

**PHASE I ENVIRONMENTAL ASSESSMENT
REPORT**

APRIL 25, 2015

**1395 EAST WASHINGTON STREET (APN 0276-361-21)
COLTON, CA 92324**



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PROJECT NO. 224415

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THIS REPORT WAS PREPARED IN CONFORMANCE TO MEET OR EXCEED THE LIMITATIONS AS SET FORTH BY THE AMERICAN SOCIETY FOR TESTING & MATERIALS (ASTM) STANDARD PRACTICE E 1527-13 FOR PHASE I ENVIRONMENTAL ASSESSMENT ASTM E1903-97 (2002) FOR PHASE II (SUBSURFACE INVESTIGATION) ENVIRONMENTAL ASSESSMENT. IT IS FOR THE EXPRESS USE OF THE CLIENT, AND ITS CONTENTS ARE CONSIDERED TO BE PRIVILEGED AND CONFIDENTIAL. ACCEPTANCE OF THIS REPORT CONSTITUTES AN AGREEMENT BY THE CLIENT TO ASSUME FULL LIABILITY FOR INFORMATION CONTAINED HEREIN. THIS REPORT IS FOR THE SOLE USE AND INTERPRETATION OF THE CLIENT, AND IT IS NOT TO BE REPRODUCED OR DISTRIBUTED TO OUTSIDE PARTIES. THE INFORMATION IN THIS REPORT IS FURNISHED IN GOOD FAITH AND WAS OBTAINED FROM PUBLIC & PRIVATE SOURCES AND DATABASE CONSIDERED RELIABLE. REM MAKES NO REPRESENTATION OF WARRANTY REGARDING THE ACCURACY, OR RELIABILITY, QUALITY OR COMPLETENESS OF SUCH INFORMATION. IN NO EVENT, SHALL REM BE LIABLE TO ANY PARTY FOR SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. THE CUSTOMER SHALL ASSUME FULL LIABILITY FOR USE OF THIS REPORT.

1. INTRODUCTION

1.1 Objective

This report summarizes the results of a Phase I Environmental Assessment of the subject property, performed by ROBIN ENVIRONMENTAL MANAGEMENT (REM). The purpose of this Environmental Assessment is to provide an indication of the presence of potential environmental liabilities or concerns associated with the subject property by reporting the findings from search of records at appropriate agencies and performance of subsurface investigation.

1.2 Scope of Work

A Phase I environmental assessment was conducted at 1395 East Washington Street, Colton, CA on April 20, 2015. The scope of services for this assessment includes the following tasks:

- Visual investigation of the property to obtain information regarding obvious visual signs of adverse environmental conditions, contamination, hazardous material usage, storage and handling on and in the adjoining sites (only up to one parcel next to the subject property) of the subject property
- Visual survey of the adjoining land uses (only up to one parcel next to the subject property) and determination of any current nearby operations which may potentially impact the subject site
- Government document search of records compiled by various government agencies for on site or nearby operations (past and present) to aid in the identification of any potential contamination sources
- Review of records available at local agency and other pertinent documents to identify any potential past on-site operations which may have environmental implications.
- Since there are four former in-ground hydraulic hoists (removed about two years ago) present within on-site auto repair garage building and one in ground clarifier present to the east of the site building, performance of a Phase II subsurface investigation to evaluate whether the subsurface environmental has been significantly impacted by formerly on-site in-ground hydraulic hoist and currently on-site clarifier operations.

2. PROPERTY DESCRIPTION

2.1 Geographical Description of Property

The subject site at 1395 East Washington Street (APN 0276-361-21) is a roughly rectangular-shaped lot bordered by (there generally ENE-WSW trending) Washington Street to the south, (there generally NE-SW trending) Freeway 215 to the northwest, and the curving (northbound) Freeway 215 on-ramp to the east within a commercial zoning area in the city of Colton, California. See Figure 1 for Site Photos; Figure 2 for Site Location Map; Figure 3 for a Co. Assessor's Office Parcel Map; and Figure 4 for a Recent Aerial Photograph Showing Site and Its Vicinity General Layout.

2.2 General Description of the Subject Property

The subject site at 1395 East Washington Street (APN 0276-361-21) is a roughly rectangular-shaped lot bordered by (there generally ENE-WSW trending) Washington Street to the south, (there generally NE-SW trending) Freeway 215 to the northwest, and the curving (northbound) Freeway 215 on-ramp to the east in the city of Colton, California. The site consists mainly of a single-story roughly NE-SW trending rectangular-shaped restaurant building lying generally along the main portion of the northwest side of the site; and asphalt-paved parking lots/driveways occupying remaining portions of the site. There are also planters scatteringly present throughout the site.

Overall speaking, almost the entire subject property consists of impermeable surfaces such as the building structure and asphalt-paved grounds. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the paved/unpaved out-door areas and the building area.

2.3 Present Tenants and Business Operation

At the time of site inspection on April 20, 2015, the site was unoccupied. Based on the remaining sign, the site was formerly occupied by Siquio's Restaurant.

2.4 Past Tenants and Business Operation

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

- Real Estate Websites from Internet
- Historic Aerial Photo Records
- Historic City Directory Records

2.4.1 Real Estate Websites from Internet

Based on information obtained from various real estate websites from internet, the site was developed into its current setting in 1968.

2.4.2 Historic Aerial Photo Records

Historic aerial photo records for the site area included in Appendix B showed that, in 1938 and 1948, the site was for agricultural usage. In 1959, 1966, and 1967, the site was vacant lot. In 1968, the site was under development into its current setting.

2.4.3 Historic City Directory Records

REM staff reviewed historic city directory records for the site address available at Sherman Library, Newport Beach, CA. There were no pre-1968 city directory listings for the site address. From the 1970's on, various restaurants have been occupying the site with Siquio's Restaurant documented to occupy the site from 1978 to 2014.

2.4.4 Site Development/Occupancy History

Historic site usage data listed above reveal the following development/occupancy history of the subject site:

Prior to 1938 to at least 1948 - The site was for agricultural usage

The late 1950's to 1967 – The site was vacant lot

1968 – The site was developed into its current setting

1970's on - Various restaurants have been occupying the site with Siquio's Restaurant documented to occupy the site from 1978 to 2014

2.5 Regional Physical Setting

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

The physical and natural features illustrated on the Quad Map served as areas of visual emphasis when conducting the site inspection of the subject property. The USGS 7.5 Minute Quad Map was used as the only Standard Physical Setting Source, and is sufficient as a single reference. The surface elevation of the subject site is approximately 935 feet above Mean Sea Level with a topographic slope generally towards west-southwest.

2.6 Hydrogeological Information

The subject site is located within the Rialto-Colton Groundwater Sub-Basin of the Upper Santa Ana River Groundwater Basin. General hydrogeology information for the Santa Ana River Groundwater Basin can be found in the California Department of Water Resources Bulletin 15 (1955), "Santa Ana River Investigation". Based on the above reference, the subject site area is generally underlain by alluvial fill more than several hundred feet thick.

The principal confined aquifer of the Rialto-Colton Groundwater Sub-Basin lies at depths greater than 100 feet, but groundwater has also been found to occur within 30 to 40 feet below the ground surface. Water in this shallow water zone is of limited use owing to low yields, typically less than 25 gallons per minute (gpm), and is of poor quality. This zone is generally termed the "perched" or the "semi-perched groundwater". According to information obtained from the San Bernardino County Flood Control District, the depth to the "perched" or "semi-perched" groundwater underneath the subject site is approximately 45 feet and exhibits a general groundwater flow direction towards southwest.

2.7 Historical Hazardous Substance Usage

2.7.1 Record search sources

REM's field engineer visited or contacted the following public agencies to find any records of former operation of underground storage tank (UST) for gasoline or any other hazardous substances on the subject site premise.

- City of Colton Building Department
- Regional Water Quality Control Board, Santa Ana Region

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

2.7.2 List and quantities of the hazardous materials

List and quantities of the hazardous materials previously or presently used, disposed, treated, stored, or generated at the subject property were searched and assessed. During the site inspection, the use, storage, and generation of significant quantity of hazardous materials was not observed. REM staff also searched the State Department of Toxic Substances Control-compiled records site for all documented hazardous wastes disposal activities throughout California in the past at http://hwts.dtsc.ca.gov/report_list.cfm for the site address and found no site hazardous wastes disposal records.

2.7.3 Permits, licenses, and registrations

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

REM staff searched the South Coast Air Quality Management District (SCAQMD)-compiled Facility Information Detail (FIND) database at www.aqmd.gov/webappl/fim/default.htm for the site address and found no SCAQMD permit records for the site.

2.7.4 Violation or non-compliance notice

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

2.7.5 Regulatory database record research

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

2.7.6 Environmental lien records

Under current environment regulation, government agency may place an environmental lien on the property with known contamination and no cleanup/mitigation activities apparently intended being conducted by the site owner upon the agency issued the cleanup enforcement order. The conducted government records search shows that there are no

environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site. REM staff searched the California State Dept. of Toxic Substances website EnviroStor data search and found no environmental liens were placed by the State environmental agency for the subject site. City of Colton records also show that there are no environmental liens placed by the local environmental agency for the subject site.

3. PROPERTY RECONNAISSANCE

REM's environmental assessor/geologist performed the field survey of the subject site and adjacent properties on April 20, 2015. A site location map and a recent aerial photograph showing site and its vicinity general layout are included as Figures 2 and 3, respectively.

3.1 Air Quality - Indoor and Visible Emissions

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

3.2 Asbestos-Containing Material (ACM)

Asbestos-containing building materials are normally found in the following items. REM inspected such materials as to the visual conditions and locations; however the actual sampling analysis is beyond the contracted scope of work, thus not included in the report.

Potential asbestos-containing building materials in general:

- floor tile and associated mastic adhesive underneath the floor tile,
- carpet mastic,
- linoleum sheeting and associated backing material or leveling compound,
- drywall joint compound or mud product,
- plaster compound,
- acoustic ceiling texture,
- ceiling tile and associated mastic adhesive,
- window putty or glazing,
- roofing material (shingle, cap-sheet, etc.),
- roofing penetration mastic,
- transite panel or flue pipe,
- fire-proofing material,
- pipe insulation or wrapping, etc.

As discussed in section 2.4, it can be concluded that currently on-site structure was constructed in 1968 before the year that asbestos for commercial use was banned by federal government in 1978. Thus, if the building was built prior to or in 1978, building materials are assumed as suspicious asbestos-containing materials (ACM's). However, though building

was built after 1978, comprehensive asbestos survey can find asbestos fiber in the subject building to any degree. In such cases, even if asbestos-containing material might be present at the site, so long as they would be in an undisturbed state without disturbances or dismantlement, such ACM's do not pose an immediate health risk to building occupants. Local Building Department and South Coast Air Quality Management District (SCAQMD) require all possible asbestos-containing materials (ACM's) to be identified and removed in the case of renovation or demolition of existing structure which might disturb or dismantle the suspicious ACM's.

If it is found that asbestos is contained within subject building materials through comprehensive asbestos survey, the implementation of an Asbestos Operations and Maintenance Program shall be developed, in order to assure the safety of occupants who may be exposed to potential asbestos hazards.

An AHERA Certified Inspector or a State of California Certified Asbestos Consultant can perform the asbestos survey involving bulk sampling. NIST/NVLAP accredited laboratory using Polarized Light Microscopy with Dispersion Station (PLM/DS) in accordance with the Environmental Protection Agency (EPA) "Interim Method of the Determination of Asbestos in Bulk Insulation Samples" (EPA-600-M4-82-020).

3.3 Lead-Based Paint (LBP)

As discussed in section 2.4, it can be concluded that currently on-site structure was constructed in 1968 before the year when lead-based paint in exterior and interior coating for commercial use was banned by federal government. Due to the dangers of lead poisoning, the Consumer Product Safety Commission banned the sale of lead-based paint (LBP), defined as containing more than 0.06% lead by weight, to consumers, and the use of LBP in residences and other areas where consumers have direct access to painted surfaces.

Effective June 3, 1993, the Lead in Construction Standard codified in 29 CFR (Code of Federal Regulations) 1926.62 applied to sources or potential sources of lead exposure in an "employment-related" context.

The trigger mechanism for application of the standard is an activity that, by its inherent nature, may cause exposure to lead. Therefore, within the context of regulatory compliance for OSHA (Occupation Safety and Health Agency), the subject property did not appear to require further response to suspect lead-based paint as no currently on-site activity by its inherent nature would cause exposure to lead.

However, prior to renovation, demolition, or any activity that will cause a disturbance of any suspect lead-based paint, sampling to determine lead content is recommended. In 1978,

3.4 Polychlorinated Biphenyl (PCB's)

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

Pole- and pad-mounted transformers were found in the vicinity of the subject site building, appearing in good condition without any sign of leakage. No PCB-containing hydraulic fluid trash compactor was discovered.

3.5 Underground Storage Tank (UST)

The visual inspection of the subject site revealed no evidence of surface or above ground (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) features normally associated with underground storage tanks (UST's).

3.6 Aboveground Storage Tank

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

3.7 Fuel Islands

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

3.8 Hydraulic Hoist Unit

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

3.9 Hazardous Materials / Petroleum Products Storage & Handling

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

3.10 Other Containers

During the site inspection, there was an aboveground used food oil & grease container, along with trash bin, placed within south-facing trash bin enclosure at the northwestern corner of the site. No apparently significant surface staining was noticed around this aboveground used food oil & grease container.

3.11 Hazardous Waste Treatment, Storage, Disposal (TSD)

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

3.12 Distress Vegetation

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

3.13 Stockpiled Soils

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

3.14 Wastewater Treatment Unit/Clarifier

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

Storm water drainage system in the close proximity of the subject area did not identify any abnormal accumulation of petroleum or chemical run-off or foreign materials. No unusual blockage of the storm-water control system was observed during the site visual investigation

on the outdoor parking lot or surface areas. REM recommends no additional investigation on described storm-water systems at the subject property.

3.15 Solid Waste Disposal

No improper activities of treatment or disposal of hazardous, medical, or toxic wastes are performed on the subject site. Concrete/asphalt pavement surfaces appeared to serve as impermeable structure where no major cracks or crevices were found in the areas of waste disposal and handling, if any.

3.16 Wells

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

3.17 Underground Pipelines

REM's site inspection did not reveal any evidence of underground pipelines beneath the ground of subject property, other than public utility lines such as sewer, power, and electric lines, for which public "dig-alert" service would easily identify upon 48-hour telephone notice in advance.

3.18 Boilers & HVAC Systems

The subject site building's water heater and HVAC system is comprised of boiler and radiators, while the primary fuel source is utilized from natural gas, electricity. No UST fuel or petroleum product stored in tank is used for said heater and HVAC operation.

3.19 Visual Indication of Spills, Leakage, Staining

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

3.20 Soil Staining or Surface Staining on Unpaved/Natural Lands

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

3.21 Pits, Ponds, Lagoons

No visible evidence of wetlands, such as pits, ponds, lagoons, or any other water bodies, was observed within the subject property's boundary lines.

3.22 Herbicides/Pesticides

Based on information presented in Section 2.4, from prior 1938 to at least 1948, the site was for agricultural usage. According to REM's past experience with subsurface investigations conducted on land with agricultural usage, typical pesticide concentrations detected in soil samples pose no significant risk, i.e., a risk that results in one excess cancer risk in an exposed population of 1,000,000 for commercial, industrial, and residential exposures.

3.23 Radon

Radon sources can be found from earth and rock beneath building structures, well water, and building materials themselves. Though there is no immediate health effect, it is believed to account for approximately 10% of lung cancer deaths in the United States. Estimated national average is 1.5 picocuries per liter of air, however, levels as high as 200 picocuries per liter in some commercial buildings can be found. USEPA and California Department of Health Services' Radon Survey Interim Results report shows different U.S. regions according to general geological and climate information, where Region 9 includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and San Diego Counties. According to the California EPA, Los Angeles and Riverside County is classified as a "Zone 2" county having a predicted average screening level between 2-4 picocuries per liter of air. Orange and San Diego County is under Zone 3, having the level less than 2 picocuries/L, and Ventura County as Zone 1 has the level greater than 4 picocuries/L.

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

4. NEIGHBORING PROPERTIES

4.1 Adjacent/Adjoining Businesses

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

The subject site is bordered by following adjoining properties:

Northwest: By Freeway 215

East: Immediately by (northbound) Freeway 215 on-ramp, and then by Fiesta Village Family Fun Park (1405 E Washington Street)

South: Immediately by Washington Street, and then by George's Burgers (1320 E Washington Street) to the east and Baker's Burgers (1310 E Washington Street) to the west

Southwest: By Starbucks Coffee (1241 E Washington Street)

4.2 Historical Hazardous Substance Usage in Neighboring Properties

REM's field engineer contacted the following public agencies to find any records of former operation of gasoline UST or any other hazardous substances in the vicinity of the subject site premise:

- Regional Water Quality Control Board – Santa Ana Region
- California Dept. of Toxic Substances Control

No locations in the neighborhood within close proximity are considered to pose any environmental threat to the subject property, based upon data obtained via NETR governmental records database and the conducted agency records search.

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

5.1 Historical Background and Scope of Coverage

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

The conducted government record search was performed to aid:

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

5.2 Database Sources

A. Federal Sources

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

- U.S. EPA Federal Enforcement Docket
- Toxic Release Inventory System (TRIS)
- No Further Remedial Action Planned (NFRAP)

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

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

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

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

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

B. California State Sources

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

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

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

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

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

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

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

C. Regional Sources

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

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

TPC (Toxic Pits): The Toxic Pits Cleanup Act places strict limitations on the discharge of liquid hazardous wastes into surface impoundment, toxic ponds, pits and lagoons. Regional Water Quality Control Boards are required to inspect all surface impoundments annually; in addition, every facility was required to file a Hydrogeological Assessment Report. Recent legislation allows the Department of Health Services to exempt facilities that closed on or before December 31, 1985, if a showing is made that no significant environmental risk remains.

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

D. Other Sources

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

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

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

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

5.3 Case Study References

A. Case-Closure

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

B. Lawrence Livermore National Laboratory Reports on LUFT's

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

C. Groundwater Flow Gradient

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

5.4 Potential Source of Contamination

Sites identified on referenced agency listing within the one-mile radius from the subject property are tabulated in the Appendix C of this Report. As shown in Appendix C, there are following two Leaking Underground Storage Tank (LUST)/Spills sites within the immediate vicinity (< 1/8 mile) of the subject site being identified as of potentially environmental concern:

Arco #6144, 1240 Washington Street, is located approximately 500 feet southwest of the subject property. This site is listed on LUST/Spills databases with a "Case Closed" status.

Riverside Highland Water Co., 1450 E. Washington Street, is located approximately 600 feet southeast of the subject property. This site is listed on LUST/Spills databases with a "Case Closed" status.

As described, both above two sites are listed on State Water Board-compiled LUST/Spills facilities database with a "Case Closed" status. The former UST leakage/spills cases at above two sites were apparently satisfactorily treated under the supervision of the lead agency to the degree that no apparently significant environmental concerns for its neighboring areas are likely being induced from remaining untreated UST leakage/spills, if any, at above two sites.

5.5 UST, Disposal Sites, and Generators

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

6. USER PROVIDED INFORMATION

The User has not informed REM of any knowledge of activity or land use limitations associated with the Property; any specialized knowledge of experience related to the Property or nearby properties; any information pertaining to the purchase price with respect to the fair market of the Property; any commonly known or reasonably ascertainable information about the Property that would identify conditions indicative of releases or threatened releases; and any obvious indications that point to the presence of contamination at the Property.

7. DISCUSSIONS AND CONCLUSIONS

- The subject site at 1395 East Washington Street (APN 0276-361-21) is a roughly rectangular-shaped lot bordered by (there generally ENE-WSW trending) Washington Street to the south, (there generally NE-SW trending) Freeway 215 to the northwest, and the curving Freeway 215 on-ramp to the east in the city of Colton, California. The site consists mainly of a single-story roughly NE-SW trending rectangular-shaped restaurant building lying generally along the main portion of the northwest side of the site; and asphalt-paved parking lots/driveways occupying remaining portions of the site. There are also planters scatteringly present throughout the site.

Overall speaking, almost the entire subject property consists of impermeable surfaces such as the building structure and asphalt-paved grounds. No pits, ponds, swamps, dry wells, or lagoons were observed on the subject property. No apparently significant surface staining was observed on the paved/unpaved out-door areas and the building area.

At the time of site inspection on April 20, 2015, the site was unoccupied. Based on the remaining sign, the site was formerly occupied by Siquio's Restaurant.

- Various historic sources listed in Section 2.4 reveal the following development/occupancy history for the subject site:

Prior to 1938 to at least 1948 - The site was for agricultural usage

The late 1950's to 1967 – The site was vacant lot

1968 – The site was developed into its current setting

1970's on - Various restaurants have been occupying the site with Siquio's Restaurant documented to occupy the site from 1978 to 2014

As presented, from prior to 1938 to at least 1948, the site was for agricultural usage. According to REM's past experience with subsurface investigations conducted on land with agricultural usage, typical pesticide concentrations detected in soil samples pose no significant risk, i.e., a risk that results in one excess cancer risk in an exposed population of 1,000,000 for commercial, industrial, and residential exposures.

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

- Based on the conducted government records search, there are following two Leaking Underground Storage Tank (LUST)/Spills sites within the immediate vicinity (< 1/8 mile) of the subject site being identified as of potentially environmental concern:

Arco #6144, 1240 Washington Street, is located approximately 500 feet southwest of the subject property. This site is listed on LUST/Spills databases with a “Case Closed” status.

Riverside Highland Water Co., 1450 E. Washington Street, is located approximately 600 feet southeast of the subject property. This site is listed on LUST/Spills databases with a “Case Closed” status.

As described, both above two sites are listed on State Water Board-compiled LUST/Spills facilities database with a “Case Closed” status. The former UST leakage/spills cases at above two sites were apparently satisfactorily treated under the supervision of the lead agency to the degree that no apparently significant environmental concerns for its neighboring areas are likely being induced from remaining untreated UST leakage/spills, if any, at above two sites.

- In conclusion, we have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 1395 East Washington Street, Colton, CA, the property. As a result of the site reconnaissance, review of federal, state, local reported environmental information regarding the said facilities obtained via computer search, this assessment identified no major evidence of recognized environmental conditions (REC's), by practices at the subject property and its immediate neighbors that could significantly impact the subject property. Since no REC's were identified, no potential Vapor Encroachment Condition exists for the site. Environmental risk associated with the subject property is assessed as “low” and no Phase II subsurface investigation is recommended for the subject site.

8. LIMITATIONS AND CERTIFICATION STAMP

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

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

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

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

Report Prepared by:
ROBIN ENVIRONMENTAL MANAGEMENT

Robin Chang,
Ph.D., P.G.



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

9. QUALIFICATION STATEMENT FOR PERSONNEL CONDUCTING THE PHASE I ASSESSMENT

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

ROBIN ENVIRONMENTAL MANAGEMENT



Robin Chang,
Ph.D., P.G.



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

APPENDICES

APPENDIX A

FIGURES & PHOTOS

FIGURE 1
SITE PHOTOS

Photo 1

Viewing the site from near its southwestern corner (facing north-northeast)



Photo 2

An aboveground used food oil & grease container (indicated by arrow), along with trash bin, placed within south-facing trash bin enclosure at the northwestern corner of the site (facing north-northwest)



Photo 3

HVAC unit compound (in the forefront) and unpaved ground along the northwest side of the site building (facing southwest)



Photo 4

Freeway 215 to the northwest of the site (facing west-southwest)



Photo 5

Fiesta Village Family Fun Park (1405 E Washington Street), across (northbound) Freeway 215 on-ramp, to the east of the site (facing north-northeast)



Photo 6

George's Burgers (1320 E Washington Street) on the left (to the east) and Baker's Burgers (1310 E Washington Street) on the right (to the west), across Washington Street, to the south of the site (facing southwest)



Photo 7

Starbucks Coffee (1241 E Washington Street) to the southwest of the site (facing northwest)

