the State Water Resources Control Board's Site Cleanup Program and/or similar programs conducted by each of the nine Regional Water Quality Control Boards. Cleanup Program Sites are also commonly referred to as "Site Cleanup Program sites". Cleanup Program Sites are varied and include but are not limited to pesticide and fertilizer facilities, rail yards, ports, equipment supply facilities, metals facilities, industrial manufacturing and maintenance sites, dry cleaners, bulk transfer facilities, refineries, mine sites, landfills, RCRA/CERCLA cleanups, and some brownfields. Unauthorized releases detected at Cleanup Program Sites are highly variable and include but are not limited to hydrocarbon solvents, pesticides, perchlorate, nitrate, heavy metals, and petroleum constituents, to name a few.

SWEEPS Statewide Environmental Evaluation and Planning System

VERSION DATE: 10/01/94

Environmental Records Definitions - STATE (CA)

The Statewide Environmental Evaluation and Planning System (SWEEPS) contains a historical listing of active and inactive underground storage tank locations from the State Water Resources Control Board. The hazardous substances stored within these tanks includes, but not restricted to, petroleum products, industrial solvents, and other materials. Refer to CUPA listing for source of current data.

USTCUPA Underground Storage Tanks

VERSION DATE: 10/15/19

The California State Water Resources Control Board maintains this list of permitted underground storage tanks. Permitted Underground Storage Tank (UST) Facilities includes facilities at which the owner or operator has been issued a permit to operate one or more USTs by the local permitting agency. Permitted UST Facilities are imported weekly from the California Environmental Reporting System (CERS).

BF Brownfield Sites

VERSION DATE: 11/19/19

This database of Brownfield Memorandum of Agreement (MOA) sites is maintained by the California Environmental Protection Agency. The California Department of Toxic Substances Control (CTSC), the State Water Resources Control Board, and the Regional Water Quality Control Boards (RWQCBs) agreed to a Brownfield Memorandum of Agreement (MOA). The MOA limits the oversight of a brownfields site to one agency, establishes procedures and guidelines for identifying the lead agency, calls for a single uniform site assessment procedure, requires all cleanups to address the requirements of the agencies, defines roles and responsibilities, provides for ample opportunity for public involvement, commits agencies to review time frames, and commits agencies to coordinate and communicate on brownfields issues. The Brownfield MOA site list is obtained from the State Water Resources Control Board GeoTracker online database. This list contains both open and completed sites.

CALSITES CALSITES Database

VERSION DATE: 05/01/04

This historical database was maintained by the Department of Toxic Substance Control for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

CLEANUPSITES GeoTracker Cleanup Sites

VERSION DATE: 10/02/19

This list of GeoTracker Cleanup Sites is maintained by the California State Water Resources Control Board. The database contains contaminated sites that impact groundwater or have the potential to impact ground water, including sites that require cleanup, such as Leaking Underground Storage Tank Sites, Department of Defense Sites, and Cleanup Program Sites. GeoTracker also contains records for various unregulated projects as well as permitted facilities including: Irrigated Lands, Oil and Gas production, operating Permitted USTs, and Land Disposal Sites. GeoTracker portals retrieve records and view integrated data sets from multiple State Water

Environmental Records Definitions - STATE (CA)

Board programs and other agencies.

CORTESE Cortese List

VERSION DATE: 10/14/19

This list of hazardous waste and substances sites (Cortese List) is maintained by the California Department of Toxic Substances Control (DTSC). DTSC's Brownfields and Environmental Restoration Program (Cleanup Program) EnviroStor database provides DTSC's component of Cortese List data by identifying Annual Workplan (now referred to State Response and/or Federal Superfund), and Backlog sites listed under Health and Safety Code section 25356. In addition, DTSC's Cortese List includes Certified with Operation and Maintenance sites. The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist.

DROP Listing of Certified Dropoff, Collection, and Community Service Programs

VERSION DATE: 09/30/19

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

ERAP Expedited Removal Action Program Sites

VERSION DATE: 10/10/19

This list of Expedited Removal Action Program Sites is a subset of the EnviroStor database, maintained by the California Department of the Toxic Substance Control. Sites are queried from Envirostor by site type = State Response ERAP.

HISTCORTESE Historical Cortese List

VERSION DATE: 11/02/02

This historical listing includes hazardous waste and substances sites designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substance Control. The Cortese List was utilized by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. See CACORTESE for an updated version of this database.

LUST Leaking Underground Storage Tanks

VERSION DATE: 10/02/19

This list of leaking underground storage tanks is a subset of the GeoTracker Cleanup Sites database maintained

Environmental Records Definitions - STATE (CA)

by the California State Water Resources Control Board. Sites are queried from GeoTracker by case type = LUST Cleanup Site.

NFA No Further Action Determination

VERSION DATE: 09/09/19

This list of No Further Action (NFA) sites is maintained by the California Department of Toxic Substances Control. NFA identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination. Please refer to ENVIROSTOR for current No Further Action sites.

NFE Sites Needing Further Evaluation

VERSION DATE: 12/05/19

This list of Inactive - Needs Evaluation sites is maintained by the California Department of Toxic Substances Control. These are unconfirmed contaminated properties that need further assessment. This data is queried from the Department of Toxic Substances Control Envirostor online database.

PROC Listing of Certified Processors

VERSION DATE: 11/04/19

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

REF Referred to Another Local or State Agency

VERSION DATE: 12/05/19

This Referred to Another Local or State Agency list, maintained by the California Department of Toxic Substances Control (DTSC), contains properties where contamination has not been confirmed and which were determined as not requiring direct Department of Toxic Substance Control Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency. This data is extracted from the DTSC Envirostor online database and is queried by Status = "Refer state and local agencies".

SWIS Solid Waste Information System Sites

VERSION DATE: 09/30/19

This list of Solid Waste Information System Sites is extracted from the Solid Waste Information System (SWIS) database, maintained by the California Department of Resources Recycling and Recovery. The SWIS database includes information on solid waste facilities, operations, and disposal sites located in 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.

Environmental Records Definitions - STATE (CA)

SWRCY Recycling Centers

VERSION DATE: 11/06/19

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

VCP Voluntary Cleanup Program

VERSION DATE: 10/10/19

This list of Voluntary Cleanup Sites is a subset of the Envirostor database maintained by the California Department of Toxic Substance Control. Sites are queried from Envirostor by site type = Voluntary Cleanup.

WMUDS Waste Management Unit Database

VERSION DATE: 01/01/00

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

ENVIROSTOR EnviroStor Cleanup Sites

VERSION DATE: 10/10/19

This list of Envirostor Cleanup Sites is maintained by the California Department of Toxic Substances Control (DTSC). DTSC has developed the EnviroStor database system to evaluate and track sites with confirmed or potential contamination and sites where further investigation may be necessary. This EnviroStor database of cleanup sites contains the following: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

ENVIROSTORPCA EnviroStor Permitted and Corrective Action Sites

VERSION DATE: 10/16/19

The California Department of Toxic Substance Control maintains this list of Hazardous Waste sites in their Envirostor online database. This list contains: 1) data pertaining to the Hazardous Waste Sites tracked in Envirostor; 2) the completed activities for Hazardous Waste Units; 3) the completed activities for Hazardous Waste Units undergoing closure; 4) completed maintenance activities; 5) the various "aliases" for a project (Some examples are: alt project name, alt address, EPA ID, etc.).

Environmental Records Definitions - STATE (CA)

TOXPITS

Toxic Pits Cleanup Act Sites

VERSION DATE: 07/01/95

Toxic Pits are sites with possible contamination of hazardous substances where cleanup is necessary. This listing is no longer updated by the State Water Resources Control Board.

Environmental Records Definitions - LOCAL

RCGL Riverside County Generator List

VERSION DATE: 07/30/19

The Riverside County Generator List is maintained by the County of Riverside Department of Environmental Health. This list includes permitted facilities that create hazardous waste.

RCDL Riverside County Disclosure List

VERSION DATE: 09/04/19

The Riverside County Disclosure List is maintained by the County of Riverside Department of Environmental Health. This list includes permitted facilities that handle hazardous materials.

RCMW Riverside County Medical Waste Facilities

VERSION DATE: 08/06/19

This list of active and inactive medical waste facilities is maintained by the County of Riverside Department of Environmental Health.

RCUST Riverside County Underground Storage Tank Sites

VERSION DATE: 10/29/19

This list of permitted underground storage tanks is maintained by the Riverside County Department of Environmental Health.

RCLUST Riverside County Underground Storage Tanks Cleanup Sites

VERSION DATE: 10/30/19

This list of facilities with unauthorized releases (leaking underground storage tanks) is maintained by the County of Riverside Department of Environmental Health.

Environmental Records Definitions - TRIBAL

USTR09 Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

LUSTR09 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/08/19

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 9. This region includes the following states: Arizona, California, Hawaii, Nevada, and the territories of Guam and American Samoa.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

TORRESDUMPSITES Illegal Dump Sites on the Torres Martinez Reservation

VERSION DATE: 10/29/07

This listing of illegal dump site locations on the Torres Martinez Reservation is maintained by the United States Environmental Protection Agency, Region IX. These dump sites contain unlawfully discarded household waste such as landscaping and wood wastes with no known soil or groundwater contamination. A majority of the sites have already been cleaned up through the collaborative efforts of the EPA, The California Integrated Waste Management Board and the Torres Martinez Tribe.

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX E
REGULATORY RECORDS DOCUMENTATION



Leighton

Anisah Kabbara

From: Anisah Kabbara
Sent: Thursday, December 12, 2019 11:07 AM
To: 'sandiego@waterboards.ca.gov'
Cc: 'cypressfileroom@dtsc.ca.gov'; 'chatsworthfileroom@dtsc.ca.gov'
Subject: File Search Request

Good morning,

I'm with Leighton Consulting and I'd like to request any information regarding hazardous material storage, release, disposal, investigations or information concerning aboveground and underground storage tanks at the following address: 24150 Hayes Avenue, Murrieta, CA

Thank you,

Anisah Kabbara

Staff Geologist
10532 Acacia Street Suite B-6
Rancho Cucamonga, CA 91730
(909) 360-3772 Cellular
(909) 527-1127 Office

Leighton
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Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
9211 Oakdale Avenue
Chatsworth, California 91311



Gavin Newsom
Governor

December 13, 2019

Ms. Anisah Kabbara
Leighton Consulting
10532 Acacia Street, Suite B-6
Rancho Cucamonga, CA 91730

24150 Hayes Avenue, Murrieta, CA

PR3-121219-06

Dear Ms. Kabbara:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would also like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. Envirostor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view Envirostor.

If you have any questions or would like further information regarding your request, please contact me at (818) 717-6522.

Sincerely,

Glenn Castillo /SA
Regional Records Coordinator

Anisah Kabbara

From: Lorch, Leah@Waterboards <Leah.Lorch@Waterboards.ca.gov>
Sent: Monday, December 16, 2019 2:25 PM
To: Anisah Kabbara
Subject: RE: File Search Request

Good Afternoon Anisah,

No records were found for the requested address.

If you have any further records requests please send them to rb9_records@waterboards.ca.gov

Thank you,
Leah Lorch
Office Technician (T)
Public Records Coordinator
San Diego Regional Water Quality Control Board
2375 Northside Drive, Suite 100
San Diego, CA 92108
(619) 516-1993



From: Munoz, Cleo@Waterboards <Cleo.Munoz@Waterboards.ca.gov> **On Behalf Of** sandiego
Sent: Thursday, December 12, 2019 11:32 AM
To: RB9_Records, WB@Waterboards <rb9_records@waterboards.ca.gov>
Subject: FW: File Search Request

From: Anisah Kabbara <akabbara@leightongroup.com>
Sent: Thursday, December 12, 2019 11:07 AM
To: sandiego <sandiego@waterboards.ca.gov>
Cc: CypressFileRoom@DTSC <CypressFileRoom@dtsc.ca.gov>; ChatsworthFileRoom@DTSC <ChatsworthFileRoom@dtsc.ca.gov>
Subject: File Search Request

EXTERNAL:

Good morning,

I'm with Leighton Consulting and I'd like to request any information regarding hazardous material storage, release, disposal, investigations or information concerning aboveground and underground storage tanks at the following address: 24150 Hayes Avenue, Murrieta, CA

Thank you,

Anisah Kabbara

Staff Geologist

10532 Acacia Street Suite B-6

Rancho Cucamonga, CA 91730

(909) 360-3772 Cellular

(909) 527-1127 Office

Leighton

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County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org

**Environmental Protection & Oversight Division
Hazardous Materials Management Branch**

REQUEST FOR RECORDS

Requests for review of records are processed on a first come, first serve basis and the processing time is approximately 2-4 weeks. As required by California Public Records Act Section 6250 et seq., a response will be given within ten (10) business days to confirm receipt of your request.

Pursuant to California Government Code, Section 6254 (f), records of pending investigations and informant's names, addresses, and telephone numbers, will not be released.

For access to electronic records available online, visit the Public Information section at www.rivcoeh.org for more details.

REQUESTOR INFORMATION		
NAME:	DATE OF REQUEST:	
BUSINESS NAME (IF ANY):		
RETURN LEGAL MAILING ADDRESS:		
CITY:	STATE:	ZIP:
PHONE:		

The following information is required. List each street address separately.

	SITE STREET ADDRESS (NO APNs)	CITY
1.		
2.		
3.		
4.		
5.		
6.		
7.		

Requests must be made in writing and submitted by mail, email, or in person to the following office:

4065 County Circle Drive, Room 104, Riverside, CA 92503
Phone: (951) 358-5055
Email: DEHRecordsMgmt@rivcoeh.org
Mailing Address: P.O. Box 7909, Riverside, CA 92513-7909

For our office locations call us at (888) 722-4234 or visit our website at www.rivcoeh.org



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

STEVE VAN STOCKUM, DIRECTOR

RELEASE OF RECORDS RESPONSE

December 24, 2019

Service Request No: 46739

Leighton Consulting
10532 Acacia Street
Suite B-6
Rancho Cucamonga, CA 91730
Attn: Anisah Kabbara

Your request concerning **Hazardous Materials Management Records** has been received and a file search has been conducted. The appropriate action has been taken.

Site Address	City	Records Found
24150 Hayes Ave.	Murrieta	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
THIS IS NOT AN INVOICE	Estimated Cost	\$0.00

If no records are found, no further action will be taken.

If records are found, please contact our office at (951) 358-5055 to schedule a file review appointment. Records will be available for 30 days from the date of this letter, after which a new Records Request will need to be submitted.

**** There is a clerical records research fee of \$.50 for the first page, plus \$.10 per additional page **Records will not be made available until this fee is paid****

Other fees may apply

Note: Additional time for processing may be required

Appointments are scheduled in one (1) hour increments, not to exceed two (2) hours.

Environmental Protection & Oversight Division
Hazardous Materials Management Branch
Attn: Records Management
P.O. Box 7909
Riverside, CA 92513-7909
Ph: (951) 358-5055
Fax (951) 358-5342

*additional fees may include costs for appt. cancellation/no show, time per service, scan/fax/mail of documents, cd/dvd

APPENDIX F
HISTORICAL RESEARCH DOCUMENTATION



Leighton

Historical Aerial Photographs

[NEW: GeoLens by Geosearch](#)

Target Property:

***MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, Riverside, California 92562***

Prepared For:

Leighton Consulting Inc.

Order #: 138113

Job #: 329085

Project #: 12393.002

Date: 12/19/2019

Target Property Summary

MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, Riverside, California 92562

USGS Quadrangle: **Murrieta**
Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

(-117.232506710, 33.559718684), (-117.233686882, 33.560836233), (-117.233547407, 33.561068681),
(-117.233171898, 33.561050801), (-117.232313591, 33.560791531), (-117.231820065, 33.561149144),
(-117.231294352, 33.560639545)

Aerial Research Summary

<u>Date</u>	<u>Source</u>	<u>Scale</u>	<u>Frame</u>
2016	USDA	1" = 400'	N/A
2014	USDA	1" = 400'	N/A
2012	USDA	1" = 400'	N/A
2010	USDA	1" = 400'	N/A
2009	USDA	1" = 400'	N/A
2005	USDA	1" = 400'	N/A
2004	USDA	1" = 400'	N/A
06/06/2002	USGS	1" = 400'	N/A
09/30/1996	USGS	1" = 400'	N/A
08/15/1989	USGS	1" = 400'	1836-128
07/28/1985	USGS	1" = 400'	353-158
10/31/1979	USGS	1" = 400'	1-63
10/28/1976	AMI	1" = 400'	8310
05/08/1967	USGS	1" = 400'	1-202
10/02/1961	ASCS	1" = 1000'	PI-7
08/28/1953	ASCS	1" = 400'	2-151
06/21/1938	ASCS	1" = 400'	55-60

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



MVUSD Murrieta Canyon Academy
USDA
2016





MVUSD Murrieta Canyon Academy
USDA
2014

GeoSearch



MVUSD Murrieta Canyon Academy
USDA
2012





MVUSD Murrieta Canyon Academy
USDA
2010

GeoSearch



MVUSD Murrieta Canyon Academy
USDA
2009

GeoSearch



MVUSD Murrieta Canyon Academy
USDA
2005





MVUSD Murrieta Canyon Academy
USDA
2004





MVUSD Murrieta Canyon Academy
USGS
06/06/2002

GeoSearch



0 400
feet



MVUSD Murrieta Canyon Academy
USGS
09/30/1996

GeoSearch



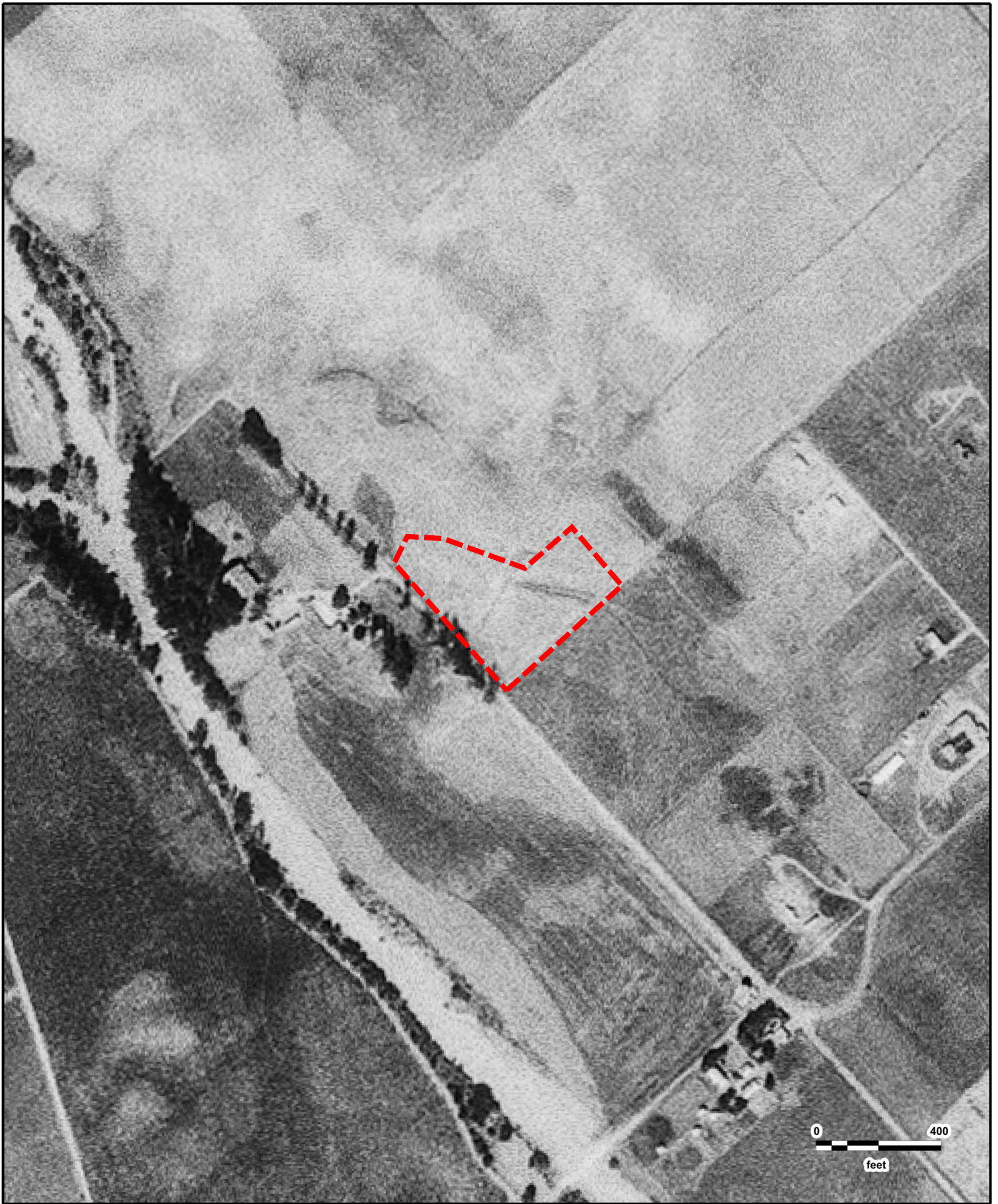
MVUSD Murrieta Canyon Academy
USGS
08/15/1989

GeoSearch



MVUSD Murrieta Canyon Academy
USGS
07/28/1985

GeoSearch



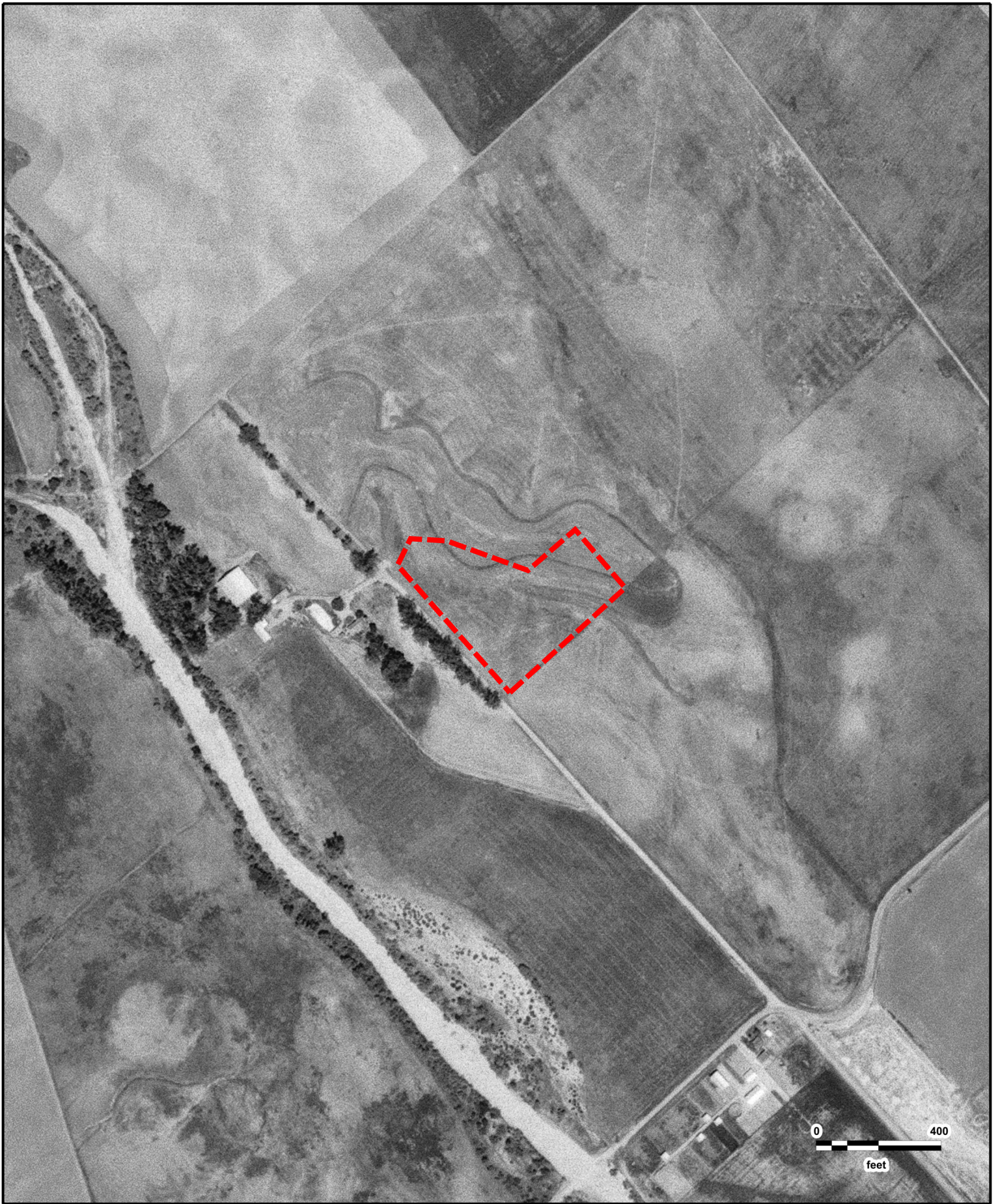
MVUSD Murrieta Canyon Academy
USGS
10/31/1979





MVUSD Murrieta Canyon Academy
AMI
10/28/1976





MVUSD Murrieta Canyon Academy
USGS
05/08/1967





MVUSD Murrieta Canyon Academy
ASCS
10/02/1961

GeoSearch

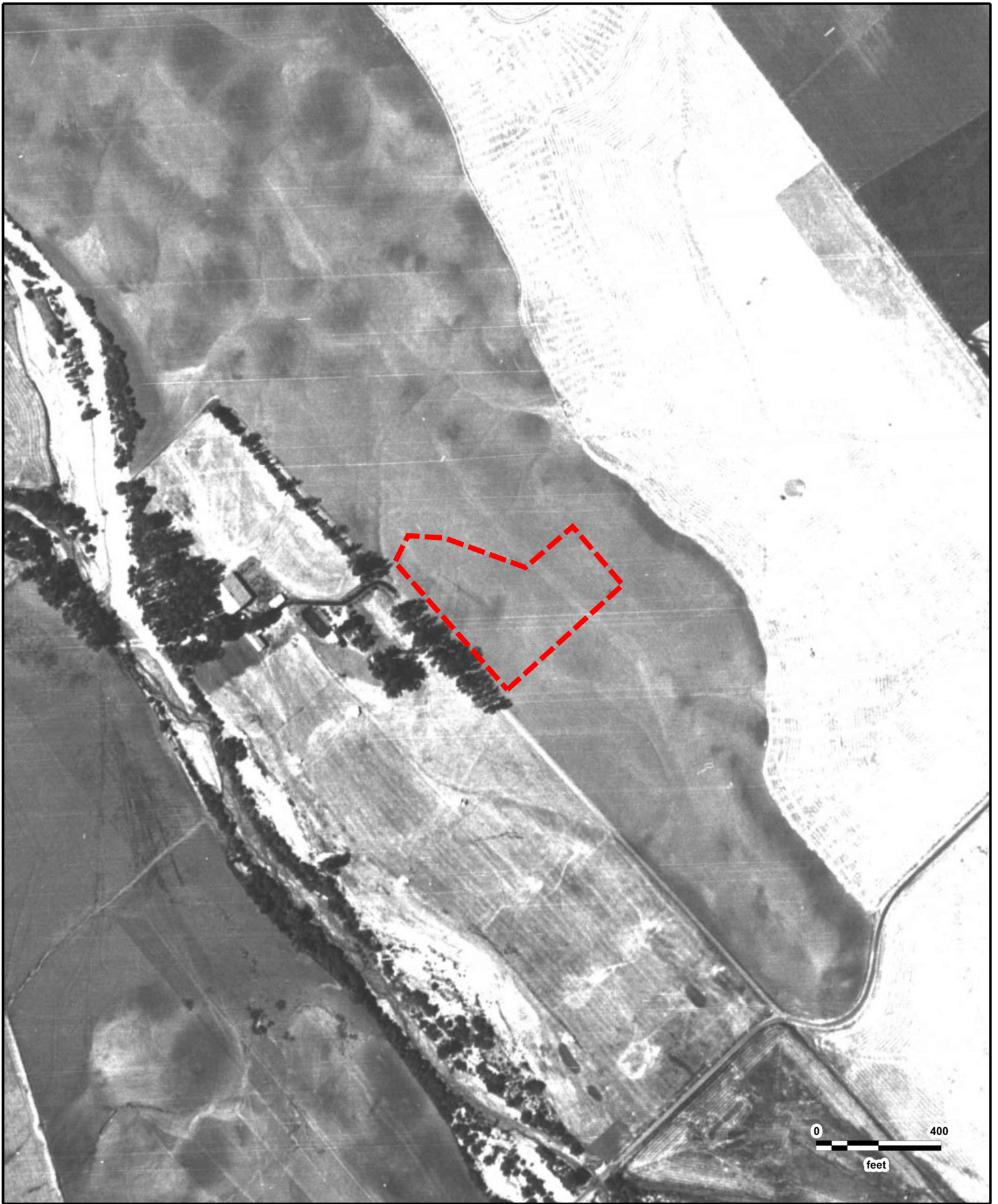


0 400
feet



MVUSD Murrieta Canyon Academy
ASCS
08/28/1953

GeoSearch



MVUSD Murrieta Canyon Academy
ASCS
06/21/1938



Historical Topographic Maps

[NEW: GeoLens by Geosearch](#)

Target Property:

***MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, Riverside, California 92562***

Prepared For:

Leighton Consulting Inc.

Order #: 138113

Job #: 329084

Project #: 12393.002

Date: 12/17/2019

Target Property Summary

MVUSD Murrieta Canyon Academy
24150 Hayes Avenue
Murrieta, Riverside, California 92562

USGS Quadrangle: **Murrieta**
Target Property Geometry: **Area**

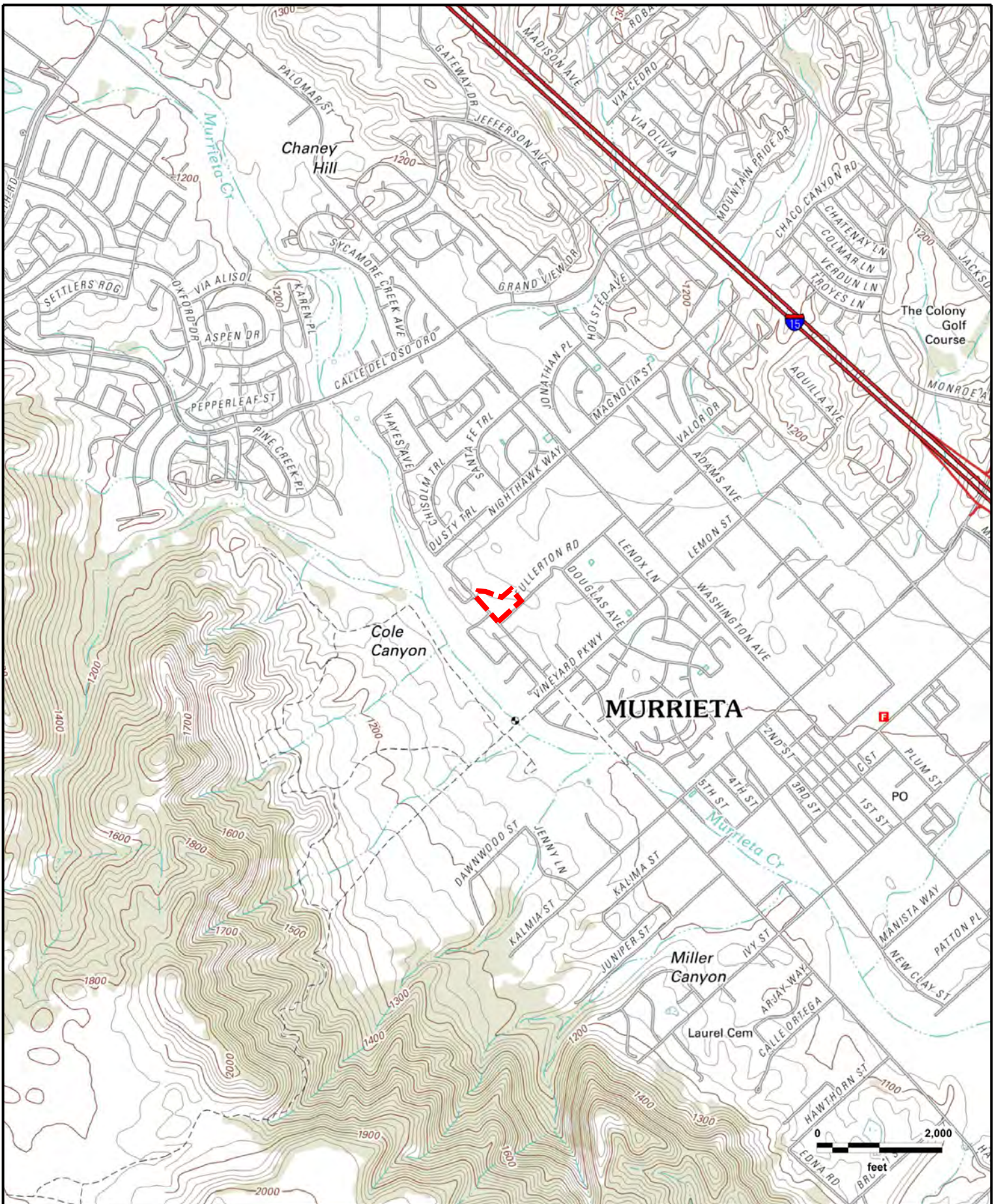
Target Property Longitude(s)/Latitude(s):

(-117.232506710, 33.559718684), (-117.233686882, 33.560836233), (-117.233547407, 33.561068681),
(-117.233171898, 33.561050801), (-117.232313591, 33.560791531), (-117.231820065, 33.561149144),
(-117.231294352, 33.560639545)

Topographic Map Summary

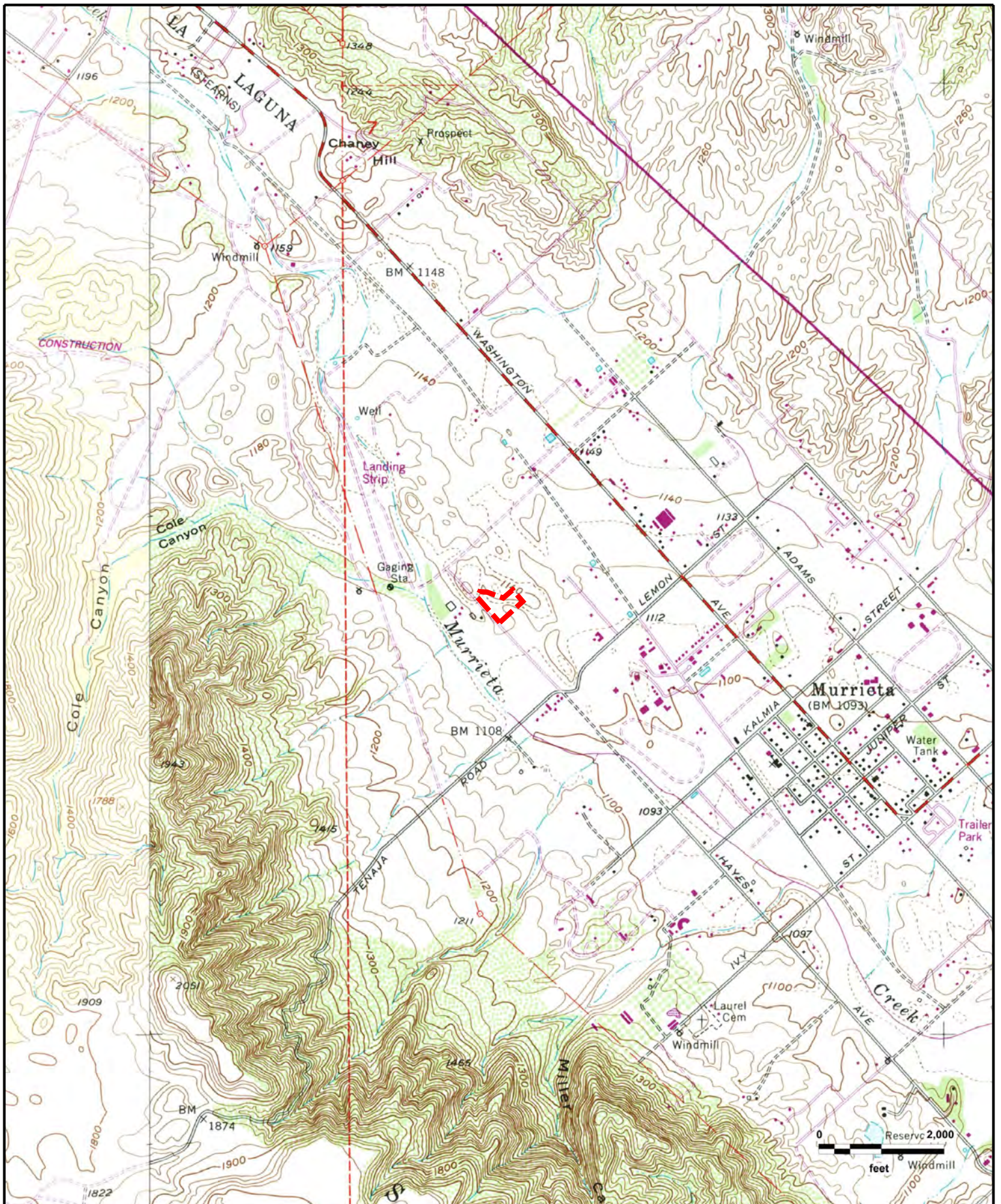
<u>Date</u>	<u>Quadrangle</u>	<u>Scale</u>
2012	WILDOMAR, CA (2012) MURRIETA, CA (2012)	1" = 2000'
1953 PHOTOREVISED 1979	WILDOMAR, CA (1982) MURRIETA, CA (1979)	1" = 2000'
1953 PHOTOREVISED 1973	WILDOMAR, CA (1973) MURRIETA, CA (1973)	1" = 2000'
1953	WILDOMAR, CA (1953) MURRIETA, CA (1953)	1" = 2000'
1943	MURRIETA, CA	1" = 5208'
1942	MURRIETA, CA	1" = 5208'
1901	ELSINORE, CA (1901) SAN LUIS REY, CA (1901)	1" = 10420'

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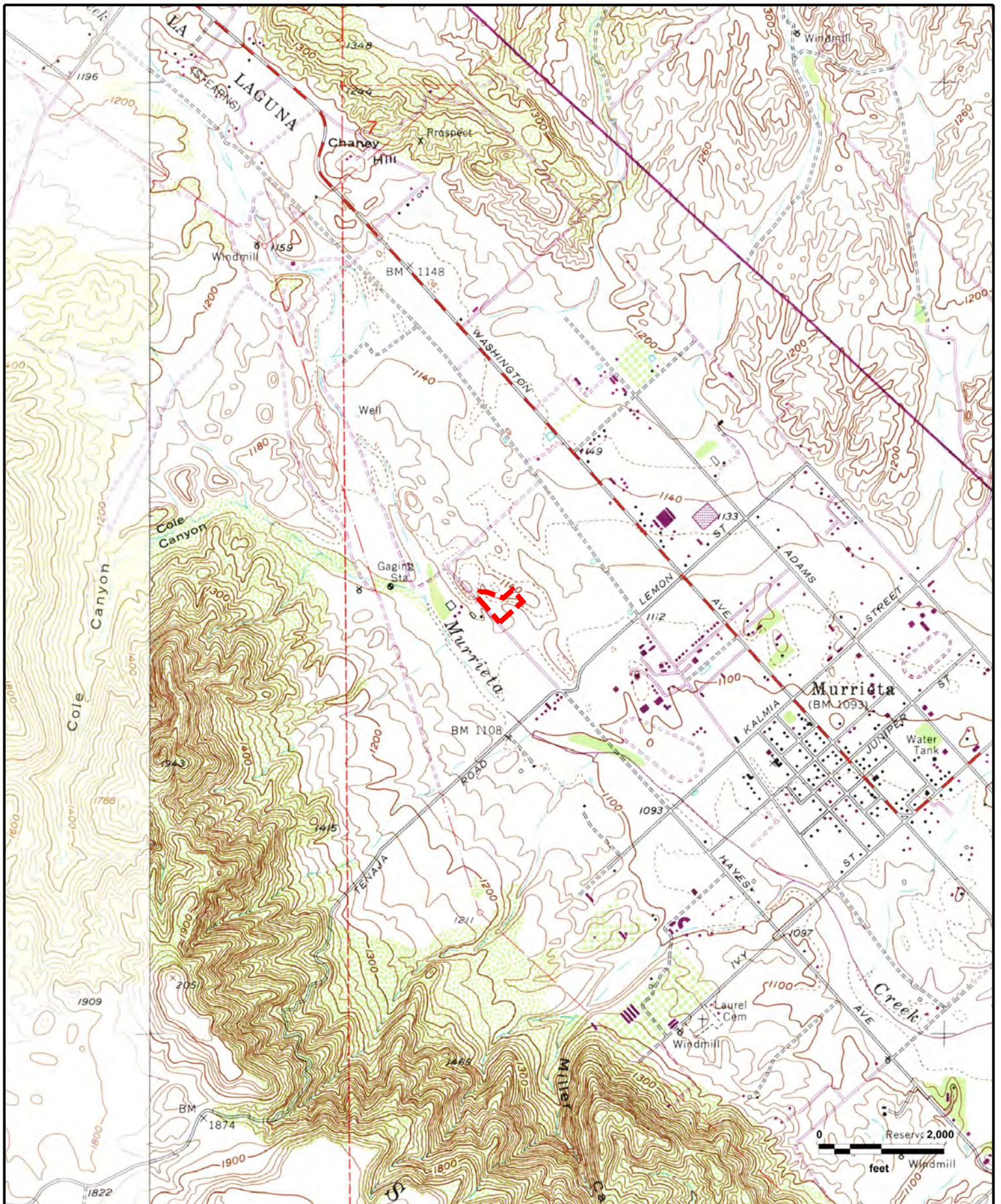
MVUSD Murrieta Canyon Academy
WILDOMAR, CA (2012), MURRIETA, CA (2012)





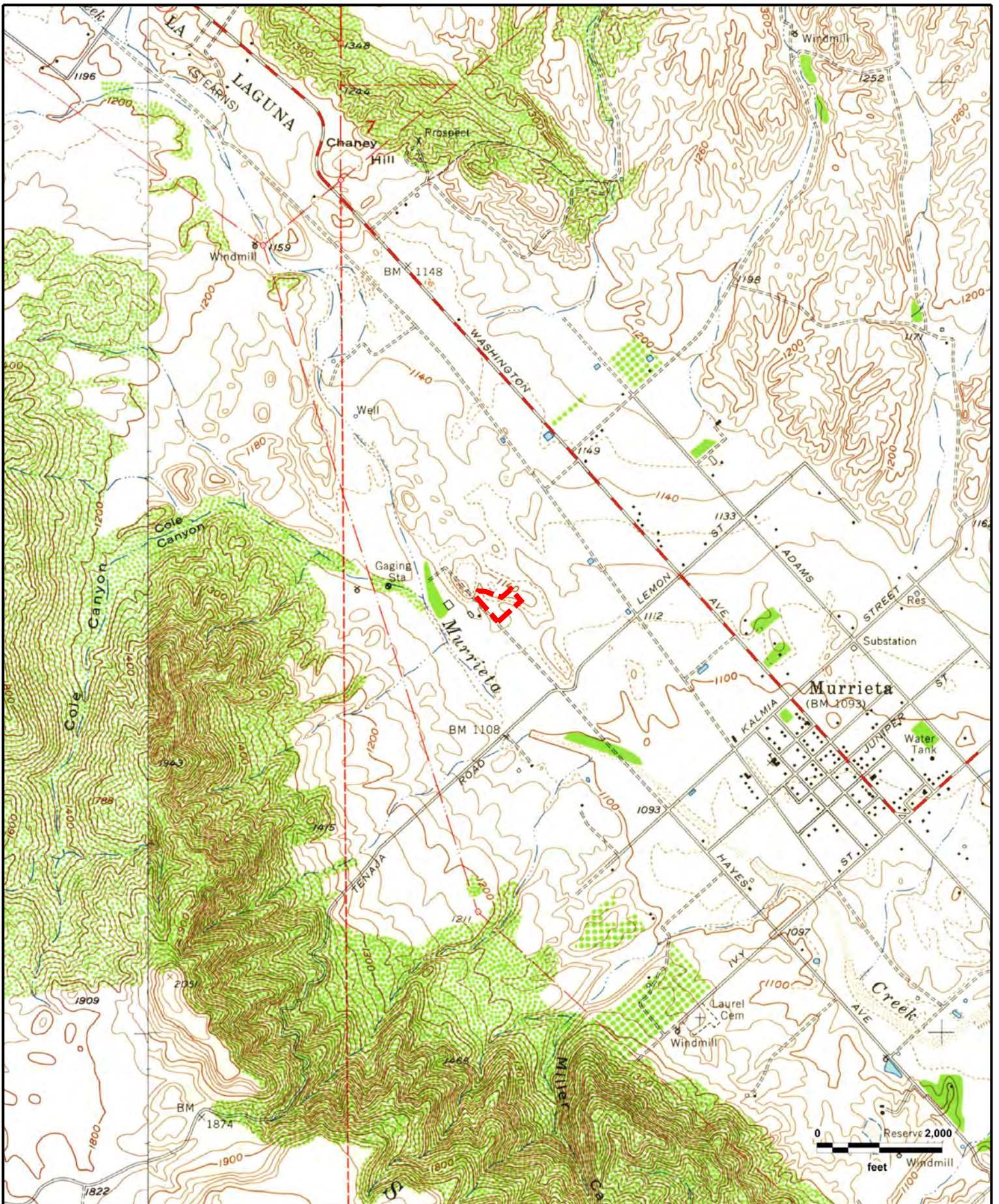
MVUSD Murrieta Canyon Academy
WILDOMAR, CA (1982), MURRIETA, CA (1979)





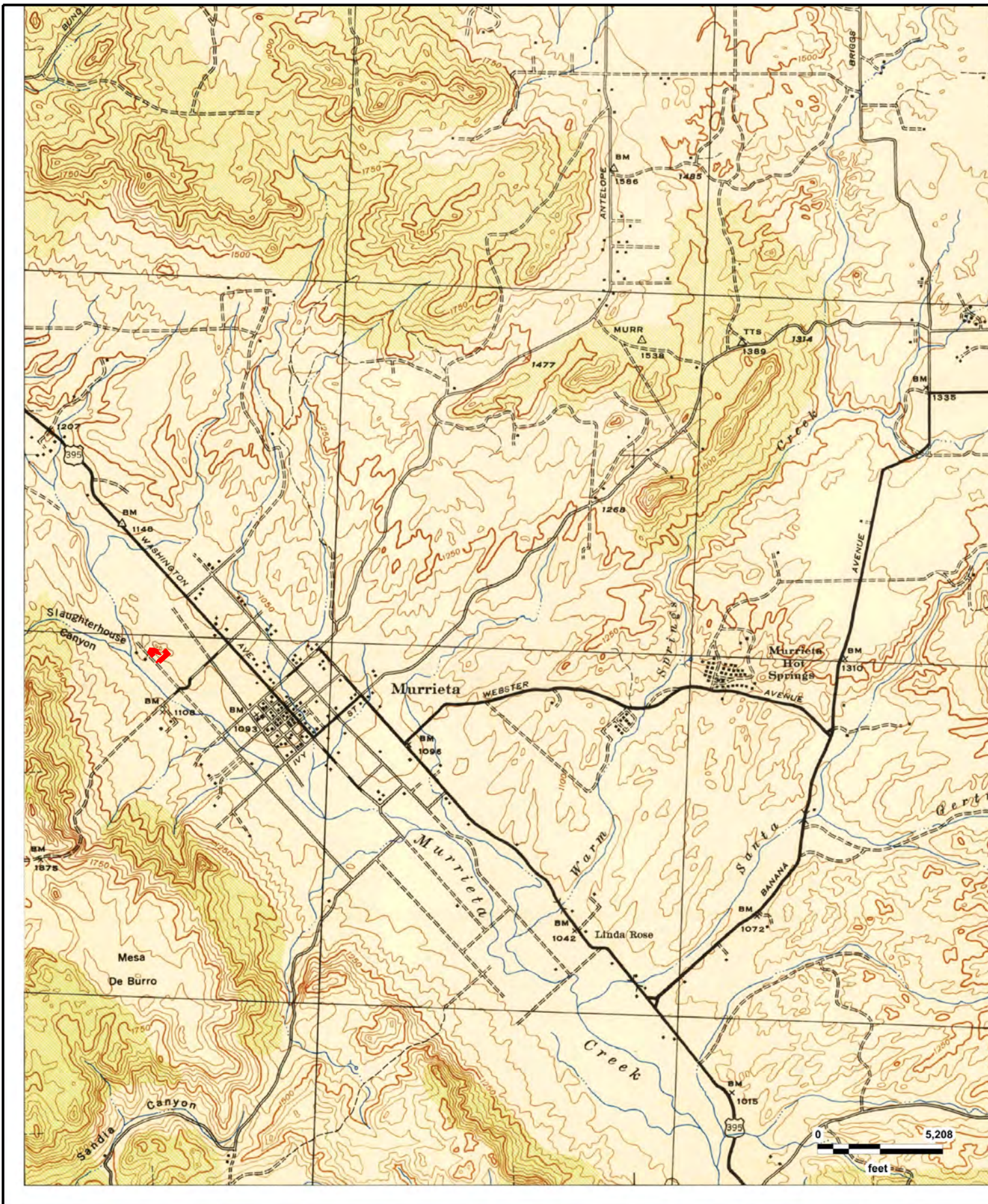
MVUSD Murrieta Canyon Academy
WILDOMAR, CA (1973), MURRIETA, CA (1973)

GeoSearch



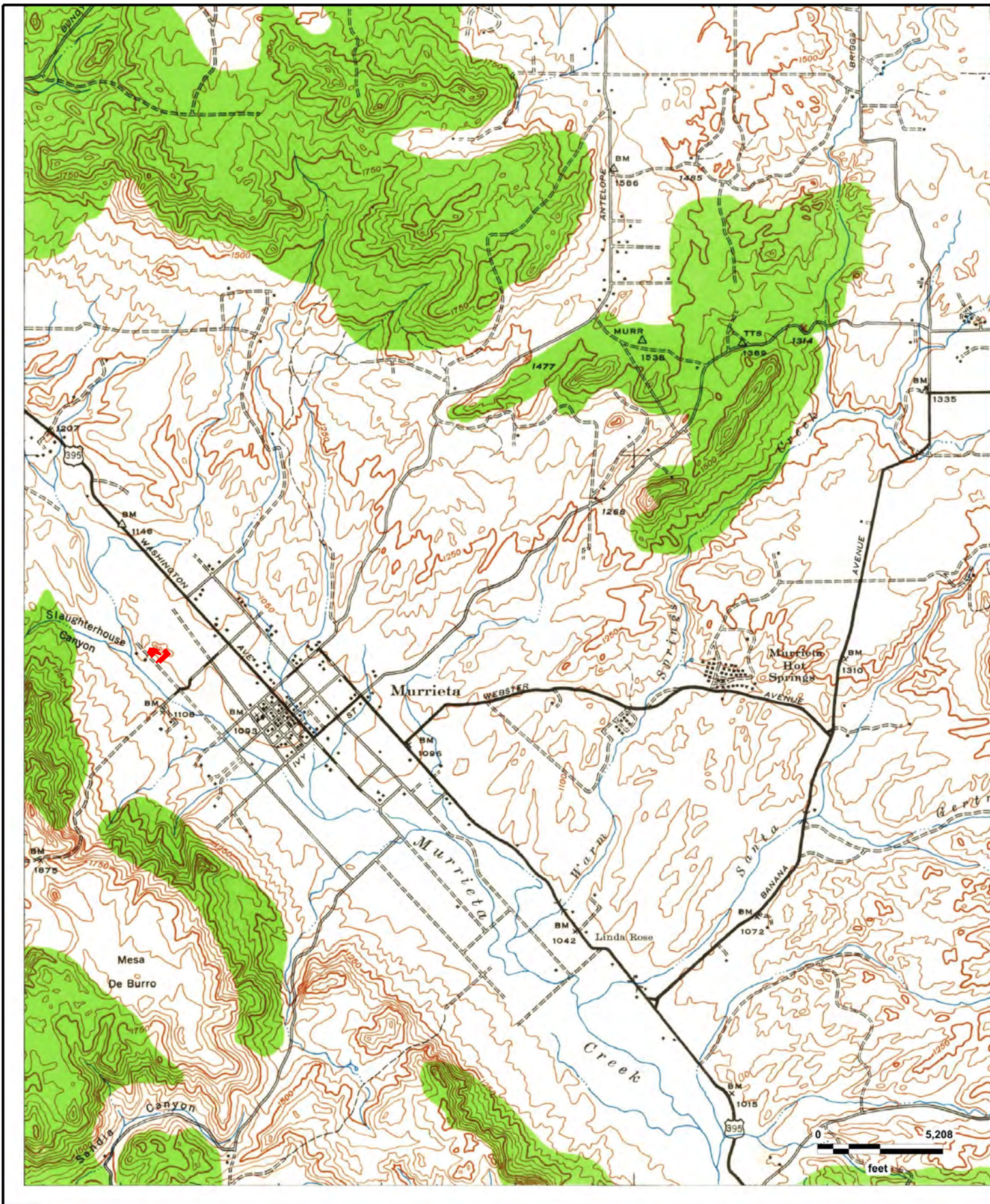
MVUSD Murrieta Canyon Academy
WILDOMAR, CA (1953), MURRIETA, CA (1953)

GeoSearch



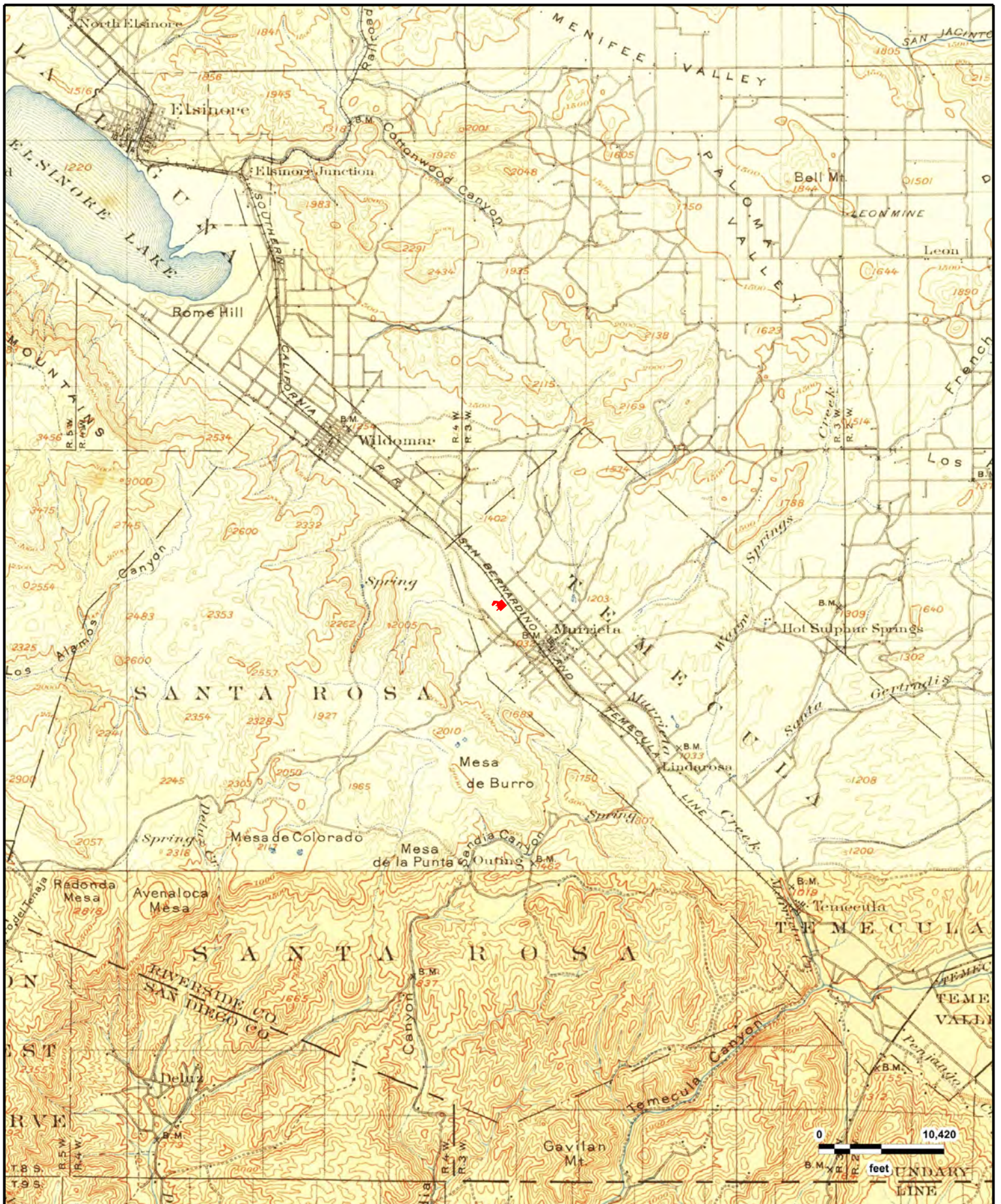
MVUSD Murrieta Canyon Academy
MURRIETA, CA (1943)

GeoSearch



MVUSD Murrieta Canyon Academy
MURRIETA, CA (1942)

GeoSearch



MVUSD Murrieta Canyon Academy
ELSINORE, CA (1901), SAN LUIS REY, CA (1901)





The NETR Environmental Lien and AUL Search Report

**MVUSD CANYON ACADEMY PHASE I
24150 HAYES AVENUE ALSO KNOWN
AS 42200 NIGHTHAWK WAY
MURRIETA, CALIFORNIA**

Monday, December 16, 2019

Project Number: L19-02082

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business
Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN AND AUL REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**MVUSD Canyon Academy Phase I
24150 Hayes Avenue also known as 42200 Nighthawk Way
Murrieta, California**

RESEARCH SOURCE

Source: Riverside County Assessor
Riverside County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: Joaquin Ranch partners, a California general partnership

Grantee: Murrieta Valley Unified School District, a California public school district

Deed Dated: 10/22/1990
Deed Recorded: 11/05/1990
Instrument: 406046

LEGAL DESCRIPTION

All that certain piece or parcel of land being Parcel 1 of Parcel Map Number 18348, according to the map or plat thereof, as filed of record in Book 106, Page 29, Riverside County, State of California

Assessor's Parcel Number(s): 904-050-047

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Order No.
 Escrow No. 1871941-TC
 Loan No.

AMERICAN TITLE INSURANCE COMPANY

WHEN RECORDED MAIL TO:

Murrieta Valley Unified School District
 24725 Adams Ave
 Murrieta CA 92362

ATTN: Austin Linsley

RECEIVED FOR RECORD AT 3:00 O'CLOCK P.M.

NOV 5 - 1990

Notary Public in and for the State of California
 [Signature]

1871941-22

Nov. 5, 1990

1871941-22

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

PARCEL NO. 904-050-001-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE
 NO DOCUMENTARY TRANSFER TAX IS DUE PER
 DOCUMENTARY TRANSFER TAX &
 GOVERNMENT CODE SECTION 145103
 Computed on the consideration or value of property conveyed, OR
 Computed on the consideration or value less liens or encumbrances
 remaining at time of sale.
 the undersigned grantor
 Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOAQUIN RANCH PARTNERS, a California general partnership

hereby GRANT(S) to MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, a California public school district
 operating pursuant to the California Education Code

the real property in the City of unincorporated area
 County of Riverside State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

JOAQUIN RANCH PARTNERS, a
 California general partnership

BY: GREAT AMERICAN DEVELOPMENT COMPANY, a
 California corporation, general partner

BY: [Signature] SVP

BY: [Signature]
 WON SANG VOOK, general partner

Dated October 22, 1990

STATE OF CALIFORNIA
 COUNTY OF _____

On _____
 before me, the undersigned, a Notary Public in and for said State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Order No.
Escrow No. 1871941-TC
Loan No.

WHEN RECORDED MAIL TO

Murrieta Valley Unified School
District
24725 Adams Ave
MURRIETA CA 92362

ATTN: Austin Linsley

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

PARCEL NO. 904-050-001-3

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

NOV 5 - 1990

Notary Public
Riverside County, California
Amanda T. Noble

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NO DOCUMENTARY TRANSFER TAX IS DUE PER
DOCUMENTARY TRANSFER TAX &
GOVERNMENT CODE 75103

Computed on the consideration or value of property conveyed: OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

the undersigned grantor

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOAQUIN RANCH PARTNERS, a California general partnership

hereby GRANT(S) to MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, a California public school district

operating pursuant to the California Education Code

the real property in the RM/97 unincorporated area
County of Riverside

, State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

STATE OF CALIFORNIA
COUNTY OF Riverside
On October 24, 1990

before me, the undersigned a Notary Public in and for

said State, personally appeared Won Sang Yoo

personally known to me (or proved to me on the basis of satis-
factory evidence) to be the person that executed the within
instrument as General partner(s)
on behalf of Joaquin Ranch Partners
the partnership

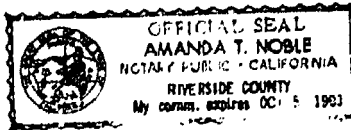
herein named and acknowledged to me that the partnership
executed it

WITNESS my hand and official seal.

Signature

Amanda T. Noble

(This area for official notarial seal)



JOAQUIN RANCH PARTNERS, a
California general partnership

BY: GREAT AMERICAN DEVELOPMENT COMPANY, a
California corporation, general partner

BY: [Signature] SVP

BY: [Signature] SVP

BY: [Signature]
WON SANG YOO, General Partner

Dated October 22, 1990

STATE OF CALIFORNIA
COUNTY OF _____

On _____
before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

4-00505-1-90

NOV. 5, 1990

1871941-22

Escrow No. 1871941-TC
Loan No.

COMPANY

WHEN RECORDED MAIL TO

Murrieta Valley Unified School
District
24725 ADAMS AVE
MURRIETA CA 92362

ATTN: Austin Linsley

MAIL TAX STATEMENTS TO

SAME AS ABOVE

PARCEL NO. 904-050-001-3

RECEIVED FOR RECORD
AT 3:00 O'CLOCK P.M.

NOV 5 - 1990

Notary Public
of Riverside County, California

Anna D. Peralta
Notary Public
Fees \$

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NO DOCUMENTARY TRANSFER TAX IS DUE PER
DOCUMENTARY TRANSFER TAX &
GOVERNMENT CODE 16103
..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.
the undersigned grantor
Signature of Declarant or Agent determining tax Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOAQUIN RANCH PARTNERS, a California general partnership

hereby GRANT(S) to MURRIETA VALLEY UNIFIED SCHOOL DISTRICT, a California public school district
operating pursuant to the California Education Code

the real property in the 99194 unincorporated area
County of Riverside

, State of California, described as

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

1871941-22

1871941-22

NOV. 5, 1990

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On October 23, 1990

before me, the undersigned a Notary Public in and for said State, personally appeared LAURENCE A. HEFFNER

CLUSTALC CHAIRMAN personally known to me or proved to me on the basis

of satisfactory evidence) to be the person(s) who executed this within instrument as VICE PRESIDENT

and CELESTE on behalf of GREAT AMERICAN

Development Company

the corporation therein named, and acknowledged to me that said

corporation executed the within instrument pursuant to its by-

laws or a resolution of its board of directors, said corporation being

known to me to be one of the partners of JOAQUIN

RANCH PARTNERS

the partnership that executed the within instrument, and ack-

nowledged to me that such corporation executed the same as

such partner and that such partnership executed the same

WITNESS my hand and official seal

Signature Anna D. Peralta



(This area for official notarial seal)

JOAQUIN RANCH PARTNERS, a
California general partnership

BY: GREAT AMERICAN DEVELOPMENT COMPANY, a
California corporation, general partner

BY: Laurence Heffner SA ORC UP

BY: Celeste SVP

BY: WON SANG MOO General Partner

Dated October 22, 1990

STATE OF CALIFORNIA
COUNTY OF _____

before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal

Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

LEGAL DESCRIPTION

Parcel 1 of Parcel Map 18348, in the County of Riverside, State of California, as shown by map on file in Book 106 pages 29 to 36, inclusive, of maps, records of Riverside County, California;

Except that portion described in the deed to Bear Valley Vineyard Company, LTD., recorded July 26, 1983 as instrument no. 150192 of Official Records of Riverside County, California.

4-00-00-00-00-00

Nov. 5, 1990

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY, pursuant to California Government Code Section 27281, that the interest in real property conveyed by the Grant Deed dated October 22, 1990 from Joaquin Ranch Partners, a California General Partnership (the "Grantor") to Murrieta Valley Unified School District, a California public school district operating pursuant to the California Education Code (the "Grantee") is hereby accepted by the undersigned officer on behalf of the Board of Trustees of the Murrieta Valley Unified School District (the "Board") pursuant to statutory and other authority, and the Grantee hereby consents to recordation thereof.

Dated: October 29, 1990

MURRIETA VALLEY UNIFIED SCHOOL DISTRICT

By


Charles Van de Wetering,
Secretary, Board of Trustees

1-00-10-00-7-10

NOV. 5. 1990



On time. On target. In touch.™

Fire Insurance Map Abstract

Target Property:

***MVUSD Murrieta Canyon Academy
24150 Hayes Avenue,
Murrieta, CA 92562***

Prepared For:

Leighton Consulting Inc.

Order #: 138113

Job #: 329088

Project #: 12393.002

Date #: 12/17/19



Date: 12/17/19
GS Job Number: 138113
Company Name: Leighton Consulting Inc.
Project Number: 12393.002
Site Information: MVUSD Murrieta Canyon Academy
24150 Hayes Avenue,
Murrieta, CA 92562

The collections of fire insurance maps listed below were reviewed according to the site information supplied by client. Based on the information provided, no coverage is available.

Library of Congress
University Publications of America
Other Libraries (universities, state, local, etc.).

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Historical By Street Number

Target Property:

*Hayes Ave,
Murrieta, CA 92563*

Prepared For:

Leighton Consulting, Inc.

Order #: 138113

Project #: 12393.002

Date: 12/16/2019

City Directory Historical by Street Number

1 Hayes Ave	Street Begins (1974-2000); No Listing (2004-2019)
23958 Hayes Ave	No Listing (1974-2007/08); Fleenor Jeremy (2014-2019)
23999 Hayes Ave	No Listing (1974-1986); Ultralight Flying (1991); Encore Ultra Lights (1995); Jim Wallace Sktdvng (1995); Skydive Wally World (1995); A-1 Perfect (2000); Elsinore Skylights (2000); Hulbert Jessica (2000-2007/08); Murrietas Ultralight Flying Sc (2000); No Listing (2014-2019)
24040 Hayes Ave	No Listing (1974-2007/08); Thompson Middle School (2014-2019); Murrieta Valley Unified School (2019)
24141 Hayes Ave	No Current Listing (1974); Baltazar Jesus L (1986-1991); No Current Listing (1995-2004); No Listing (2007/08-2019)
24150 Hayes Ave	No Listing (1974-1995); Murrieta Valley Unified (2000-2004); Murrieta Vly Sc Dst Crksde Hi (2000); Murrieta Vly Sc Creekside (2007/08); Creekside High School (2014); Garage Door Repair In (2014-2019); Murrieta Valley Adult School (2014-2019)
24200 Hayes Ave	No Listing (1974-2000); Mcdaniel Danny (2004-2007/08); No Listing (2014-2019)
24212 Hayes Ave	No Listing (1974-2000); Boucher Michael (2004-2007/08); No Listing (2014); Majchrzak James (2019)
24218 Hayes Ave	No Listing (1974-2000); Razo Arturo (2004-2019)
24224 Hayes Ave	No Listing (1974-2007/08); Martinez Richard (2014-2019)
24230 Hayes Ave	No Listing (1974-2000); Brown Jack (2004); Espinoza Ricardo (2007/08); Espinoza Ricardo (2014-2019)
24240 Hayes Ave	No Listing (1974); Fullerton Ann (1986-1991); Hilderbrand John J (1986); Carlisle Marsha (1995); No Current Listing (2000); No Listing (2004-2019)
24246 Hayes Ave	No Listing (1974-2000); No Current Listing (2004); Lopez J (2007/08); Sparks Bruce (2014-2019)
24511 Hayes Ave	No Listing (1974-2000); Harrison Reville (2004-2007/08); Teets Tony (2014); Vandeburgh Leland (2019)
24515 Hayes Ave	No Listing (1974); Sugden Engineering (1986); Vandeburgh Leleano (1986-2000); No Listing (2004-2019)
24614 Hayes Ave	No Listing (1974); Barton Wm D (1986); Ausman William D (1991); Evenson Dale (1991); Mourer Betty H (1991); No Current Listing (1995); Woody Betty (2000); No Listing (2004-2019)
24780 Hayes Ave	Nichols Electric (1974); No Listing (1986-2019)
24830 Hayes Ave	Baker Bruce O Dvm (1974); Baker Marsha (1974); No Listing (1986-2019)
24916 Hayes Ave	No Current Listing (1974); No Listing (1986-2019)
24920 Hayes Ave	Mefferd Clifford (1974); No Listing (1986-2019)
24982 Hayes Ave	Colby H A (1974); No Listing (1986-2019)
25070 Hayes Ave	Gwinn W A (1974); No Listing (1986-2019)
25350 Hayes Ave	Hodges Jeffrey (1974); Miller M L (1974); No Listing (1986-2019)
25570 Hayes Ave	Renfroe Fred (1974); No Listing (1986-2019)
26253 Hayes Ave	Dyer H E Jr (1974); No Listing (1986-2019)

Comments: No coverage for Murrieta from 1986-1974, and prior to 1971.

Historical By Street Number

Target Property:

*Nighthawk Way,
Murrieta, CA 92563*

Prepared For:

Leighton Consulting, Inc.

Order #: 138113

Project #: 12393.002

Date: 12/16/2019

City Directory Historical by Street Number

1 Nighthawk Way	No Listing (1991-1995); Street Begins (2000); No Listing (2004); Street Begins (2007/08); No Listing (2014); Street Begins (2019)
42200 Nighthawk Way	No Listing (1991-2014); M V H S Wrestling Booster Club (2019); Mv Football (2019); Passion Life Church (2019)
42400 Nighthawk Way	No Listing (1991-1995); McMurray B E (2000); Murrieta Vly Sc Dst Thmpsn Md (2000); No Listing (2004); Murrieta Vly Unfd Sc Dst (2007/08); No Listing (2014); Murrieta Valley Unified School (2019); [X] End Of Listings (2019)

Comments: No coverage for Murrieta from 1986-1974, and prior to 1971.

APPENDIX G
GBA GEOENVIRONMENTAL REPORT



Leighton

Important Information about This

Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

Beware of Change; Keep Your Geoenvironmental Professional Advised

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,

- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

Recognize the Impact of Time

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

Prepare To Deal with Unanticipated Conditions

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental

professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change, sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites.* Recognize, too, that *even some conditions in tested areas may go undiscovered*, because the tests or analytical methods used were designed to detect only those conditions assumed to exist.

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

Do Not Permit Any Other Party To Rely on the Report

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

Avoid Misinterpretation of the Report

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

Give Contractors Access to the Report

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

Do Not Separate Documentation from the Report

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

Understand the Role of Standards

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care. Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

Realize That Recommendations May Not Be Final

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

Understand That Geotechnical Issues Have Not Been Addressed

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

Read Responsibility Provisions Closely

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for “exculpatory clauses,” that is, provisions whose purpose is to transfer one party’s rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not “boilerplate.”* They are important.

Rely on Your Geoenvironmental Professional for Additional Assistance

Membership in the Geoprofessional Business Association exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your GBA-member geoenvironmental professional for more information.



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