

LGC GEO-ENVIRONMENTAL, INC.

LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT, PROPOSED 17-ACRE MULTI-USE DEVELOPMENT INCLUDING OFFICE, RETAIL AND CONDOMINIUMS, LOCATED AT FOOTHILL PARKWAY AND WEST CHASE DRIVE, CITY OF CORONA, RIVERSIDE COUNTY, CALIFORNIA; APNS: 275-050-014 AND 275-080-041.

> Dated: November 30, 2020 Project No. G19-1802-15

> > **Prepared For:**

Mr. Chris Bowen GF Investments, Inc. 110 North Lincoln Avenue, Suite 202 Corona, California 92882



November 30, 2020

Project No. G19-1802-15

Mr. Chris Bowen *GF Investments, Inc.* 110 North Lincoln Avenue, Suite 202 Corona, California 92882

Subject: Limited Phase II Environmental Site Assessment Report for the Proposed Multi-Use Development including Office, Retail and Condominiums, Located at West Foothill Parkway and West Chase Drive, City of Corona, Riverside County, California; APNs: 275-050-014 and 275-080-041.

References: Phase I Environmental Site Assessment, Proposed Multi-Use Development including Office, Retail and Condominiums, Located at West Foothill Parkway and West Chase Drive, City of Corona, Riverside County, California; APNs: 275-050-014 and 275-080-041, by LGC, dated December 30, 2019.

Addendum to Contract to Provide Additional Requested Environmental Consulting Services for the Proposed Multi-Use Development including Office, Retail and Condominiums, Located at West Foothill Parkway and West Chase Drive, City of Corona, Riverside County, California; APNs: 275-050-014 and 275-080-041, by LGC, dated October 28, 2020.

LGC Geo-Environmental, Inc. (LGC) has prepared this Limited Phase II Environmental Site Assessment (ESA) Report at your request to document results of a Limited Phase II ESA incident to proposed multi-use development located at West Foothill Parkway and West Chase Drive, City of Corona, Riverside County, California; Assessors Parcel Numbers (APNs) 275-050-014 and 275-080-041 (the Property).

In the referenced *Phase I Environmental Site Assessment*, LGC recommended conducting this Limited Phase II ESA to evaluate cement pipe and stained surface soil on the Property. The Scope of Services for this Limited Phase II ESA consisted of the following:

- Collecting and analyzing one sample of onsite cement pipe to evaluate if the pipe is composed of asbestoscement (transite), and
- Collecting and analyzing one surface soil sample to evaluate for potential contamination of onsite stained surface soil.

SITE DESCRIPTION

Located along the southwest side of West Foothill Parkway opposite its 'T' intersection with West Chase Drive, the Property consists of two irregular-shaped parcels comprising a total of approximately 17.63 acres (Figure 1). In 2006, the Property was graded for proposed single-family residential development under permit, creating a large pad in the center flanked by a graded slope facing north and northwest. In 2015 and 2016, a large roadcut slope was graded on the northeast portion of the Property for improvement/paving of West Foothill Parkway. The Property is bounded on the northeast by West Foothill Parkway followed by single-family residential parcels and West Chase Drive, on the north and west by vacant parcels, and on the south by a nursery parcel and a vacant parcel.

The Property is vacant and undeveloped, and it is unfenced, except along its south boundary with the nursery. Primary vehicular access to the Property is via a north access road with a locked gate near its entrance from West Foothill Parkway opposite the 'T' intersection with West Chase Drive. Approximately the first 400 feet of the north



FIGURE 1 PROPERTY LOCATION MAP

GF Investments, LLC, West Foothill Parkway and West Chase Drive, City of Corona, Riverside County, Califo

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ornia	Date	November 2020					

access road are paved, and the remainder is dirt. The north access road splits in the north center with the main fork extending southwest and east to the onsite pad, and the other fork extending west to the northwest property corner. There is another (south) access road extending from West Foothill Parkway near the southeast property corner. The south access road also accesses the offsite nursery and has locked gates in two places. The graded pad and onsite dirt access roads are generally cleared of vegetation. Most of the remainder of the Property is covered with annual grasses and/or brush, as well as trees mainly along its west boundary. No stressed vegetation was observed.

There is a tree house, possibly a former homeless shelter, near the northwest property corner. On the ground around the tree house, there is scattered trash which appears to be non-hazardous solid waste. On the access road north of the tree house there is a small area of stained (black) surface soil which is approximately 6 to 8 feet across and several inches deep. There are two lengths of cement pipe near the fork in the north access road in the north center of the Property which were apparently dumped by unknown persons. The pipes may be composed of asbestos-cement (transite).

Ground surface elevations on the Property range from approximately 1,205 feet to 1,155 feet above mean sea level (msl). The ground surface on the Property is somewhat irregular, but it slopes gently down toward west and southwest at an average slope of approximately 9 percent (5°). The ground surface on the Property is topsoil and existing fill, but there are a few scattered granitic boulders on the Property. The natural topography of the east portion of the Property has been modified by rough grading, which created cut/fill pads in the east, and a cut slope along the north portion of the east side that ascends to a wall along the access road easement.

The ground surface on the Property is irregular. Ground surface elevations on the Property range from approximately 1,233 feet above mean sea level (msl) on the graded pad in the east-center to approximately 1,094 feet above msl near the southeast property corner. There is a graded pad on a ridge crest in the center with descending slopes to the north, northwest, northeast, southeast and south. The continuation of the ridge crest ascends toward the west from the pad. Graded slopes descend north, northwest and northeast from the pad and are inclined at approximately 2:1 (h:v) or flatter. A natural slope descends south from the pad and extends offsite.

GEOLOGY AND GROUNDWATER

Surface soil encountered in the soil surface sample (SS1) consisted of brown, silty fine-grained sand which is dry to damp. The soil on the Property is underlain by bedrock units of the Ladd Formation consisting of silty sandstone with gravel, cobbles and boulders which are white to gray, dry to damp and dense.

Groundwater or seepage was not encountered during LGC's recent surface soil sampling. The Department of Water Resources *Water Data Library* database indicates that the nearest water well is State Well Number 338729N1175842W001 which is located approximately 2.2 miles north-northeast of the Property. The recorded groundwater depths in this well have ranged from 112 to 201 feet below ground surface (bgs) during 2011 through 2019. The regional groundwater flow direction is toward the west, following the regional topographic slope.

<u>OBJECTIVE</u>

As recommended in LGC's referenced *Phase I Environmental Site Assessment*, the objectives of this Limited Phase II ESA is to sample: 1) the onsite cement pipe to evaluate if it is composed of asbestos-cement (transite), and 2) onsite stained surface soil to evaluate for potential presence petroleum hydrocarbons.

SCOPE OF SERVICES

Our services were performed under the responsible charge of a California Certified Engineering Geologist (CEG). The Limited Phase II ESA was performed in general accordance with American Society for Testing and Materials (ASTM) Standard E1903-11. The Scope of Services for this Limited Phase II ESA consisted of the following four tasks:

Task 1 Project Set Up

LGC prepared a site-specific Health and Safety Plan (HASP) prior to starting work. It was unnecessary to contact Underground Service Alert (DigAlert) because the fieldwork involved hand collection of samples of aboveground pipe and surface soil.

Task 2 Sample Collection

On November 13, 2020, LGC collected one concrete pipe sample (ASB1) and one surface soil sample (SS1). The concrete pipe sample was manually collected directly into a zip-lock plastic sample bag, and the soil sample was manually collected directly into a glass sample jar. Approximate sample locations are depicted on Figure 2.

Decontamination of sampling tools was unnecessary because the pipe sample was broken off directly into the sample bag and the loose surface soil was scooped directly into the sample jar. The zip-lock sample bag and the wide-mouth glass sample jar with a Teflon-sealed lid were provided by the laboratory.

The zip-lock bag and sample jar were properly labeled. The sample jar was immediately placed in a chilled ice chest, and was stored in a chilled condition until analyzed. It was not necessary to store the pipe sample bag in a chilled condition. Chain of custody records were prepared in the field and accompanied the samples to the state-certified laboratory, Enviro-Chem, Inc.

Task 3Sample Analyses

Sample Analytical Methods

Enviro-Chem analyzed the concrete pipe sample for asbestos by polarized light microscopy (PLM) using EPA Method 600.

Enviro-Chem analyzed the stained soil sample for total petroleum hydrocarbons (TPH) carbon chain analysis in the gasoline, diesel and motor oil ranges using modified EPA Method 8015.

Enviro-Chem performed the sample analyses on standard one-week laboratory turnaround times. The unused portions of the two samples were archived by Enviro-Chem for potential additional future analyses.

Sample Analytical Results

Enviro-Chem's Laboratory Report is appended, and the analytical results are summarized below. Review of the analytical results for the two samples indicates the following:

- In concrete pipe sample ASB1, the asbestos analytical results are "None Detected" which "means that no asbestos was observed in the sample" as stated in the laboratory report. The sample composition was described as "100% Non-Fibrous Material".
- In surface soil sample SS1, concentrations of TPH in the diesel and motor oil ranges are 6,570 and 15,100 milligrams per kilogram (mg/kg), respectively. Regarding diesel range analytical results, Enviro-Chem noted: "Peaks in the diesel range but chromatogram does not match that of diesel standard."
- In surface soil sample SS1, TPH in the gasoline range is ND (non-detected) above 2,000 mg/kg actual detection limits.

REGULATORY AND GUIDANCE LEVELS

The following regulatory and guidance levels are considered appropriate for the soil sample analytical results for this Limited Phase II ESA:

Title 22, California Code of Regulations contains applicable state regulatory levels for Total Threshold Limit Concentrations (TTLCs) and Soluble Threshold Limit Concentrations (STLCs) for selected analytes (including asbestos) with respect to waste classification for disposal.

San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) has established Environmental Screening Levels (ESLs) for selected analytes in soil, air, tap water and groundwater. ESLs for Residential Land Use (ESL-Rs), which are lower, have been selected as soil clean-up levels for TPH based on the proposed residential use of the Property. ESL-Rs for gross contamination, shallow soil, and sites underlain by a current or potential drinking water resource, have been selected as the applicable clean-up levels for TPH in soil on the Property.

DISCUSSION OF SAMPLE ANALYTICAL RESULTS

The following is a discussion of sample analytical results in comparison with applicable regulatory and guidance levels.



FIGURE 2 SAMPLE LOCATION MAP



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- In concrete pipe sample ASB1, the "None Detected" asbestos analytical results are less than the TTLC (1 percent).
- In surface soil sample SS1, concentrations of TPH in the diesel and motor oil ranges are 6,570 and 15,100 mg/kg, respectively, and both exceed the applicable ESL-Rs which are 230 and 5,100 mg/kg, respectively.
- In surface soil sample SS1, TPH in the gasoline range is ND, but the 2,000 mg/kg actual detection limits exceed the applicable ESL-R which is 200 mg/kg.

CONCLUSIONS

Based on the results of the Limited Phase II ESA, LGC concludes the following:

- In concrete pipe sample ASB1, the "None Detected" asbestos analytical results are less than the TTLC (1 percent). This indicates that the associated pipe is not an asbestos-containing material (ACM).
- In surface soil sample SS1, analytical results for TPH in the gasoline, diesel and motor oil ranges exceed the applicable ESL-Rs. This indicates that the associated stained soil is a petroleum-contaminated waste.

RECOMMENDATIONS

Based on the above information, LGC recommends the following:

- The concrete pipe associated with sample ASB1 is not an ACM. Therefore, the concrete pipe can be properly disposed of or recycled as ordinary non-hazardous solid waste.
- The stained surface soil associated with surface soil sample SS1 is a petroleum-contaminated waste. Therefore, the stained soil should be excavated and properly disposed of or recycled. After excavation of the stained soil, the excavation should be sampled to confirm satisfactory removal of the petroleum-contaminated soil.

<u>CLOSURE</u>

This Limited Phase II ESA Report has been prepared for the exclusive use of GF Investments, Inc. in accordance with the terms and conditions under which these services were provided. Any reliance on this Report by third parties shall be at third party's sole risk. Our services have been performed in accordance with applicable state and local ordinances, and generally accepted practices in the geosciences. No other warranty, either expressed or implied, is made.

LGC is not responsible or liable for the accuracy or completeness of available information provided by others. Site exploration identifies actual site conditions only where samples were collected, and when they were collected.

Data derived through sample collection and laboratory analysis are extrapolated by geoscientists who then render opinions about overall subsurface conditions. Actual conditions in the areas not sampled may differ from those extrapolated and predicted. This Report should not be regarded as a guarantee that no further contamination, beyond that which was detected in our investigation, is present beneath the Property. In the event that changes to the Property occur, or additional, relevant information about the Property is brought to our attention, the Conclusions and Recommendations contained in this Report may not be valid unless these changes and additional relevant information are reviewed, and the Conclusions and Recommendations of this Report are modified in writing.

If you have any questions or comments regarding the contents of this Limited Phase II ESA Report, please contact Duncan Walker at (951) 297-2450.

Respectfully submitted,

LGC GEO-ENVIRONMENTAL, INC.

Duncan Walker, CEG 1395 Environmental Professional/Certified Engineering Geologist



DW

Appendix: Laboratory Report & Chain of Custody Documentation

Distribution: (4) Addressee





Enviro – Chem, Inc. 1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: November 20, 2020

Mr. Duncan Walker LGC Geo-Environmental 27570 Commerce Center Dr. #128 Temecula, CA 92590 Tel:(951)296-8683 E-Mail: DuncanW1000@GMail.com

Project: GFI - Skyline / G19-1802-15 Lab I.D.: 201113-46, -47

Dear Mr. Walker:

The **analytical results** for the soil samples, received by our laboratory on November 13, 2020, are attached. The samples were received chilled, intact and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,

Curtis Desilets Vice President/Program Manager

Analy Wang

Laboratory Manager

Enviro – Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: LGC Geo-Environmental 27570 Commerce Center Dr. #128, Temecula, CA 92590 Tel:(951)296-8683 E-Mail: DuncanW1000@GMail.com

PROJECT: GFI - Skyline / G19-1802-15

	DATE RECEIVED: <u>11/13/20</u>
MATRIX: <u>SOIL</u>	DATE EXTRACTED: <u>11/16/20</u>
DATE SAMPLED: <u>11/13/20</u>	DATE ANALYZED: <u>11/16/20</u>
REPORT TO: MR. DUNCAN WALKER	DATE REPORTED: <u>11/20/20</u>

TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS METHOD: EPA 8015B

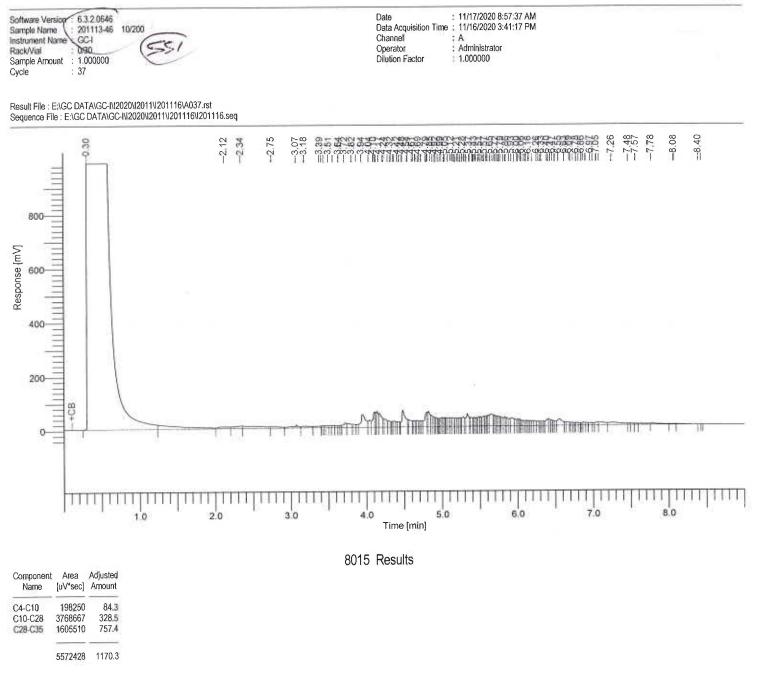
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C10-C28	C28-C35	DF
SS1	201113-46	ND	6570 *	15100	200
METHOD BLANK		ND	ND	ND	1
	PQL	10	10	50	

COMMENTS

C4-C10 = GASOLINE RANGE C10-C28 = DIESEL RANGE C28-C35 = MOTOR OIL RANGE DF = DILUTION FACTOR PQL = PRACTICAL QUANTITATION LIMIT ACTUAL DETECTION LIMIT = DF X PQL ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT * = PEAKS IN DIESEL RANGE BUT CHROMATOGRAM DOES NOT MATCH THAT OF DIESEL STANDARD

Data Reviewed and Approved by: CAL-DHS ELAP CERTIFICATE No.: 1555



Software Version Sample Name Instrument Name Rack/Vial Sample Amount Cycle	DIESEL CCV 2000PPM (GC-3900)		Date: 11/17/2020 8:57:29 AMData Acquisition Time: 11/16/2020 8:56:59 AMChannel: AOperator: AdministratorDilution Factor: 1.000000	
	DATA/GC-IV2020V2011V201116/A00 /GC DATA/GC-IV2020V2011V201116/		2011 2011	
Response [mV]		(DH S	sac)	

3.0

1111

4.0

8015 Results

Time [min]

Component Name	Area [uV*sec]	Adjusted Amount
C10-C28	12575020	1833.8
	12575020	1833.8

1111

1.0

2.0

400

200-Ξ 4CB

0

8.0

11 11 7.0

6.0

11

11

5.0

TITL

	E	nviro Che	m, Inc				
1214 E. Lexington Avenue, Po	omona,	CA 91766	i Tel	(909)590-	-5905	Fax (909)590	9-5907
80	15B	QA/Q	C Re	port			
Date Analyzed: <u>11/16/2020</u>					Units:	mg/Kg (pr	<u>om)</u>
Matrix: Soil/Solid/SI	udg	e/Liqu	id				
Matrix Spike (MS)/Matrix Spike Dup	olicate ((MSD)					
Spiked Sample Lab I.D.: 2	0111	3-34 M	S/MS	D			
Analyte SR spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C10~C28 Range 0 200	171	86%	164	82%	4%	75-125	0-20%
C10~C28 Range 200 197	6 REC 99%	ACP 75-125					
Analyzed and Reviewed By:	·						4
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Certificate of Analysis PLM Asbestos Identification

tel - 714-607-5227 free - 855-968-7522 OCLab@patriotlab.com 1041 S. Placentía Avenue, Fullerton, CA 92831

Total Asbestos	None Detected			CI Stan
ASB1 201113- 47	NA	NA	Off White	e Grey 100% Non- Fibrous Material
Lab/Client ID/La 838012-001		Material Descr	C. Martin	Composition (%)
Date Reported:	11/17/2020	Number of Samples:	1	
Date Analyzed:	11/17/2020	PO Number:		
Date Received:	11/14/2020	Claim Number:		
Date Collected:	11/13/2020	Collected By:		
		Project Location:		
Pomona, CA 9176	0	Project Name:	GFI-Skyline G19-18	02-15
1214 E. Lexington Avenue		Project Number:	201113-47	
Enviro-Chem, Inc.		Report Number:	838012	

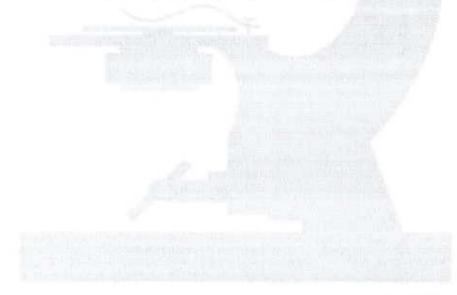
Arthur Bucio - Analyst

Kwin Sheena Legaspi - Approved By

PATRIØT LAB

Bulk sample(s) submitted was (were) analyzed in accordance with the procedure outlined in the US Federal Register 40 CFR 763, Subpart F, Appendix A; EPA-600/R-93/116 (Method for Determination of Asbestos in Building Materials), and EPA-600/M4-82-020 (US EPA Interim Method for the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimations (CVES); therefore, results may not be reliable for samples of low asbestos concentration levels. Samples of wall systems containing discrete and separable layers are analyzed separately and reported as composite unless specifically requested by the customer to report analytical results for individual layers. This report applies only to the items tested. Results are representative of the samples submitted and may not represent the entire material from which the samples were collected. "None Detected" means that no asbestos was observed in the sample. "<1%" (less than one percent) or Trace means that asbestos was observed in the sample but the concentration is below the quantifiable level of 1%. This report was issued by a NIST/NVLAP (Lab Code 200358-0) and CADOHS- ELAP (Cert, No, 2540) accredited laboratory and may not be reproduced, except in full without the expressed written consent of Patriot Environmental Laboratory Services, Inc. This report may not be used to claim product certification, approval or endorsement by NIST, NVLAP, ELAP or any government agency.

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