Appendix F

Phase I Environmental Site Assessment
SkyView Property – Lafayette Street
Apple Valley, California

Prepared for:

Redwood West
111 Bayside Drive, Suite 150
Corona Del Mar, California 92625

Prepared by:

Northgate Environmental Management, Inc.
92 Argonaut, Suite 100
Aliso Viejo, California 92656

September 14, 2022

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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1.0 SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) performed by Northgate Environmental Management, Inc. (Northgate) for Redwood West at the SkyView Property located east of Dale Evans Parkway and south of Lafayette Street in Apple Valley, California (the Subject Property). The Subject Property consists of 10 parcels totaling approximately 78 acres of undeveloped land. The Subject Property is comprised of Assessor's Parcel Numbers (APNs) 0463-231-11-0000 through -16-0000 and 0463-231-34-000 through -37-0000 in San Bernardino County. A Subject Property Vicinity Map is shown on Figure 1 and a Subject Property Plan is shown on Figure 2.

The Subject Property has historically consisted of undeveloped desert land and land use has remained unchanged to the present day. The eastern portion of the Subject Property was formerly utilized by the United States (U.S.) Army Corp of Engineers (ACE) as part of a practice aerial bombing range during the 1940s. The Subject Property is currently listed on the Formerly Used Defense Sites (FUDS), unexploded ordnance (UXO), and Envirostor databases, as the Victorville Precision Bombing Range No. 1 (PBR No. 1). The Department of Defense (DOD) had previously declared the bombing range to be free and clear of explosives or explosive objects reasonably possible to detect by visual inspection. However, a subsequent assessment by the military, conducted in 1996, concluded that a "marginal" potential for explosive hazards exists at the Subject Property. The assessment recommended that additional action be performed "as appropriate."

A Final Site Inspection performed by Parsons in 2008 for the Victorville PBR No. 1 site concluded that there is potential munitions constituents' contamination present in soil. They recommended that the munitions response site proceed to remedial investigation/feasibility study but indicated that there is no risk and additional soil sampling was not warranted. The Department of Toxic Substances Control (DTSC) noted in a letter dated March 11, 2008, to the U.S. Army Corps of Engineers (USACE), that they concurred with Parson's recommendation to proceed to a remedial investigation/feasibility study; however, they did not agree with the conclusion that no additional soil sampling was warranted during this phase. The DTSC indicated that additional soil sampling should be carried forward and an ecological screening should be performed that meets the California Department of Fish and Game ecological screening approach recommendations, including "terrestrial wildlife site-specific receptors" screening.

In summary, Northgate has performed a Phase I ESA of the SkyView Property located east of Dale Evans Parkway and south of Lafayette Street in Apple Valley, California in in conformance with the scope and limitations of ASTM Practice E 1527-13 and E 1527-21, the latter of which

was published on November 1, 2021 and is currently under review by the Environmental Protection Agency (EPA) to be formally adopted as the new standard, and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations [CFR] Part 312). Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. Our review identified the presence of the following Recognized Environmental Condition (REC) in connection with the property:

- The Subject Property is listed on the FUDS, UXO, and Envirostor databases as part of the Victorville PBR No. 1. Development of the Subject Property will likely increase the hazard classification at the property and trigger a requirement for additional action.

In addition, Northgate identified the following potential business environmental risk (BER) associated with the Subject Property:

- Apple Valley Development Codes regulate protection of all native plant and animal species at developments in Apple Valley. It is likely that a specific evaluation for the presence of endangered species or critical habitat will be required to develop the Subject Property.

Northgate recommends the following:

- The development of a Removal Action Workplan for avoidance and/or removal of MD (and MEC if present) as necessary during the development of the Subject Property and a post-construction Soil Management Plan detailing procedures and protocols for future excavations and maintenance; and
- If required by Apple Valley, conduct a specific evaluation for the presence of endangered species of critical habitats at the Subject Property.

2.0 INTRODUCTION

This report presents the results of a Phase I ESA performed by Northgate at the SkyView Property located at east of Dale Evans Parkway and south of Lafayette Street in Apple Valley, California. The Subject Property consists of 10 parcels totaling approximately 78 acres of undeveloped land. The Subject Property is comprised of APNs 0463-231-11-0000 through -16-0000 and 0463-231-34-000 through -37-0000 in San Bernardino County. A Subject Property Vicinity Map is shown on Figure 1 and a Subject Property Plan is shown on Figure 2.

2.1 Purpose

The purpose of Phase I ESA has been to identify and evaluate the presence of RECs at the Subject Property. The term "REC" means *(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment*. The term is not intended to include *de minimus* conditions that generally do not present a threat to human health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

2.2 Scope of Services

Northgate has performed this Phase I ESA in general conformance with the scope and limitations of ASTM E-1527-13 and E-1527-21, *Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and 40 CFR Part 312, *Standards and Practices for All Appropriate Inquiry – Final Rule*, the latter of which was published on November 1, 2021 and is currently under review by the EPA to be formally adopted as the new standard. This investigation was conducted by Thomas Danaher, Associate Geologist with review from Derrick Willis, Principal. The scope of work for the investigation included the following services:

- Review of readily available information regarding the history of the Subject Property, including historic aerial photographs, maps, previous reports, and other information, and discussions with individuals familiar with the Subject Property;
- A reconnaissance of the Subject Property and near vicinity;
- Review of regulatory agency files for the Subject Property and surrounding area, as applicable;

- Evaluation of potential RECs, development of conclusions and recommendations as appropriate; and
- Preparation of this report.

2.3 Limitations and Exceptions

2.3.1 Limitations

The purpose of an environmental assessment is to reasonably evaluate the potential for RECs arising from past practices on a given site area. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. No investigation is thorough enough to absolutely rule out the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not be construed as a guarantee of the absence of such materials on the Subject Property, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Environmental conditions may exist at the Subject Property that cannot be identified by visual observation. Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at un-sampled locations.

Except where there is express concern of Northgate's client, or where specific environmental contaminants have been previously reported by others, naturally occurring toxic substances, potential environmental contaminants inside buildings, or contaminant concentrations that are not of current environmental concern may not be reflected in this document.

Where the scope of services is limited to interview and/or review of readily available reports and literature, any conclusions and/or recommendations are necessarily based largely on information supplied by others, the accuracy or sufficiency of which may not be independently reviewed by Northgate.

Any opinions and/or recommendations presented apply to Subject Property conditions existing at the time of performance of services. Northgate is unable to report on, or accurately predict, generally unforeseeable events that may impact the Subject Property following performance of services, whether occurring naturally or caused by external forces. Therefore, Northgate cannot assume responsibility for such events or their impact. Northgate also cannot assume responsibility for changes in environmental standards, practices, or regulations.

2.3.2 Exceptions

The time intervals between some historical information sources may exceed five years due to the unavailability of such records, additionally, there is no historical Sanborn map coverage for the Subject Property. However, in Northgate's opinion, this data gap does not significantly impact our ability to evaluate historic land use conditions at the Subject Property given the availability of other sources for this information.

The time intervals between some historical information sources may exceed five (5) years, due to the availability of such records. However, in our opinion, this does not significantly impact our ability to evaluate historic land use conditions at the Subject Property.

There were no other limiting conditions.

2.4 Phase I ESA Report Shelf Life

As defined in the ASTM Standard, a Phase I ESA report remains viable if it was completed no more than 180 days prior to the date of acquisitions or up to one year if the Phase I ESA Report has been updated including the following five components: 1) Interviews; 2) Searches for recorded environmental cleanup liens; 3) Review of government records; 4) Reconnaissance of the Subject Property and adjoining properties; and 5) Environmental Professional Declaration.

The shelf-life date begins with the date upon which the first of these components was completed. The table below summarizes the date of completion of these components of this Phase I ESA report, with the report shelf life initiating from the earliest of the dates provided below.

Report Component	Date
Interviews	July 5, 2022
Searches for recorded environmental cleanup liens	September 12, 2022
Review of government records	
Government records requests	September 12, 2022
Radius Report	September 12, 2022
Aerial photographs	September 12, 2022
Sanborn maps	September 12, 2022
Historic topographic maps	September 12, 2022
City directories	September 12, 2022
Subject Property reconnaissance	May 2, 2022
Environmental Professional Declaration	September 14, 2022

2.5 User Reliance

This report has been prepared for the exclusive use of Redwood West and their corporations, subsidiaries, affiliates, partners, partnerships, and lenders in evaluating environmental conditions at the Subject Property. Others may not use or rely on the information contained in this report without the express written consent of Northgate.

3.0 USER PROVIDED INFORMATION

3.1 Environmental Liens or Activity and Use Limitations

An environmental lien and activity and use limitation (AUL) search was conducted for APN 0463-231-11-0000 by EDR. EDR's review indicates that there are no environmental liens or activity and use limitations of record for this APN. Northgate also reviewed preliminary title reports for the 10 parcels that comprise the Subject Property. The title reports did not indicate the presence of environmental liens or activity and use limitations of record. The Subject Property is not listed on the Federal NPL LIENS database. Copies of the Environmental Lien and AUL Search (EDR, 2021a) and the preliminary title reports are included in Appendix A.

3.2 Valuation Reduction for Environmental Issues

Redwood West has not provided Northgate with any information indicating that the value of the property has been reduced due to environmental issues.

3.3 Owner, Property Manager, and Occupant Information

Title reports provided by Redwood West indicates that title to the Subject Property is vested as summarized below:

- APNs 0463-231-11-0000 and 0463-231-12-0-000 – Elaine R. Cote, Successor Trustee under the Cote Family Trust;
- APNs 0463-231-13-0000 and 0463-231-14-0-000 – Somvang Chanthathone and Kongngeune Chanthathone, Trustees of The Chanthathone Family Trust;
- APN 0463-231-15-0000 – Yu-Wu Chen, as Trustees of the JHEC Design Group, Inc., Retirement Trust dated 1/1/2004 as to an undivided 33.3% interest and Hanlun Liu and Yu-Tai Liu, husband and wife, as joint tenants as to an undivided 33.3% interest and Billy C. Chen a single man as to an undivided 8.35% interest and Michael D.C. Chen, a single man as to an undivided 8.35% interest and Gary Yu Lun Chen and Jenny Ai-Len Chen, husband and wife, as joint tenants as to an undivided 6.7% interest, all as tenants in common;
- APN 0463-231-16-0000 – Seasons Land Corporation, a California corporation;
- APN 0463-231-34-0000 through – 36-0000. Philip Reed Kiplinger Trustee Of The Kiplinger Family Trust Dated May 2, 1980; and
- APN 0463-231-37-0000 – Four Start Investment Capital Group, LLC., Series H, a Delaware limited liability company.

The Subject Property is vacant and unoccupied desert land.

3.4 Specialized Knowledge

Redwood West completed a User Questionnaire on September 12, 2022. It indicated that they do not possess any additional specialized knowledge regarding the Subject Property. A copy of the completed User Questionnaire is provided in Appendix H.

3.5 Reason for Performing the Phase I ESA

Northgate understands that Redwood West is evaluating the property for potential purchase and redevelopment with a commercial warehouse facility.

4.0 SUBJECT PROPERTY RECONNAISSANCE

Current Subject Property conditions were observed during a reconnaissance of the Subject Property and near vicinity by Mr. Thomas Danaher of Northgate on October 22, 2021. Due to an expansion the number of land parcels to be purchased by Redwood West, a follow-up site reconnaissance was conducted by Mr. Danaher on May 2, 2022. Mr. Danaher was unescorted for the reconnaissance. Subject Property photographs from the two reconnaissance events are attached at the end of this report.

4.1 Methodology and Limiting Conditions

The Subject Property reconnaissance was performed by traversing the Subject Property by car and on foot and the general Subject Property vicinity by car. There were no limiting conditions.

4.2 Subject Property Conditions

4.2.1 Current Use of the Subject Property

The Subject Property is currently vacant desert land, covered with a moderate growth of brush and shrubs. The Subject Property is located east of east of Dale Evans Parkway and south of Lafayette Street in Apple Valley, California. The Subject Property is entirely occupied by undeveloped desert land covered with a moderate growth of shrubs and brush. Dry creek beds were observed to traverse the Subject Property. Scattered household trash was observed across the Subject Property. Evidence of the former bombing practice target was observed in the eastern portion of the Subject Property. Several potential remnants of practice munition debris (MD) were observed during the reconnaissance, particularly in the eastern portion of the Subject Property in the vicinity of the former practice target. The MD was observed to be most heavily located closer to the center of the former practice target with decreasing amounts observed with distance away from the center of the target.

No hazardous materials, wastes, or chemicals were observed to be stored, used, or generated in any part of the Subject Property. No evidence of any current underground or aboveground tanks, sumps, clarifiers, or other subsurface features was identified during the reconnaissance.

4.2.2 Description of Structures, Roads, Sewage, and Potable Water Sources

The Subject Property is currently undeveloped. The Subject Property is bordered to the north by Lafayette Street, to the south by a dirt road representing the proposed extension of Burbank Road, and to the west by Dale Evans Parkway. It is our understanding that new development in the area will be supplied with water and sewer service by the local municipal utility providers.

4.2.3 Inspection Observations

Observation results from the inspection for specific features listed in the ASTM E-1527-21 standard are summarized in the table below.

Yes	No	Observed Feature(s)	Notes
	✓	Hazardous Substances and Petroleum Products in Connection with Identified Uses	
	✓	Storage Tanks	
	✓	Strong, Pungent, or Obnoxious Odors	
	✓	Standing Surface Water, Pools, or Sumps Containing Liquids	
	✓	Drums, Totes, and Bulk Containers	
	✓	Hazardous Substances and Petroleum Product Containers Not in Connection with Identified Uses	
	✓	Unidentified Substance Containers	
	✓	PCB-Containing Items	
	✓	Heating / Cooling	
	✓	Stains or Corrosion on Floors, Walls, or Ceilings	
	✓	Drains and Sumps	
	✓	Pits, Ponds, of Lagoons	
	✓	Stained Soil or Pavement	
	✓	Stressed Vegetation	
	✓	Solid Waste	Scattered household trash is present across the property. Fragments of munitions debris (MD) are present in the eastern portion of the Subject Property in the area of the aerial bombing practice target.
	✓	Water / Wastewater	
	✓	Wells	
	✓	Septic Systems or Cesspools	

4.3 Current Uses of Adjoining Properties

General land use in the area consists primarily of vacant desert land, with scattered rural residences and commercial development. The Subject Property is bordered on the north by Lafayette Street followed by a Wal-Mart distribution warehouse and trucking facility then additional undeveloped desert land. To the east, the Subject Property is bordered by a Big Lots distribution warehouse and trucking facility followed by Navajo Road then additional undeveloped desert land. The Apple Valley Airport is located about 0.78-miles east and southeast of the Subject Property. The Subject Property is bordered to the south by a dirt road representing the proposed extension of Burbank Road followed by undeveloped desert land. The Subject Property is bordered to the west by Dale Evans Parkway followed by undeveloped desert land.

4.4 Subject Property Reconnaissance Summary

In summary, Northgate's reconnaissance of the Subject Property did not indicate the visible presence of conditions indicating the past use, storage, or release of hazardous materials at the Subject Property. MD in the form of fragments of practice bombs were observed primarily in the eastern area of the Subject Property.

5.0 SUBJECT PROPERTY PHYSICAL SETTING

5.1 Subject Property Location and Legal Description

The Subject Property consists of 10 parcels totaling approximately 78 acres of undeveloped land. The Subject Property is comprised of APNs 0463-231-11-0000 through -16-0000 and 0463-231-34-000 through -37-0000 in San Bernardino County. A Subject Property Vicinity Map is shown on Figure 1 and a Subject Property Plan is shown on Figure 2.

5.2 Subject Property Vicinity General Characteristics

The Subject Property consists of approximately 78 acres of undeveloped land. The Subject Property is located in an area of primarily undeveloped desert land with two adjacent warehouse distribution and trucking facilities, in Apple Valley, California. The Apple Valley Airport is located approximately 0.78-miles southeast of the Subject Property. Scattered rural residences are present in the outlying areas.

5.3 Geology and Groundwater

5.3.1 Geology

Information contained in the Final Environmental Impact Report for the adjacent Wal-Mart distribution warehouse (Final EIR, SCH No. 2001101105, by Lilburn Corporation of San Bernardino, California) indicates that the area of the Subject Property is located on the distal portion of a dissected alluvial fan emanating from the Fairview Mountains, located east of the Subject Property (Lilburn, 2001a). The fan is deposited on an older, partially buried pediment of the Holocene Age. The fan materials generally consist of unconsolidated deposits of sand and silty sand. Bedrock beneath the Subject Property is of Upper Paleozoic age.

According to the U.S. Geological Survey topographic map of the Apple Valley North Quadrangle, the Subject Property slopes gently to the southwest. Elevations at the Subject Property range from about 3060 feet above mean sea level (msl) at the northeast corner of the Subject Property to about 3010 feet above msl in the southwest corner of the Subject Property. On a regional basis, topography generally slopes to the southwest or south.

5.3.2 Groundwater

Information contained in a Phase I ESA for the adjacent Wal-Mart indicates that groundwater is present at a depth greater than 200 feet below ground surface (bgs) in the vicinity of the Subject

Property (Lilburn, 2001b). Based on local topography, groundwater flow direction at the Subject Property is estimated to be toward the southwest.

6.0 RECORDS REVIEW

6.1 Standard Environmental Record Sources

To determine if the Subject Property has any documented environmental concerns, or if other sites with documented environmental concerns exist within the search radii of the Subject Property prescribed by ASTM 1527-13 and *All Appropriate Inquiry*, Northgate reviewed a summary of regulatory agency database listings prepared by EDR. In addition, where appropriate, we reviewed local regulatory agency files for additional specific information regarding sites identified in the EDR report judged to be of possible concern to the Subject Property. The EDR report presenting a summary of the agency databases reviewed and a map showing the location of the identified sites is provided as Appendix B (EDR, 2022). The results of the database search and follow-up agency file review are summarized below.

6.1.1 Subject Property

The Subject Property is present in the EDR regulatory agency database listings for the area of interest. The three database records for the Subject Property included in the EDR environmental database report are discussed in the following table.

EDR Site #	Subject Property Listing and Address	Regulatory Database	Information in EDR Report
A1 A2 and 3	Victorville PBR # 1	FUDS, UXO, EnviroStor	The Subject Property is listed on the FUDS database as Victorville PBR No. 1 in Apple Valley, California. This database consists of a list of properties formerly used by the U.S. military where the USACE is actively working or will undertake necessary cleanup actions, if required. The Subject Property is also listed on the UXO and ENVIROSTOR databases as part of the Victorville PBR No. 1 facility, which is located in the eastern portion of the Subject Property. The Victorville PBR No. 1 originally consisted of 560 acres. In May 1942, 400 acres were obtained by lease from private landowners and the other 160 acres were transferred from the U.S. Department of the Interior to the War Department through Public Land Order 125.

EDR Site #	Subject Property Listing and Address	Regulatory Database	Information in EDR Report
			There were no buildings developed in this area. The War Department improvements on the property consisted of frame butts and appurtenances, fences and gates, and a bombing target. The Army based at Victorville Airfield utilized this area as a practice bombing area. The bombing target was constructed of asphalt strips approximately five feet in width that were configured as three concentric circles with approximate radii of 100, 200, and 300 feet, respectively. Two strips of asphalt transected these circles at right angles to one another. The only other improvements on the Victorville PBR No. 1 property were fences and gates. The western half of the former target area was located on the eastern portion of the Subject Property, as shown on Figure 2.

A summary of previous investigations conducted in the vicinity of the Subject Property as part of the investigation and remediation of the Victorville PBR No. 1 and files maintained as part of the EnviroStor database listing are presented in Section 6.5.

6.1.2 Subject Property Vicinity Sources

The regulatory agency database search prepared by EDR indicates the presence of two agency-listed sites located within an approximate one-mile radius of the Subject Property. These include:

1. Wal-Mart Distribution – 21102 Johnson Road – Adjacent to the north of the Subject Property – This facility has permits for underground storage tanks (USTs) and a fuel aboveground storage tank (AST), hazardous materials related to a solar array and construction stormwater. The facility is also listed in databases that document chemical storage and generation and disposal of hazardous wastes. This facility also had a number of recorded compliance violations related to the USTs. All compliance violations were reported as "returned to compliance."
2. Austin Jones Corp. – 21101 Johnson Road – Adjacent to the north of the Subject Property – Austin Jones Corp. appears to be a construction company that may have performed

construction work at the Wal-Mart Distribution Center and is listed in the US EPA resource conservation recovery act (RCRA) NonGen/NLR database which documents their possession of a hazardous waste generator identification number but has no record of hazardous waste generation and disposal.

The EDR database report containing a list of the agency databases searched is attached in Appendix B. While the Wal-Mart facility located to the immediate north of the Subject Property does treat, store and dispose of hazardous materials, there have been no documented cases of spills or releases that required subsurface investigation and cleanup under government agency oversight. Additionally, the closest portion of the building at the Wal-Mart facility where hazardous materials storage and hazardous waste generation would most likely occur is approximately 1,000-feet north of the Subject Property. Based on this review, there are no adjacent sites located within the search radius that appear to represent a significant potential threat to soil, soil vapor, or groundwater quality at the Subject Property.

6.2 Vapor Encroachment Screening

A vapor encroachment screening (VES) evaluation was performed for the Subject Property. A "Tier I" VES was performed to evaluate the potential for vapors associated with contaminated soil and/or groundwater to impact the Subject Property, whether originating from the Subject Property or from nearby off-Subject Property sources. For properties where a VEC could not be ruled out, existing subsurface investigation reports, if available, were used to evaluate potential impacts to the Subject Property (Tier 2 screening). The following table presents a summary of the VES findings:

Potential for Vapor Intrusion on Subject Property	
Areas of Concern	*Conclusion*
Subject Property (existing conditions)	VEC not present.
Subject Property (former condition)	VEC not present.
Adjoining Property or near-by Property Operations or Existing Conditions	VEC not present.
Historical Uses of Adjoining Property or Near-by Properties	VEC not present.

Due to the lack of known sources of volatile organic compounds (VOCs) present in the subsurface either on, or adjacent to the Subject Property, a VEC is not thought to be present.

6.3 Additional Environmental Record Sources

Northgate contacted local regulatory agencies for information regarding the use or storage of hazardous materials at the Subject Property, and reviewed files at any agency maintaining a file for the Subject Property. The following agencies were contacted for information regarding the use or storage of hazardous materials at the Subject Property:

- Department of Toxic Substances Control EnviroStor Website;
- State Water Resources Control Board GeoTracker Website;
- California Environmental Protection Agency Website;
- Regional Water Quality Control Board – Lahontan Region;
- Apple Valley Fire Protection District;
- United States Army Corps of Engineers – Formerly Used Defense Sites;
- San Bernardino County – Various Departments;
- San Bernardino County Public Health Department, Division of Environmental Health Services;
- Town of Apple Valley – Various Departments; and

- California Department of Conservation, Geologic Energy Management Division.

The results of our review are described in the following sections. Copies of the agency records for the Subject Property are attached in Appendix C.

6.3.1 Department of Toxic Substances Control EnviroStor Website

The Subject Property was listed on the Department of Toxic Substances Control's (DTSC's) EnviroStor website as part of Victorville PBR No 1 practice bombing range. It is identified as a FUDS site, which is a defense environmental restoration program for formerly used defense sites. The Victorville PBR No 1 property is listed as inactive as of August 15, 2018 and requiring action. Documents available for review included findings and determination of eligibility, including a risk assessment report, dated between 1994 and 1996; a technical project planning memorandum and a work plan addendum dated in 2007; and a final site inspection report dated March 2008. A review of pertinent information from these documents is included in Section 6.5.

6.3.2 State Water Resources Control Board GeoTracker Website

The Subject Property is not listed on the State Water Resources Control Board (SWRCB) GeoTracker website, and thus, there are no files related to the property.

6.3.3 California Environmental Protection Agency Website

The Subject Property is not listed on the California Environmental Protection Agency (CalEPA) website, and thus, there are no files related to the property.

6.3.4 Regional Water Quality Control Board – Lahontan Region

Northgate submitted a file review request to the Regional Water Quality Control Board – Lahontan Region (RWQCB). The RWQCB indicated that they do not have any records on file for the Subject Property.

6.3.5 Apple Valley Fire Protection District

Northgate submitted a file review request to the Apple Valley Fire Protection District (AVFPD). The AVFPD indicated that they do not have any records on file for the Subject Property.

6.3.6 U.S. Army Corps of Engineers – Formerly Used Defense Sites

Northgate submitted a file review request to the U.S. Army Corps of Engineers (USACE), Formerly Used Defense Sites (FUDS) Division. The USACE, FUDS Division had three

documents related to the former Victorville PBR No. 1. A summary of those documents is provided below with further information from these documents provided in Section 6.5. Copies of reports and other information previously provided by the USACE, FUDS Division are provided in Appendix C.

Files maintained by the USACE, FUDS Division, indicate that the former Victorville PBR No.1 formerly occupied a portion of the Subject Property. Information in the agency file indicates that the former PBR No. 1 originally included 560 acres of land, consisting of 400 acres acquired by lease from private landowners in May 1942, and an additional 160 acres transferred from the U. S. Department of the Interior to the War Department through Public Land Order 124 on May 20, 1943.

The USACE FUDS division maintained a file titled Ordnance and Explosives Archives Search Report for Former Victorville PBR #1 dated May 16, 1997, which documented historic records searches and site inspections for present day ordnance and explosives present at the former Victorville PBR No. 1. The target area was reported to be considered potentially contaminated and documented inspections noted fragments of metal scattered throughout the area. The buffer zone surrounding the target was listed as potentially contaminated and the remaining land on the property was considered contaminated as two munitions-related items were discovered during the inspection. No munitions-related items were observed during the site inspection of the target (USACE, 1997).

A Final Site Inspection Report for the Former Victorville PBR No. 1 was prepared by Parsons for the USACE, Los Angeles District dated March 2008. No MEC were observed during the site investigation field work. The only observed MD was in the form of M38A2 practice bomb debris and associated spotting charges. Parsons concluded that there is potential munitions constituents' contamination present in the soil at the munitions response site but that there is no risk and that the technical project planning team may elect to re-evaluate the munitions constituents sampling recommendation when they reconvene due to the length of time passed since the site investigation completion. Parsons recommended that the munitions response site at the Victorville PBR No. 1 proceed to remedial investigation/feasibility study (Parsons, 2008).

6.3.7 San Bernardino County – Various Departments

Northgate submitted a file review request to the San Bernardino County Planning Department and Building and Safety Department. The San Bernardino County Planning Department and Building and Safety Department indicated that they do not have any records on file for the

Subject Property. They referred the request to the San Bernardino County Land Use Services Department, which indicated that they do not have any files available for the Subject Property and referred the request to the Town of Apple Valley.

6.3.8 San Bernardino County Public Health Department, Division of Environmental Health Services

Northgate submitted a file review request to the San Bernardino County Division of Environmental Health Services (SBCDEH). The SBCDEH indicated that they do not have any files available for the Subject Property and referred the request to the Town of Apple Valley.

6.3.9 Town of Apple Valley – Various Departments

Northgate submitted a file review request to the Town of Apple Valley. The Town of Apple indicated that they do not have any records on file for the Subject Property.

6.3.10 California Department of Conservation, Geologic Energy Management Division

According to the EDR GeoCheck® - Physical Setting Source Addendum located in the EDR Radius Report (Appendix B), there are no oil and gas wells located within 1-mile of the Subject Property. Information available on the California Department of Conservation, Geologic Energy Management Division's website indicates that there are no wells located on or within a 0.25-mile radius of the Subject Property. There are no wells that appear to represent an environmental concern to the Subject Property.

6.4 Historical Records Review

Information on historical land use at the Subject Property and adjacent area was evaluated by reviewing historic aerial photographs, maps, and other documents. Summaries of these investigation findings are presented below.

6.4.1 Aerial Photographs

Northgate reviewed historic aerial photographs of the Subject Property from 1953, 1959, 1969, 1973, 1975, 1984, 1994, 2005, 2009, 2012, and 2016 obtained from EDR (EDR, 2021b). Copies of the aerial photographs are provided in Appendix D. A summary of our aerial photograph review is presented below.

Year: 1953	Scale: 1" = 500'	Source: USDA
Subject Property Description: The Subject Property is shown as undeveloped desert land. Dry creek-beds cross the Subject Property diagonally from north to south. A series on concentric circles is present on the eastern portion of the Subject Property. This feature is associated with the Victorville PBR No. 1.		
North:	Undeveloped desert land and the remainder of the concentric circles associated with the Victorville PBR No. 1.	
East:	Undeveloped desert land and the remainder of the concentric circles associated with the Victorville PBR No. 1.	
South:	Undeveloped desert land and dirt roads.	
West:	A dirt road, identified presently as Dale Evans Parkway, followed by undeveloped desert land.	

Year: 1959	Scale: 1" = 500'	Source: USDA
Subject Property Description: The Subject Property appears similar to the 1953 map.		
North:	Appears similar to the 1953 photograph.	
East:	Appears similar to the 1953 photograph.	
South:	Appears similar to the 1953 photograph.	
West:	Appears similar to the 1953photograph.	

Year: 1969	Scale: 1" = 500'	Source: USGS
Subject Property Description: The Subject Property appears similar to the 1959 photograph.		
North:	Appears similar to the 1959 photograph.	
East:	Appears similar to the 1959 photograph.	
South:	Appears similar to the 1959 photograph.	
West:	Appears similar to the 1959 photograph.	

Year: 1973	Scale: 1” = 500’	Source: USGS
Subject Property Description: The Subject Property appears similar to the 1969 photograph.		
North:	Appears similar to the 1969 photograph.	
East:	Appears similar to the 1969 photograph.	
South:	Appears similar to the 1969 photograph.	
West:	Appears similar to the 1969 photograph.	

Year: 1975	Scale: 1” = 500’	Source: USGS
Subject Property Description: The Subject Property appears similar to the 1973 photograph.		
North:	Appears similar to the 1973 photograph, except that a dirt road is now mapped north of the Subject Property.	
East:	Appears similar to the 1973 photograph.	
South:	Appears similar to the 1973 photograph.	
West:	Appears similar to the 1973 photograph.	

Year: 1984	Scale: 1” = 500’	Source: USDA
Subject Property Description: The Subject Property appears similar to the 1975 photograph.		
North:	Appears similar to the 1975 photograph.	
East:	Appears similar to the 1972 photograph.	
South:	Appears similar to the 1975 photograph.	
West:	Appears similar to the 1975 photograph, except that the road to the west, identified presently as Dale Evans Parkway, has been paved.	

Year: 1994	Scale: 1” = 500’	Source: USGS/DOQQ
Subject Property Description: The Subject Property appears similar to the 1984 photograph.		
North:	Appears similar to the 1984 photograph.	
East:	Appears similar to the 1984 photograph.	
South:	Appears similar to the 1984 photograph, except that dirt roads are now mapped farther south of the Subject Property.	
West:	Appears similar to the 1984 photograph.	

Year: 2005	Scale: 1” = 500’	Source: USDA/NAIP
Subject Property Description: The Subject Property appears similar to the 1994 photograph		
North:	A paved road, presently identified as Lafayette Street, followed by vacant desert land, potential stormwater detention basins for the adjacent development, and the Wal-Mart distribution and trucking facility.	
East:	Appears similar to the 2002 photograph.	
South:	Appears similar to the 1994 photograph.	
West:	Appears similar to the 1994 photograph.	

Year: 2009	Scale: 1” = 500’	Source: USDA/NAIP
Subject Property Description: The Subject Property appears similar to the 2005 photograph.		
North:	Appears similar to the 2005 photograph.	
East:	Appears similar to the 2005 photograph.	
South:	Appears similar to the 2005 photograph.	
West:	Appears similar to the 2005 photograph.	

Year: 2012	Scale: 1” = 500’	Source: USDA/NAIP
Subject Property Description: The Subject Property appears similar to the 2009 photograph.		
North:	Appears similar to the 2009 photograph.	
East:	Appears similar to the 2009 photograph.	
South:	Appears similar to the 2009 photograph.	
West:	Appears similar to the 2009 photograph.	

Year: 2016	Scale: 1” = 500’	Source: USDA/NAIP
Subject Property Description: The Subject Property appears similar to the 2012 photograph.		
North:	Appears similar to the 2012 photograph.	
East:	Appears similar to the 2012 photograph.	
South:	Appears similar to the 2012 photograph.	
West:	Appears similar to the 2012 photograph.	

In summary, historical aerial photographs indicate that the Subject Property primarily consisted of the Former Victorville PBR No. 1 and vacant desert scrubland from the 1950s until at least

2016. Commercial warehousing development of the property to the north and east began on the early 2000s.

6.4.2 Sanborn Maps

According to EDR, our Sanborn Map supplier, no Sanborn Map coverage is available for the Subject Property. A copy of the Sanborn Map report is provided in Appendix E (EDR, 2021c).

6.4.3 Topographic Maps

Northgate reviewed historic topographic maps for the Subject Property obtained from EDR for the years 1932, 1934, 1957, 1970, 1978, 1993, and 2012. Copies of the topographic maps are provided in Appendix F (EDR, 2021d). Information from the topographic maps is summarized below.

Quadrangle:	Barstow	Scale: 1:125,000	Series: 30 Minute
1932:	The Subject Property and vicinity are shown as vacant desert land. A road is mapped adjacent to the west of the Subject Property with several other roads mapped farther to the north and south of the Subject Property. Bell Mountain is mapped to the south of the Subject Property. A well is mapped farther south of the Subject Property.		
1934:	The Subject Property and vicinity appear similar to the 1932 map.		
Quadrangle:	Apple Valley	Scale: 1:62,500	Series: 15 Minute
1957:	The Subject Property and vicinity are shown as vacant desert land with an unpaved road extending from north to south through the western portion of the Subject Property. The Subject Property vicinity appears similar to the 1934 map except that additional roads are mapped in the vicinity and a river and railroad are mapped farther north of the Subject Property. The well is no longer present farther south of the Subject Property.		
Quadrangle:	Apple Valley North	Scale: 1:24,000	Series: 7.5 Minute
1970:	The Subject Property and vicinity are shown as vacant desert land with a dry creek bed traversing across the center of the Subject Property. Several rivers and dry creek beds are mapped in the Subject Property vicinity. Sidewinder Valley, followed by several mountains, is mapped to the north of the Subject Property and the City of Apple Valley is located south of the Subject Property. The Apple Valley Airport is now mapped to the southeast of the Subject Property and includes a long, paved runway and associated structures. The Fairview mountains are mapped to the east of the Subject Property, Bell Mountain is present to the southwest of the Subject Property.		
1978:	The Subject Property and vicinity appear similar to the 1970 map.		
1993:	The Subject Property and vicinity appear similar to the 1978 map.		
2012:	The Subject Property and vicinity appear similar to the 1993 map.		

In summary, available topographic maps show the Subject Property as undeveloped land from the late 1930s to the early 2010s.

6.4.4 City Directories

Northgate reviewed a summary of local city directory listings for the Subject Property and nearby vicinity available at approximate five-year intervals from 1964 to 2017 obtained from EDR. A copy of the EDR city directory search is provided in Appendix G (EDR, 2021e). The city directory summary did not indicate any listings for the Subject Property. Listings in the Subject Property vicinity along Dale Evans Parkway included private residences and commercial development including a bank, a financial services company, the Town of Apple Valley offices, a Sheriff's Department, a juvenile detention facility, a public library, fast food facilities, San Bernardino County offices, and retail stores between 2010 and 2017. None of the listings appear to be of potential environmental concern to the Subject Property.

In general, the city directory listings are primarily located in the township of Apple Valley which is located approximately four miles southwest of the Subject Property and therefore, they are unlikely to represent a significant potential threat to soil, soil vapor, or groundwater quality at the Subject Property.

6.5 Previous Reports

Northgate reviewed previous reports for the Subject Property obtained from regulatory agencies as summarized below. Copies of pertinent documents and reports for the Subject Property are included in Appendix C.

Defense Environmental Restoration Program for Formerly Used Defense Sites Ordnance and Explosives, Archive Search Report, Findings for the Former Victorville PBR #1, Victorville, California prepared by USACE dated September 1996 (USACE, 1996).

The USACE prepared a report of findings for the Former Victorville PBR No. 1 as part of their Defense Environmental Restoration Program for FUDs that documented historic records searches and site inspections for present day ordnance and explosives present at the former Victorville PBR No. 1. The target area was reported to be considered potentially contaminated and documented inspections noted fragments of metal scattered throughout the area. The buffer zone surrounding the target was listed as potentially contaminated and the remaining land on the property was considered contaminated as two munitions-related items were discovered during the inspection. No munitions-related items were observed during the site inspection of the target.

Findings and Determination of Eligibility – Victorville Precision Bombing Range No. 1, San Bernardino County, California, Project No. JO9CA067500 prepared by Defense Environmental Restoration Program, Formerly Used Defense Sites dated April 28, 1994 (DERP-FUDS, 1994).

A defense environmental finding of fact report that contains twelve sheets of information regarding the history of the Former Victorville PBR No. 1 was prepared in 1994 as part of the Defense Environmental Restoration Program for Formerly Used Defense Sites. The document includes a history of the Subject Property and the land use. It also includes a report of a risk assessment procedure for ordnance and explosives sites. The results of this report indicate that there was a marginal potential for explosive hazards existed at the Subject Property (DERP-FUDS, 1994).

Final Technical Project Planning Memorandum & Associated Documentation, Victorville Precision Bombing Range No. 1, San Bernardino County, California, U.S. Army Corps of Engineers, Southwest IMA Region, FUDS Project No. J09CA067501 prepared by Parsons dated April 2007 (Parsons, 2007a).

Parsons prepared a Final Technical Project Planning Memorandum & Associated Documentation for the Former Victorville PBR No. 1 to document the technical project planning and provide concurrence with the site inspection technical approach. This document indicated that MD was found at the Former Victorville PBR No. 1 site and that the site inspection would focus on the areas with the highest likelihood of MD and MEC, which primarily included the aerial target, which is partially located on the Subject Property. This document proposed soil sampling locations as part of the site inspection.

Final Site Specific Work Plan Addendum to the Programmatic Work Plan, Victorville Precision Bombing Range No. 1, San Bernardino County, California, U.S. Army Corps of Engineers, Southwest IMA Region, FUDS Project No. J09CA067501 prepared by Parsons dated August 2007 (Parsons, 2007b).

Parsons prepared a work plan to outline the proposed scope of the site inspections with the primary objective of determining through reconnaissance and munitions constituents sampling as to whether the Former Victorville PBR No. 1 site should be recommended for immediate action, subsequent characterization actions, or no DOD action indicated. This document included a field investigation plan, a sampling and analysis plan, an environmental protection plan, and an accident prevention plan.

Final Site Inspection Report, Former Victorville Precision Bombing Range No. 1, San Bernardino County, California, U.S. Army Corps of Engineers, Southwest IMA Region, FUDS Project No. J09CA067501 prepared by Parsons dated March 2008 (Parsons, 2008).

A Final Site Inspection Report for the Former Victorville PBR No. 1 was prepared by Parsons for the USACE, Los Angeles District dated March 2008. The site inspection consisted of 7 miles of pedestrian qualitative reconnaissance and the collection of ten surface soil samples. No explosives were detected in any of the surface soil samples. Lead was the only non-essential munitions constituent metal that was reported above background conditions in any of the samples analyzed. No MEC were observed during the site investigation field work. The only observed MD was in the form of M38A2 practice bomb debris and associated spotting charges. The M38A2 was a 100-lb Practice Bomb, which was constructed of welded sheet metal, filled with sand and had provisions for an M1A1, 4.25-lb spotting charge filled with approximately 3 pounds of black powder located in the tail assembly. Historical records indicate that munitions were used at the Victorville PBR No. 1 between approximately 1943 and 1944 and that military munitions used were limited to practice bombs (M38A2 series, 100-pounds) and spotting charges (M1A1, M3, and M5). No MEC was observed during the site inspection nor has any MEC been historically reported for this area.

Parsons recommended that the munitions response site at the Victorville PBR No. 1 proceed to remedial investigation/feasibility study due to the presence of MD, which is indicative of the potential presence of MEC. Parsons concluded that there is potential munitions constituents' contamination present in the soil at the munitions response site but that there is no risk and additional sampling during the remedial investigation/feasibility study is not warranted. Parsons further concluded that the technical project planning team may elect to re-evaluate the munitions constituents sampling recommendation when they reconvene due to the length of time passed since the site investigation completion and additional information may become available (Parsons, 2008).

Letter of Draft Final Site Inspection Report for Former Victorville Precision Bombing Range 1, Victorville, California prepared by Parsons dated March 11, 2008 (DTSC, 2008).

The DTSC prepared a letter to the USACE dated March 11, 2008, that indicated their review of the Final Site Inspection report prepared by Parsons and concurring with the recommendation to proceed to the remedial investigation and feasibility phase. However, the DTSC does not agree with the conclusion that no additional sampling is warranted during this phase. The DTSC indicated that soil sampling should be carried forward and that an ecological screening should be performed that meets the California Department of Fish and Game ecological screening approach

recommendations, including "terrestrial wildlife site-specific receptors" screening (DTSC, 2008).

Draft Ordnance Investigative Services Report, Skyview Property, Apple Valley, California prepared by Northgate Environmental Management, Inc., dated July 26, 2022 (Northgate, 2022).

A Subject Property inspection and geophysical survey was conducted in early May 2022 to evaluate the presence or absence of MEC and the density ordnance-related MD. The results of the inspection did not identify any MEC. The geophysical survey results showed that there was a high density of MD within 250 feet of the former target area located on the northeast corner of the Subject Property. Recommendations included sifting of MD and construction support for identification/removal of MD during excavation through the high MD density areas, placement of fill over MD area, and development of a post-construction Soil Management Plan that would contain procedures and protocols for future excavations and maintenance at developed property.

6.6 Non-Scope Considerations

The following potential environmental concerns that are not within the scope of the ASTM Standard were evaluated as part of this assessment.

6.6.1 Floodplain Maps

Northgate viewed an online version of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Los Angeles County, Panel 5830F. This panel is not printed (FEMA, 2008). According to the available information from the EDR Radius Report, the Subject Property is not located within the 100- or 500-year flood zones. (EDR, 2022).

6.6.2 Radon

The California Department of Health Services' (DHS's) online list of indoor radon levels indicates that radon concentrations from all but one of 30 indoor air samples collected in zip code area 92307 were less than 4.0 pico-curies per liter (pCi/L) (DHS, 2010). According to the EDR Radius Report (Appendix B), the federal EPA radon zone for San Bernardino County is Zone 2 (indoor average level greater than or equal to 2 pCi/L and less than or equal to 4 pCi/L).

The State of California Division of Drinking Water and Environmental Management maintains a database of radon test results indicating that out of 18 samples collected in San Bernardino County in California, in the living area-first floor, all of the samples in the living area-first floor were less than 4 pCi/L and the average activity was 0.678 pCi/L. The DHS and the EPA

recommend that some form of mitigation be conducted for houses with indoor radon concentrations of 4 pCi/L or greater.

These results indicate that radon gas does not appear to constitute a significant environmental concern at the Subject Property.

7.0 INTERVIEWS

7.1 Owner Interview

The Subject Property consists of several land parcels with multiple, separate owners. Redwood West requested all owners to complete an owner questionnaire. Questionnaires that were completed and returned are summarized below.

- APNs 0463-231-11-0000 and 0463-231-12-0-000 - Elaine R. Cote is aware that adjacent properties may have industrial uses (Wal-Mart and Big Lots warehouse/distribution centers) and is also aware that there are potential bomb fragments on her portion of the Subject Property. Ms. Cote is not aware of any environmental cleanup liens or hazardous materials contamination, use, storage or disposal on their portion Subject Property. Ms. Cote has been associated with her portion of Subject Property for approximately 41 years;
- APNs 0463-231-13-0000 and 0463-231-14-0-000 – Somvang Chanthathone indicated he is unaware of any environmental cleanup liens or hazardous materials contamination, use, storage or disposal on his portion Subject Property. Mr. Chanthathone has been associated with his portion of the Subject Property for approximately 18 years;
- APN 0463-231-15-0-00 – Yu-Wu Chen is aware of former army operations on their portion of the Subject Property. Mr. Chen is not aware of any environmental cleanup liens or hazardous materials contamination, use, storage or disposal on his portion Subject Property. Mr. Chen has been associated with his portion of Subject Property for approximately17 years;
- APN 0463-231-16-0000 – Edith Sison of Seasons Land Corporation indicated she is unaware of any environmental cleanup liens or hazardous materials contamination, use, storage or disposal on their portion Subject Property. Ms. Sison has been associated with her portion of the Subject Property for approximately 13 years; and
- APN 0463-231-34-0000 through -36-0000 – Mike Harrison is aware that adjacent properties may have industrial uses (Wal-Mart and Big Lots warehouse/distribution centers) and is also aware that there are potential ammunition fragments on his portion of the Subject Property. Mr. Harrison is not aware of any environmental cleanup liens or hazardous materials contamination, use, storage or disposal on his portion Subject Property. Mr. Harrison has been associated with his portion of Subject Property for approximately six months.

7.2 Key Subject Property Manager Interview

The Subject Property is unoccupied and therefore no Key Subject Property Manager Interview was conducted.

7.3 Key Subject Property Occupant Interview

The Subject Property is unoccupied and therefore no Key Subject Property Occupant Interview was conducted.

7.4 Regulatory Agency Interview

Northgate did not interview any regulatory agency personnel as part of this Phase I ESA.

8.0 PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusions

This report presents the results of a Phase I ESA performed at the SkyView Property located east of Dale Evans Parkway and south of Lafayette Street in Apple Valley, California. The purpose of the investigation is to identify the potential presence of RECs at the Subject Property.

A REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment.

- The Subject Property is listed on the FUDS, UXO, and Envirostor databases as part of the Victorville PBR No. 1. Development of the Subject Property will likely increase the hazard classification at the property and trigger a requirement for additional action.

A Controlled REC (CREC) refers to 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. The following was identified during the course of this assessment:

- Northgate did not identify any CRECs during the course of this assessment.

A Historical REC (HREC) refers to a past release of any 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 any required controls. The following HREC was identified during the course of this assessment:

- Northgate did not identify any HRECs during the course of this assessment.

A BER is defined by ASTM E 1527-13 as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one or more non-scope considerations. The following BERs were identified during the course of this assessment:

- Apple Valley Development Codes regulate protection of all native plant and animal species at developments in Apple Valley. It is likely that a specific evaluation for the

presence of endangered species or critical habitat will be required to develop the Subject Property.

Northgate recommends the following:

- The development of a Removal Action Workplan for avoidance and/or removal of MD (and MEC if present) as necessary during the development of the Subject Property and a post-construction Soil Management Plan detailing procedures and protocols for future excavations and maintenance; and
- If required by Apple Valley, conduct a specific evaluation for the presence of endangered species of critical habitats at the Subject Property.

9.0 REFERENCES

Contacts

- Apple Valley Fire Protection District – *Online resource*
- California Department of Conservation, Geologic Energy Management Division – *Online resource*
- California Department of Toxic Substances Control EnviroStor Website – *Online resource*
- California Environmental Protection Agency Regulated Site Portal Website – *Online resource*
- Regional Water Quality Control Board – Lahontan Region – *rb6s-pra@waterboards.ca.gov*
- San Bernardino County Public Health Department, Division of Environmental Health Services – *Online resource*
- San Bernardino County – Various Departments – *Online resource*
- State Water Resource Control Board GeoTracker Website – *Online resource*
- Town of Apple Valley – Various Departments – *records@applevalley.org*
- U.S. Army Corps of Engineers – Formerly Used Defense Sites – *foia-liaison@usace.army.mil*

Publications and Reports

California Department of Health Services (DHS), 2010. C*alifornia Indoor Radon Levels Sorted by Zip Code*. Online address: http://www.cdph.ca.gov/healthinfo/environhealth/Pages/Radon.aspx. Updated March 28.

Defense Environmental Restoration Program, Formerly Used Defense Sites (DERP-FUDS), 1994. *Findings and Determination of Eligibility – Victorville Precision Bombing Range No. 1, San Bernardino County, California, Project No. JO9CA067500*. April 28.

Department of Toxic Substance Control (DTSC), 2008. *Letter of Draft Final Site Inspection Report for Former Victorville Precision Bombing Range 1, Victorville, California.* March 11.

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_____, 2021d. T*he EDR Historical Topographic Map Report, Skyview, Lafayette Street, Apple Valley, CA 92307*. October 19.

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Northgate Environmental Management, Inc. (Northgate), 2022. *Ordnance Environmental Services Report. SkyView – Lafayette Street*. *Apple Valley, California*. July 26.

Parsons, 2007a. *Final Technical Project Planning Memorandum & Associated Documentation, Victorville Precision Bombing Range No. 1, San Bernardino County, California, U.S. Army Corps of Engineers, Southwest IMA Region, FUDS Project No. J09CA067501.* April.

_____, 2007b. *Final Site Specific Work Plan Addendum to the Programmatic Work Plan, Victorville Precision Bombing Range No. 1, San Bernardino County, California, U.S. Army Corps of Engineers, Southwest IMA Region, FUDS Project No. J09CA067501.* August.

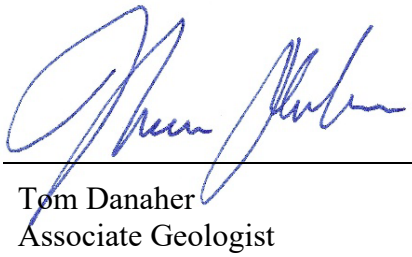
Parsons, 2008. *Final Site Inspection Report, Former Victorville Precision Bombing Range No. 1, San Bernardino County, California, U.S. Army Corps of Engineers, Southwest IMA Region, FUDS Project No. J09CA067501.* March.

United States Army Corps of Engineers (USACE), 1996. *Defense Environmental Restoration Program for Formerly Used Defense Sites Ordnance and Explosives Final Archives Search Report for the former Victorville PBR #1, Victorville, California.* September.

United States Army Corps of Engineers (USACE), 1997. Defense Environmental Restoration Program for Formerly Used Defense Sites Ordnance and Explosives Final Archives Search Report for the former Victorville Precision Bombing Range No. 1. May 18.

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Tom Danaher
Associate Geologist

Derrick Willis
Principal

Qualifications of the Environmental Professional are provided in Appendix I.

FIGURES

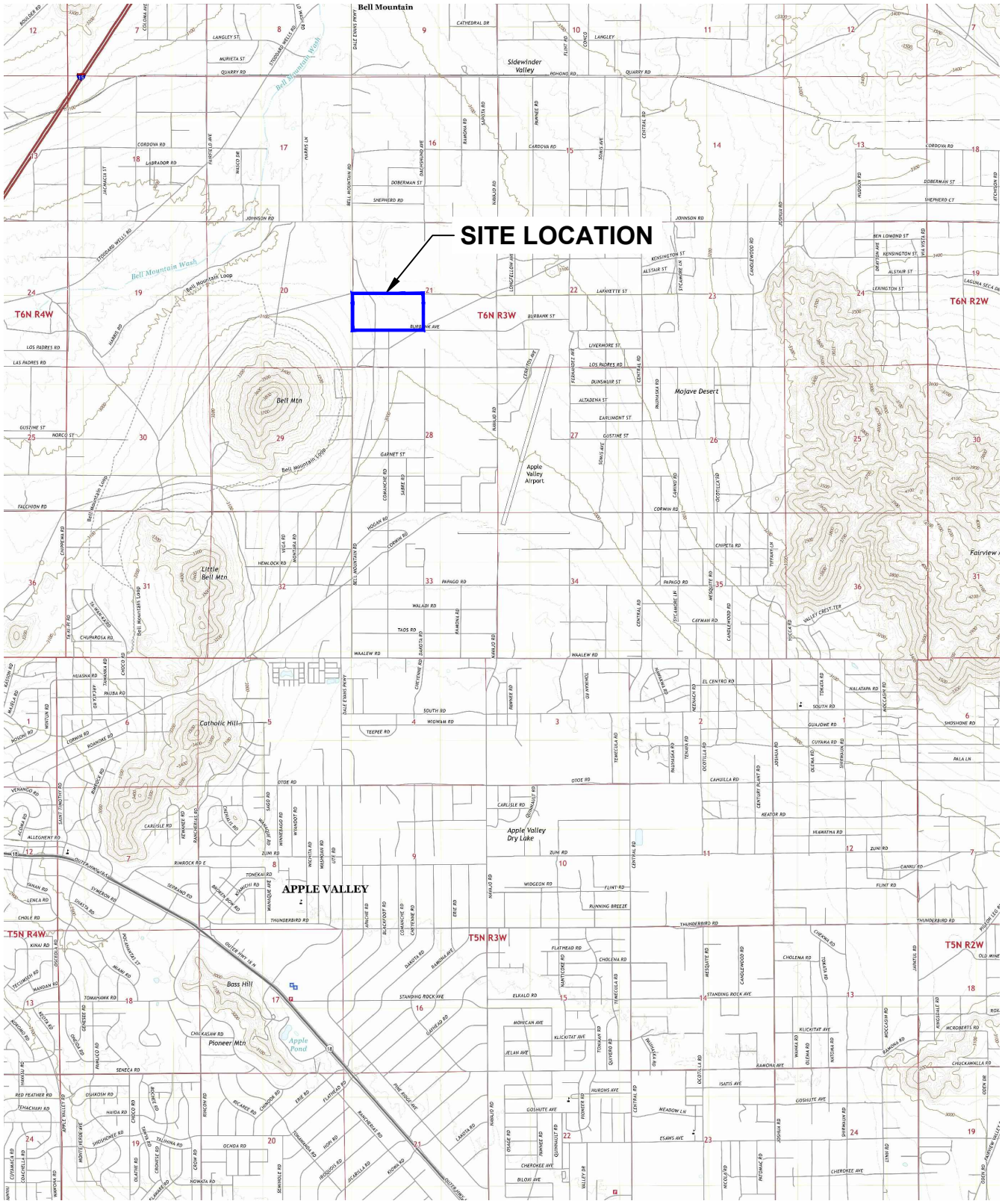


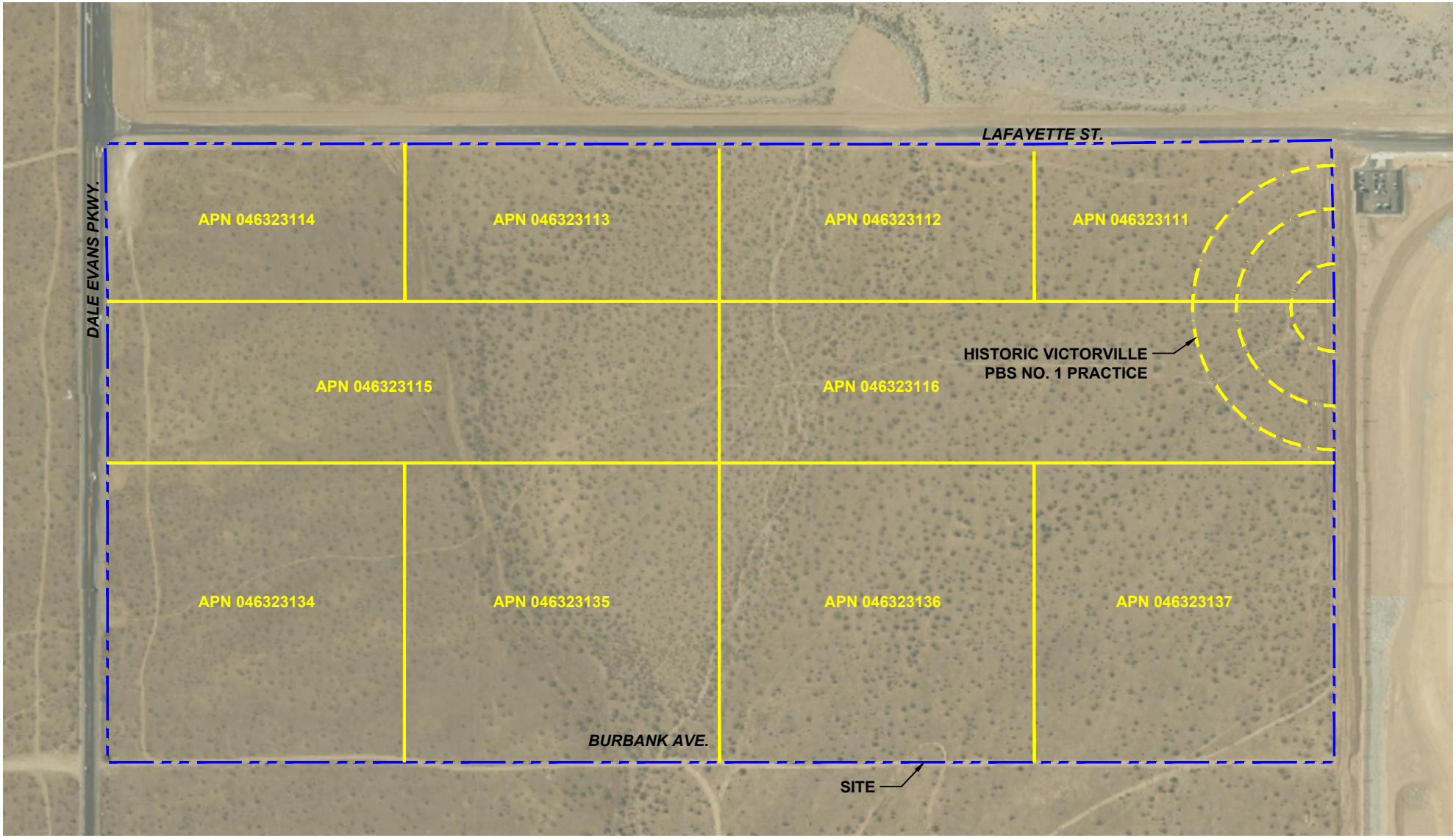
FIGURE 1
Subject Property Vicinity Map

Phase I Environmental Site Assessment
SkyView Property - Lafayette Street
Apple Valley, California

northgate environmental management, inc.

Project No. 2146.01.03

D:\Work\NGEM\2146\2146.01\Figure 1 - Site Vicinity.dwg



0 75 150

Scale (Feet)

N

FIGURE 2
Subject Property Plan

Phase I Environmental Site Assessment
SkyView Property - Lafayette Street
Apple Valley, California

northgate environmental management, inc.

Project No. 2146.01.03

D:\Work\NGEM\2146\2146.01\Figure 2 - Site Plan.dwg Layout: F1 User: oleg Jul 05, 2022 - 8:50pm

SUBJECT PROPERTY PHOTOGRAPHS

Phase I ESA Photo Log

1 - Project Area > Onsite > APN 046323111 **Date:** 10/22/2021

Possible munitions shards located in APN 046323111. Looking west.

2 - Project Area > Onsite > APN 046323111 **Date:** 10/22/2021

Possible munitions shards in "bullseye" area of former practice bombing range located in APN 046323111. Looking north.

Phase I ESA Photo Log

3 - Project Area > Onsite > APN 046323111 **Date:** 10/22/2021

View looking across the property at Bell Mountain taken from the north east corner of APN 046323111showing typical desert scrub/brush vegetation .

4 - Project Area > Onsite > APN 046323111 **Date:** 10/22/2021

Typical animal burrows in vegetation areas of parcel APN 046323111.

Phase I ESA Photo Log

5 - Project Area > Onsite > APN 046323111 **Date:** 10/22/2021

View of the outer ring of the bombing range target "bullseye" looking Northeast.

6 - Project Area > Onsite > APN 046323111 **Date:** 10/22/2021

Possible practice bomb detonator head located in APN 046323111. Looking east.

Phase I ESA Photo Log

7 - Project Area > Onsite > APN 046323112 **Date:** 10/22/2021

Discarded food tins used as shooting target practice not to be confused with munitions shards located in APN 046323112.

8 - Project Area > Onsite > APN 046323112 **Date:** 10/22/2021

Looking south down the swale that runs from the north end of APN 046323112 through the center of the property.

Phase I ESA Photo Log

9 - Project Area > Onsite > APN 046323112 **Date:** 10/22/2021

Possible practice munitions detonator tube located at north side of APN 046323112.

10 - Project Area > Onsite > APN 046323112 **Date:** 10/22/2021

Roadside debris and trash dumping in the north east corner of APN 046323112.

Phase I ESA Photo Log

11 - Project Area > Onsite > APN 046323113 **Date:** 10/22/2021

Looking south across APN 046323113.

12 - Project Area > Onsite > APN 046323114 **Date:** 10/22/2021

Looking north west towards the entrance to the property at the intersection of Dale Evans Highway and Lafayette Street in Apple Valley California.

Phase I ESA Photo Log

13 - Project Area > Onsite > APN 046323114 **Date:** 10/22/2021

Looking south east across APN 046323114 front showing typical desert vegetation.

14 - Project Area > Onsite > APN 046323114 **Date:** 10/22/2021

Looking north east at the Walmart distribution center located on the north side of Lafayette Street immediately north of the Subject Property.

Phase I ESA Photo Log

15 - Project Area > Onsite > APN 046323114 **Date:** 10/22/2021

Looking south down Dale Evans Highway showing the western-most extent of the property in APN 046323114. Minor discarded trash and debris on the side of the road.

16 - Project Area > Onsite > APN 046323115 **Date:** 10/22/2021

Standing in the southwest corner of APN 046323115 looking across the property.

Phase I ESA Photo Log

17 - Project Area > Onsite > APN 46323116 **Date:** 10/22/2021

Survey stake at south end of APN 46323116. Also showing the southernmost extent of the outside ring of the former practice bombing range target area. Looking towards the west.

18 - Project Area > Onsite > APN 46323116 **Date:** 10/22/2021

Looking north west across a APN 46323116 showing typical desert brush/scrub vegetation on the property and Walmart distribution center to north.

Phase I ESA Photo Log

19 - Project Area > Onsite > APN 46323116 **Date:** 10/22/2021

Practice bomb detonator head found on surface immediately south of APN 46323116.

20 - Project Area > Onsite > APN 46323116 **Date:** 10/22/2021

Location of practice bomb detonator head showing survey control points immediately south of APN 46323116.

Phase I ESA Photo Log

21 - Project Area > Onsite > APN 46323116 **Date:** 10/22/2021

Photograph of small swale that runs from the north to the south across the property in APN 46323116. Looking towards the north.

22 - Project Area > Adjacent Properties **Date:** 10/22/2021

Photo of Big Lots distribution warehouse located immediately east of property. Looking east.

Phase I ESA Photo Log

23 - Project Area > Adjacent Properties **Date:** 10/22/2021

Looking south at the adjacent Big Lots warehouse distribution center located immediately east of subject property.

24 - Project Area > Adjacent Properties **Date:** 10/22/2021

Looking north east at a solar farm and Wal-mart distribution warehouse located on the north side of Lafayette Street immediately north of subject property.

Phase I ESA Photo Log

1 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Standing in the southeast corner of APN – 37 looking to the northwest across the parcel.

2 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Standing In the northeast corner of parcel looking southwest across the parcel towards Bell Mountain.

Phase I ESA Photo Log

3 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Metallic object approximately 3 inches long found in the northwest corner of parcel.

4 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Standing in the approximate northwest corner of parcel looking southwest across the parcel.

Phase I ESA Photo Log

5 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Standing in the west-central portion of parcel looking east across the parcel towards the Big Lots warehouse.

6 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Metallic fragments found in approximate southwest corner of parcel.

Phase I ESA Photo Log

7 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Standing in the approximate southwest corner of the parcel looking northeast.

8 - Additional APNs > . > APN- 0463-231-37

Date: 05/02/2022

Standing In the approximate southeast corner of the parcel looking northwest.

Phase I ESA Photo Log

9 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Standing in the southeast corner of APN - 36 looking northwest.

10 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Metallic object approximately 4 inches across located in the southeast corner of the parcel. Metal detector head is the back, circular object on the right site.

Phase I ESA Photo Log

11 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Metallic object approximately 4 inches across located in the southeast corner of the parcel. Metal detector head is the back, circular object on the right site.

12 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Possible munitions debris located in the southeast corner of the parcel.

Phase I ESA Photo Log

13 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Standing in the northeast corner of the parcel looking southwest towards Bell Mountain.

14 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Metallic fragment located immediately north of the north boundary of the parcel.

Phase I ESA Photo Log

15 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Metallic fragments located in the northern boundary area of the parcel.

16 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Looking southwest along a swale that runs through the parcel.

Phase I ESA Photo Log

17 - Additional APNs > . > APN- 0463-231-36

Date: 05/02/2022

Standing in the northwest corner of the parcel looking southeast.

18 - Additional APNs > . > APN- 0463-231-36 Standing

Date: 05/02/2022

in the southwest corner of the parcel looking northeast.

Phase I ESA Photo Log

19 - Additional APNs > . > APN- 0463-231-35

Date: 05/02/2022

Standing in the northwest corner of APN -35, looking southeast.

20 - Additional APNs > . > APN- 0463-231-35

Date: 05/02/2022

Standing in the southwest corner of the parcel looking northeast towards the Walmart distribution center.

Phase I ESA Photo Log

21 - Additional APNs > . > APN- 0463-231-35

Date: 05/02/2022

Standing in the southeast corner of the parcel looking northwest.

22 - Additional APNs > . > APN- 0463-231-34

Date: 05/02/2022

Standing at northern boundary of APN -34 looking south across the center of the parcel.

Phase I ESA Photo Log

23 - Additional APNs > . > APN- 0463-231-34

Date: 05/02/2022

Standing in the northwest corner of the parcel looking southeast.

24 - Additional APNs > . > APN- 0463-231-34

Date: 05/02/2022

Standing in the west-central boundary of the parcel looking east.

Phase I ESA Photo Log

25 - Additional APNs > . > APN- 0463-231-34

Date: 05/02/2022

Standing in the southwest corner of the parcel showing location of fire hydrant and water service valve.

26 - Additional APNs > . > APN- 0463-231-34

Date: 05/02/2022

Standing in the southwest corner of the parcel looking along the southern boundary (Future Burbank Avenue) towards the Big Lots warehouse.

Phase I ESA Photo Log

27 - Additional APNs > . > APN- 0463-231-34

Date: 05/02/2022

Standing in the southeast corner of the parcel looking northwest.

28 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking northeast at the Big Lots warehouse which is immediately adjacent to the east of the Subject Property.

Phase I ESA Photo Log

29 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking north along the access road located on the eastern boundary of the Subject Property.

30 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking south along the east side access road towards Apple Valley.

Phase I ESA Photo Log

31 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Standing in the southeast corner of APN– 37 looking southwest at the adjacent property.

32 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking west along the future location of Burbank Road which comprises the southern boundary of the Subject Property.

Phase I ESA Photo Log

33 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking west across Dale Evans Parkway at the adjacent property which is vacant land with similar features and scrub as the Subject Property.

34 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking southwest at the adjacent property across Dale Evans Parkway showing vacant land.

Phase I ESA Photo Log

35 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Standing in the southwest corner of APN – 34 looking south at the adjacent property which is vacant scrubland.

36 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking north across Lafayette Street towards the adjacent property which is a Walmart distribution center.

Phase I ESA Photo Log

37 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking southwest from Lafayette Street towards the Big Lots warehouse.

38 - Additional APNs > Adjacent Properties

Date: 05/02/2022

Looking northwest at the Walmart distribution center which is adjacent to the Subject Property on the north side of Lafayette Street.

APPENDIX A

EDR ENVIRONMENTAL LIEN AND AUL SEARCH REPORT AND PRELIMINARY TITLE REPORTS

Skyview
Lafayette Street
Apple Valley, CA 92307

Inquiry Number: 6711590.7
October 20, 2021

EDR Environmental Lien and AUL Search

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search 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 address 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' offices, registries of deeds, 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 EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

Lafayette Street
Skyview
Apple Valley, CA 92307

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

RESEARCH SOURCE

Source 1:

San Bernardino Recorder
San Bernardino, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	Elaine R Cole Trustee
Title received from:	Elaine R & Arthur J Cole TRustees
Deed Dated	4/16/2009
Deed Recorded:	12/4/2009
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	
Miscellaneous Comments:	
Legal Description:	See Exhibit
Legal Current Owner:	Elaine R Cole Trustee
Parcel # / Property Identifier:	0463-231-11-0000
Comments:	See Exhibit

Deed Exhibit 1

Recorded in Official Records, County of San Bernardino

12/04/2009
4:14 PM
BGJ

LARRY WALKER
Auditor/Controller – Recorder

R Regular Mail

Doc#: 2009–0542477

Titles: 1 Pages: 3

Fees	15.00
Taxes	0.00
Other	1.00
PAID	$16.00

Recording Requested by and When Recorded Mail to:

Elaine R. Coté
5105 Merrill Street
Torrance, CA 90503

Mail Tax Statements to:
Same as Above

APN 463-231-11

AFFIDAVIT - DEATH OF TRUSTOR, TRUSTEE AND BENEFICIARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.

ELAINE R. COTÉ, Successor Trustee, of legal age, being first duly sworn, deposes and says:

That ARTHUR COTÉ, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ARTHUR J. COTÉ, named in that certain Trust Quitclaim Deed dated September 21, 1995 executed by ARTHUR J. COTE AND ELAINE R. COTE, Husband and wife as joint tenants, to ARTHUR J. COTÉ and ELAINE R. COTÉ, Trustees, or their Successor, under the COTÉ FAMILY TRUST dated May 19, 1995, wherein the decedent was a Trustor and a Trustee of THE COTÉ FAMILY TRUST DATED MAY 19, 1995, as well as a beneficiary under said Trust; it being further acknowledged that ELAINE R. COTÉ is the Successor Trustee of said Declaration of Trust. The original Trust Quitclaim Deed aforementioned is recorded as Instrument Number 19950332635 on September 26, 1995, of the Official Records of San Bernardino County, State of California, covering the following described real property situated in the County of San Bernardino, State of California:

> The North ½, of the Northeast 1/4, of the Northeast 1/4, of the Southwest 1/4, of Section 21, Township 6 North, Range 3 West, San Bernardino Meridian, according to the official plat thereof.

The above described property is now vested in title as follows:

"ELAINE R. COTÉ, TRUSTEE UNDER THE COTÉ FAMILY TRUST DATED MAY 19, 1995"

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: 4-16-09

Elaine R. Coté, Trustee
ELAINE R. COTÉ, Trustee
COTÉ FAMILY TRUST DATED MAY 19, 1995

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Subscribed and sworn to (or affirmed) before me on this

16th day of April, 2009,

by ELAINE R. COTÉ, proved to me on the basis of satisfactory

evidence to be the person who appeared before me.

Susan Hoover
NOTARY PUBLIC SIGNATURE

SUSAN H. HOOVER
NOTARY'S NAME (typed or legibly printed)

Notary Public Seal:

CMD-1 SUSAN H. HOOVER Comm. No. 1815460 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Exp. Sept. 29, 2012 CMD-1

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

CERTIFICATE OF DEATH
STATE OF CALIFORNIA
USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-11s(REV 1/04)

STATE FILE NUMBER

3200819047201
LOCAL REGISTRATION NUMBER

DECEDENT'S PERSONAL DATA

1. NAME OF DECEDENT — FIRST (Given)	2. MIDDLE	3. LAST (Family)
ARTHUR	-	COTE

AKA. ALSO KNOWN AS — Include full AKA (FIRST, MIDDLE, LAST)	4. DATE OF BIRTH mm/dd/ccyy	5. AGE Yrs.	IF UNDER ONE YEAR Months	IF UNDER ONE YEAR Days	IF UNDER 24 HOURS Hours	IF UNDER 24 HOURS Minutes	6. SEX
ARTHUR JOSEPH COTE JR.	08/23/1936	72					M

9. BIRTH STATE/FOREIGN COUNTRY	10. SOCIAL SECURITY NUMBER	11. EVER IN U.S. ARMED FORCES?	12. MARITAL STATUS (at Time of Death)	7. DATE OF DEATH mm/dd/ccyy	8. HOUR (24 Hours)
CA	[redacted]9790	[ ] YES [X] NO [ ] UNK	MARRIED	11/13/2008	1650

13. EDUCATION — Highest Level/Degree (see worksheet on back)	14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (If yes, see worksheet on back)	16. DECEDENT'S RACE — Up to 3 races may be listed (see worksheet on back)
HS GRADUATE	[ ] YES [X] NO	WHITE

17. USUAL OCCUPATION — Type of work for most of life. DO NOT USE RETIRED	18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.)	19. YEARS IN OCCUPATION
BUSINESS OWNER	AUTO PARTS	25

USUAL RESIDENCE

20. DECEDENT'S RESIDENCE (Street and number or location): 5105 MERRILL STREET

21. CITY	22. COUNTY/PROVINCE	23. ZIP CODE	24. YEARS IN COUNTY	25. STATE/FOREIGN COUNTRY
TORRANCE	LOS ANGELES	90503	72	CA

INFORMANT

26. INFORMANT'S NAME, RELATIONSHIP	27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP)
ELAINE COTE, WIFE	5105 MERRILL STREET, TORRANCE, CA 90503

SPOUSE AND PARENT INFORMATION

28. NAME OF SURVIVING SPOUSE — FIRST	29. MIDDLE	30. LAST (Maiden Name)	
ELAINE	-	OLSON	
31. NAME OF FATHER — FIRST	32. MIDDLE	33. LAST	34. BIRTH STATE
ARTHUR	JOSEPH	COTE	ME
35. NAME OF MOTHER — FIRST	36. MIDDLE	37. LAST (Maiden)	38. BIRTH STATE
GRACE	LORRAINE	DIXON	CO

FUNERAL DIRECTOR/ LOCAL REGISTRAR

39. DISPOSITION DATE mm/dd/ccyy	40. PLACE OF FINAL DISPOSITION	
11/19/2008	RES. CHRISTOPHER COTE	32179 COVE, RUNNING SPRINGS, CA 92382

41. TYPE OF DISPOSITION(S)	42. SIGNATURE OF EMBALMER	43. LICENSE NUMBER
CR/RES	▸ WILLIAM ABEL	EMB7981
44. NAME OF FUNERAL ESTABLISHMENT	**45. LICENSE NUMBER**	**46. SIGNATURE OF LOCAL REGISTRAR** / **47. DATE mm/dd/ccyy**
RICE MORTUARY	FD1113	▸ JONATHAN FIELDING, MD — 11/19/2008

PLACE OF DEATH

101. PLACE OF DEATH	102. IF HOSPITAL, SPECIFY ONE	103. IF OTHER THAN HOSPITAL, SPECIFY ONE
TORRANCE MEMORIAL MEDICAL CENTER	[X] IP [ ] ER/OP [ ] DOA	[ ] Hospice [ ] Nursing Home/LTC [ ] Decedent's Home [ ] Other

104. COUNTY	105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location)	106. CITY
LOS ANGELES	3330 WEST LOMITA	TORRANCE

CAUSE OF DEATH

107. CAUSE OF DEATH — Enter the chain of events — diseases, injuries, or complications — that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Time Interval Between Onset and Death
IMMEDIATE CAUSE (Final disease or condition resulting in death) →	(A) CARDIOPULMONARY ARREST	(AT) MINS
Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	(B) CONGESTIVE HEART FAILURE	(BT) HRS
	(C) SEVERE CORONARY ARTERY DISEASE	(CT) YRS
	(D)	(DT)

108. DEATH REPORTED TO CORONER? [ ] YES [X] NO — REFERRAL NUMBER

109. BIOPSY PERFORMED? [ ] YES [X] NO

110. AUTOPSY PERFORMED? [ ] YES [X] NO

111. USED IN DETERMINING CAUSE? [ ] YES [ ] NO

112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107: NONE

113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 1127 (If yes, list type of operation and date.): NO

113A. IF FEMALE, PREGNANT IN LAST YEAR? [ ] YES [ ] NO [ ] UNK

PHYSICIAN'S CERTIFICATION

114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since (A) mm/dd/ccyy	Decedent Last Seen Alive (B) mm/dd/ccyy	115. SIGNATURE AND TITLE OF CERTIFIER	116. LICENSE NUMBER	117. DATE mm/dd/ccyy
09/01/1984	11/13/2008	▸ ERIC JAMES CASTLEMAN M.D.	G43363	11/14/2008

118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE: ERIC JAMES CASTLEMAN M.D. 3445 PACIFIC COAST HWY # 100, TORRANCE, CA 90501

CORONER'S USE ONLY

119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.
MANNER OF DEATH [ ] Natural [ ] Accident [ ] Homicide [ ] Suicide [ ] Pending Investigation [ ] Could not be determined

120. INJURED AT WORK? [ ] YES [ ] NO [ ] UNK

121. INJURY DATE mm/dd/ccyy

122. HOUR (24 Hours)

123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)

124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)

125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)

126. SIGNATURE OF CORONER / DEPUTY CORONER

127. DATE mm/dd/ccyy

128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER

STATE REGISTRAR	A	B	C	D	E	FAX AUTH. #	CENSUS TRACT

012008000934205

HD1383120

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.

Jonathan E Fielding MD
TOR

DATE ISSUED NOV 21 2008

Director of Public Health and Registrar

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

THE GREAT SEAL OF THE STATE OF CALIFORNIA — EUREKA

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH — REGISTRAR OF VITAL STATISTICS — STATE OF CALIFORNIA

PBNCO (REV) 11/06

MIDWEST BANK NOTE COMPANY

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Issuing Policies of Fidelity National Title Insurance Company

---

Title Officer: Thomas Szopinski (MA) Order No.: 008-**30074240**-TS4
Escrow Officer: Jody Kelly

TO:

Fidelity National Title - CRRAR Fee Acct
4210 Riverwalk Parkway Ste 200
Riverside, CA 92505

ATTN: **OAC escrow fee account**
YOUR REFERENCE:

PROPERTY ADDRESS: Vacant Land, Apple Valley, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **November 24, 2021 at 7:30 a.m.**

ORDER NO.: 008-30074240-TS4

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   ELAINE R. COTÉ, Successor Trustee under The Coté Family Trust dated May 19, 1995

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APPLE VALLEY IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:

THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: **0463-231-11-0-000, 0463-231-12-0-000**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	0463-231-11-0-000
Fiscal Year:	2021-2022
1st Installment:	$190.78, paid.
2nd Installment:	$190.75, OPEN (Delinquent after April 10)
Penalty and Cost:	$29.08
Homeowners Exemption:	$0.00
Code Area:	021-038

B. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	0463-231-12-0-000
Fiscal Year:	2021-2022
1st Installment:	$190.78, paid.
2nd Installment:	$190.75, OPEN (Delinquent after April 10)
Penalty and Cost:	$29.08
Homeowners Exemption:	$0.00
Code Area:	021-038

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Easement(s) in favor of the public over any existing roads lying within said Land.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	California Interstate Telephone Company
Purpose:	Poles and conduits
Recording Date:	June 12, 1961
Recording No:	in Book 5455, Page 298 Official Records
Affects:	A portion of said land as more particularly described in said document.

4. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

EXCEPTIONS
(Continued)

5. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

   If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

7. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

8. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

   Name of Trust: The Coté Family Trust dated May 19, 1995

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Butterfly Equity Partners, LLC

   a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

   g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

3. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Thomas Szopinski (MA)/aag

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

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c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Order: 30074240
Doc: SB:A 463-23

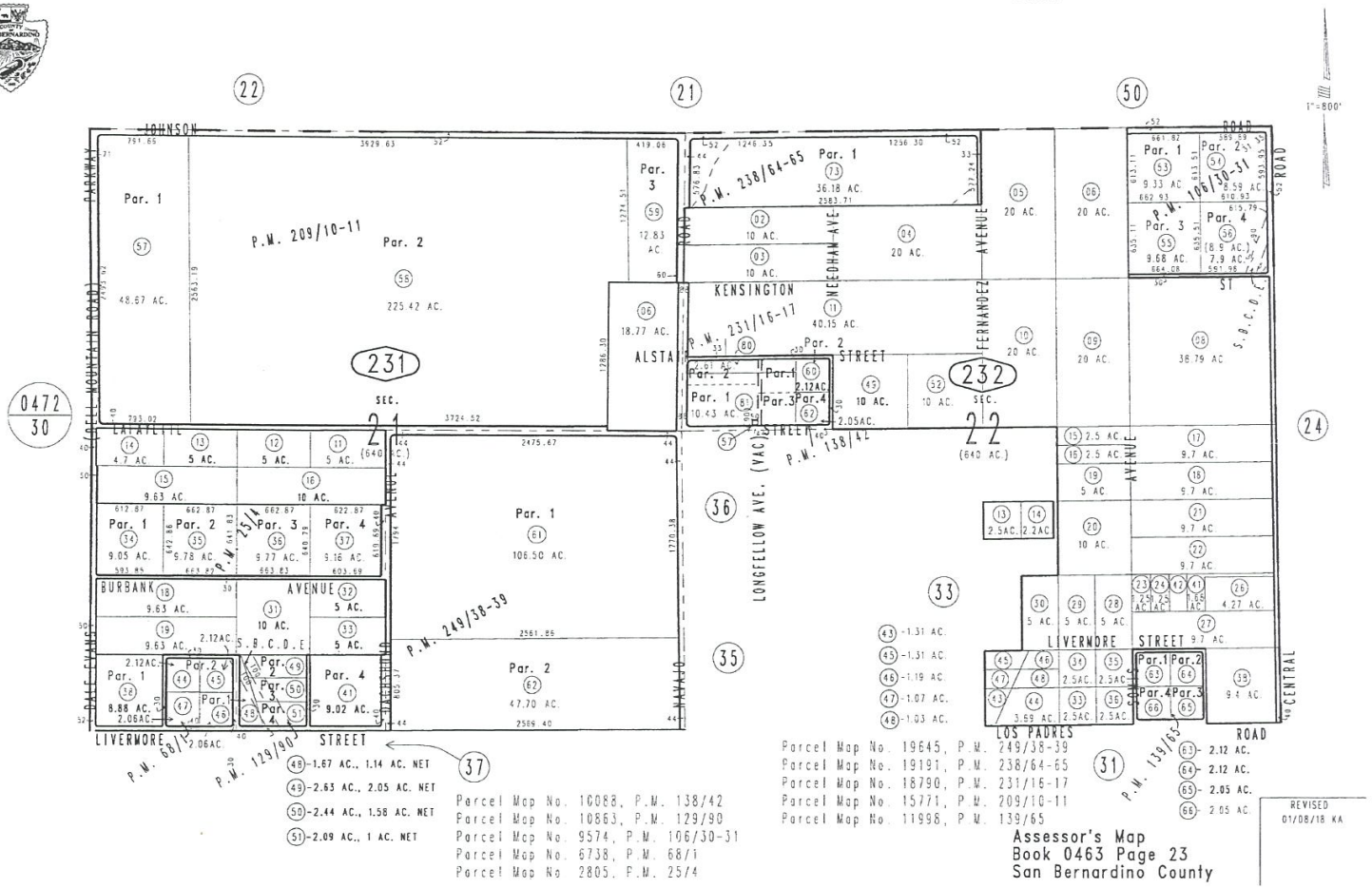
Page 1 of 1

Requested By: briankyle, Printed: 12/10/2021 10:19 AM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY

Sec.21 & Ptn. Sec.22, T.6N.,R.3W., S.B.B.&M.

Town of Apple Valley 0463- 23
Tax Rate Area
21038



(48)-1.67 AC., 1.14 AC. NET
(49)-2.63 AC., 2.05 AC. NET
(50)-2.44 AC., 1.58 AC. NET
(51)-2.09 AC., 1 AC. NET

Parcel Map No. 10088, P.M. 138/42
Parcel Map No. 10863, P.M. 129/90
Parcel Map No. 9574, P.M. 106/30-31
Parcel Map No. 6738, P.M. 68/1
Parcel Map No. 2805, P.M. 25/4

(43)-1.31 AC.
(45)-1.31 AC.
(46)-1.19 AC.
(47)-1.07 AC.
(48)-1.03 AC.

Parcel Map No. 19645, P.M. 249/38-39
Parcel Map No. 19191, P.M. 238/64-65
Parcel Map No. 18790, P.M. 231/16-17
Parcel Map No. 15771, P.M. 209/10-11
Parcel Map No. 11998, P.M. 139/65

(63)- 2.12 AC.
(64)- 2.12 AC.
(65)- 2.05 AC.
(66)- 2.05 AC.

REVISED 01/08/18 KA

June 2004

Assessor's Map
Book 0463 Page 23
San Bernardino County

RECORDING REQUESTED BY
Fidelity National Title Company
WHEN RECORDED MAIL TO:
=addressee=

ORDER NO.: **30074240-008-TS4**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATION OF TRUST
California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as _____, executed on _____, is a valid and existing trust.

2. The name(s) of the settlor(s) of the Trust is (are): _____
_____

3. The name(s) of the currently acting trustee(s) is (are): _____
_____

4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
_____Power to acquire additional property.
_____Power to sell and execute deeds.
_____Power to encumber, and execute deeds of trust.
_____Other: _____

5. The Trust is (check one): _____ Revocable _____ Irrevocable

   The name of the person who may revoke the Trust is: _____

6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____, whose name(s) is (are): _____

7. Title to Trust assets is to be taken as follows: _____

8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

9. I (we) am (are) all of the currently acting trustees.

10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: _____

(Acknowledgement must be attached)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF } SS:

On _____ before me,
_____,
a Notary Public, personally appeared _____
who 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF } SS:

On _____ before me,
_____,
a Notary Public, personally appeared _____
who 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

OWNER'S DECLARATION

Escrow No.: 30074240-008-JK-TS4
Property Address: Vacant Land
Apple Valley, CA

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at Vacant Land, Apple Valley, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at Vacant Land, Apple Valley, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

Chicago Title - IE
560 E. Hospitality Lane, San Bernardino, CA 92408

Prelim Title Report

Title Officer: Dan Dulin
Email: teamdulin@ctt.com
Phone No.: (909)384-7806
Fax No.: (909)384-7902
Title No.: 7102116852-DD

Escrow Officer: Wendy Dahlberg
Email: wendy.dahlberg@ctt.com
Fax No.: (760)951-2914
Escrow No.: 7102116852-WD

Property Address: Vacant Land, Apple Valley, CA

Introducing

CHICAGO TITLE

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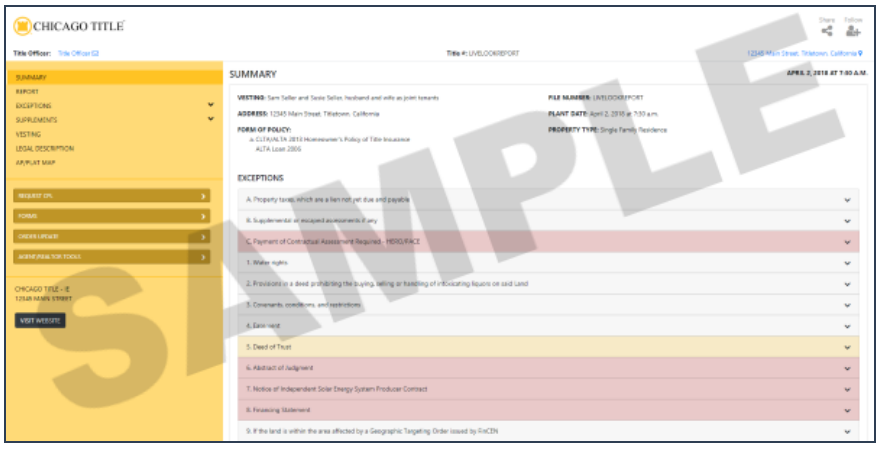
LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

To view your new Chicago Title PreVIEW powered by LiveLOOK report, Click Here



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CHICAGO TITLE COMPANY

PRELIMINARY REPORT

Order No.: 7102116852-DD
Property: Vacant Land
Apple Valley, CA 92307

In response to the application for a policy of title insurance referenced herein, ***Chicago Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

Countersigned By:

Authorized Officer or Agent
Mark Nassraway

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By:

Randy Quirk, President

Attest:

Marjorie Nemzura, Secretary

Visit Us on our Website: www.ctic.com

CHICAGO TITLE COMPANY

ISSUING OFFICE: 560 E. Hospitality Lane, San Bernardino, CA 92408

FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company
17330 Bear Valley Road, Suite 101 • Victorville, CA 92395
(760)241-8606 • FAX (760)241-8983

PRELIMINARY REPORT

Title Officer: Dan Dulin
Email: teamdulin@ctt.com
Phone No.: (909)384-7806
Fax No.: (909)384-7902
Title No.: 7102116852-DD

Escrow Officer: Wendy Dahlberg
Email: wendy.dahlberg@ctt.com
Phone No.: (760)241-8606
Fax No.: (760)951-2914
Escrow No.: 7102116852-WD

PROPERTY ADDRESS(ES): Vacant Land, Apple Valley, CA

EFFECTIVE DATE: September 8, 2021 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

Fee

2. Title to said estate or interest at the date hereof is vested in:

Somvang Chanthathone and Kongngeune Chanthathone, Trustees of The Chanthathone Family Trust

3. The Land referred to in this Report is described as follows:

For APN/Parcel ID(s): 0463-231-13-0-000 and 0463-231-14-0-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 0463-231-13

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST. SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: APN 0463-231-14

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST. SAN BERNARDINO BASE AND MERIDIAN, IN

PRELIMINARY REPORT
(continued)

THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	0463-231-13-0-000
Fiscal Year:	2020-2021
1st Installment:	$643.96
2nd Installment	$643.93
Exemption:	$0.00
Code Area:	021-038

Affects: Parcel 1

3. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	0463-231-14-0-000
Fiscal Year:	2020-2021
1st Installment:	$646.37
2nd Installment	$646.35
Exemption:	$0.00
Code Area:	021-038

Affects: Parcel 2

4. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

5. Rights of the public to any portion of the Land lying within the area commonly known as

any public street, road or highway.

6. Right(s) of way for the purpose(s) stated below as set forth in the patent to said Land

Purpose(s):	ditches and canals
Recording Date:	November 8, 1948
Recording No.:	in Book 2230 Page 258, Official Records

7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose:	public utilities
Recording Date:	June 12, 1961
Recording No:	375, in Book 5455 Page 298, Official Records
Affects:	as described therein

EXCEPTIONS
(continued)

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

9. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

This Company will require a full copy of the trust agreement and any amendments thereto.

END OF EXCEPTIONS

NOTES

Note 1. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note 2. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 3. If this company is requested to disburse funds in connection with this transaction, Chapter 598, Statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold period for cashier's checks, certified checks and teller's checks is one business day after the day deposited. Other checks require a hold period of from two to five business days after the day deposited. In the event that the parties to the contemplated transaction wish to record prior to the time that the funds are available for disbursement (and subject to Company approval), the Company will require the prior written consent of the parties. Upon request, a form acceptable to the company authorizing said early recording may be provided to Escrow for execution.

Note 4. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

Note 5. Note: In compliance with the new RESPA regulations, Chicago Title Company will be averaging recording fees for Single Family 1-4 Residential properties. Please contact your Title Officer to obtain the current recording fees. In addition, Chicago Title Company will pay our underwriter 12% of the title premium, as disclosed on lines 1107 and 1108 of the HUD-1.

Note 6. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 7. Note: The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

Note 8. Note: Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

Note 9. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

NOTES
(continued)

Note 10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Butterfly Equity Partners, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form

Note 11. In order to complete this report, the Company requires a Statement of Information to be completed by the following party(ies),

Party(ies): All Parties

The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

END OF NOTES

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 0463-231-13-0-000 and 0463-231-14-0-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 0463-231-13

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST. SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2: APN 0463-231-14

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST. SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

WIRE SAFE™ | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
CALIFORNIA PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This California Privacy Notice explains how we collect, use, and disclose Personal Information, when and to whom we disclose such information, and the rights you, as a California resident ("Consumer"), have regarding your Personal Information ("California Privacy Rights"). Some subsidiaries maintain separate California Privacy Notices or privacy statements. If a subsidiary has a separate California Privacy Notice, it will be available on the subsidiary's website, and this California Privacy Notice does not apply.

Collection of categories of Personal Information:

In the preceding twelve (12) months FNF has collected, and will continue to collect, the following categories of Personal Information from you:

- Identifiers such as name, address, telephone number, IP address, email address, account name, social security number, driver's license number, state identification card, financial information, date of birth, or other similar identifiers;
- Characteristics of protected classifications under California or Federal law;
- Commercial information, including records of personal property, products or services purchased, or other purchasing or consuming histories;
- Internet or other electronic network activity information including, but not limited to browsing history, search history, and information regarding a Consumer's interaction with an Internet website;
- Geolocation data;
- Professional or employment information;
- Education Information.

This Personal Information is collected from the following sources:

- Information we receive from you on applications or other forms;
- Information about your transactions with FNF, our affiliates, or others;
- Information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others;
- Information from the use of our websites and mobile applications.

This Personal Information is collected for the following business purposes:

- To provide products and services to you or in connection with a transaction involving you;
- To perform a contract between FNF and the Consumer;
- To improve our products and services;
- To comply with legal obligations;
- To protect against fraudulent or illegal activity;
- To communicate with you about FNF or our affiliates;
- To maintain an account with FNF or our affiliates;
- To provide, support, personalize, and develop our websites, products, and services;
- As described to you when collecting your personal information or as otherwise set forth in the California Consumer Privacy Act.

Disclosures of Personal Information for a business purpose:

In the preceding twelve (12) months FNF has disclosed, and will continue to disclose, the categories of Personal Information listed above for a business purpose. We may disclose Personal Information for a business purpose to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, as directed by you;
- Businesses in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service Providers;
- Law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order.

Sale of Personal Information:

In the preceding twelve (12) months, FNF has not sold Personal Information. FNF does not sell Personal Information.

Personal Information of minors:

FNF does not knowingly collect the Personal Information of minors.

Right to know:

Consumers have a right to know about Personal Information collected, used, disclosed, or sold. Consumers have the right to request FNF disclose what personal information it collected, used, and disclosed in the past twelve (12) months.

Right to request deletion:

Consumers have a right to request the deletion of their personal information.

Right to non-discrimination:

Consumers have a right not to be discriminated against by exercising their consumer privacy rights. We will not discriminate against Consumers for exercising any of their California Privacy Rights.

Right to use an Authorized Agent:

A Consumer may use an Authorized Agent to submit a request to know or a request to delete his or her information. Should a Consumer utilize an Authorized Agent, FNF will require the Consumer provide the agent written permission to make the request and verify his or her identity with FNF.

To exercise any of your California Privacy Rights, please follow the link "*California Privacy Request*" or call Toll Free 888-413-1748.

Upon making a California Privacy Request, FNF will verify the consumer's identity by requiring an account, loan, escrow number, or other identifying information from the consumer.

The above-rights are subject to any applicable rights and obligations including both Federal and California exemptions rendering FNF, or Personal Information collected by FNF, exempt from certain CCPA requirements.

FNF website services for mortgage loans:

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice describing the categories, sources, and uses of your Personal Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Information. FNF does not share Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

California Privacy Notice - Effective Date:

This California Privacy Notice was last updated on January 14, 2021.

Contact for more information:

For questions or concerns about FNF's California Privacy Notice and privacy practices, or to exercise any of your California Privacy Rights, please follow the link "***California Privacy***," call Toll Free 888-413-1748, or by mail to the below address. We may use your Personal Information for our affiliates (companies owned by FNF) to directly market to you. If you do not want FNF affiliates to directly market to you, visit FNF's "***Opt Out Page***" or contact us by phone at (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.

3. Defects, liens, encumbrances, adverse claims or other matters:

   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;

   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;

   (c) resulting in no loss or damage to the insured claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material not shown by the public records.

ATTACHMENT ONE
(CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.

   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

ATTACHMENT ONE
(CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II,[t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[**PART I**

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE
(CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE
(CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

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FNF Underwritten Title Companies	**Underwritten by FNF Underwriters**
CTC - Chicago Title Company	CTIC - Chicago Title Insurance Company
CLTC - Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR - Ticor Title Company of California	CTIC - Chicago Title Insurance Company
LTC - Lawyer's Title Company	CLTIC - Commonwealth Land Title Insurance Company
SLTC - ServiceLink Title Company	CTIC - Chicago Title Insurance Company

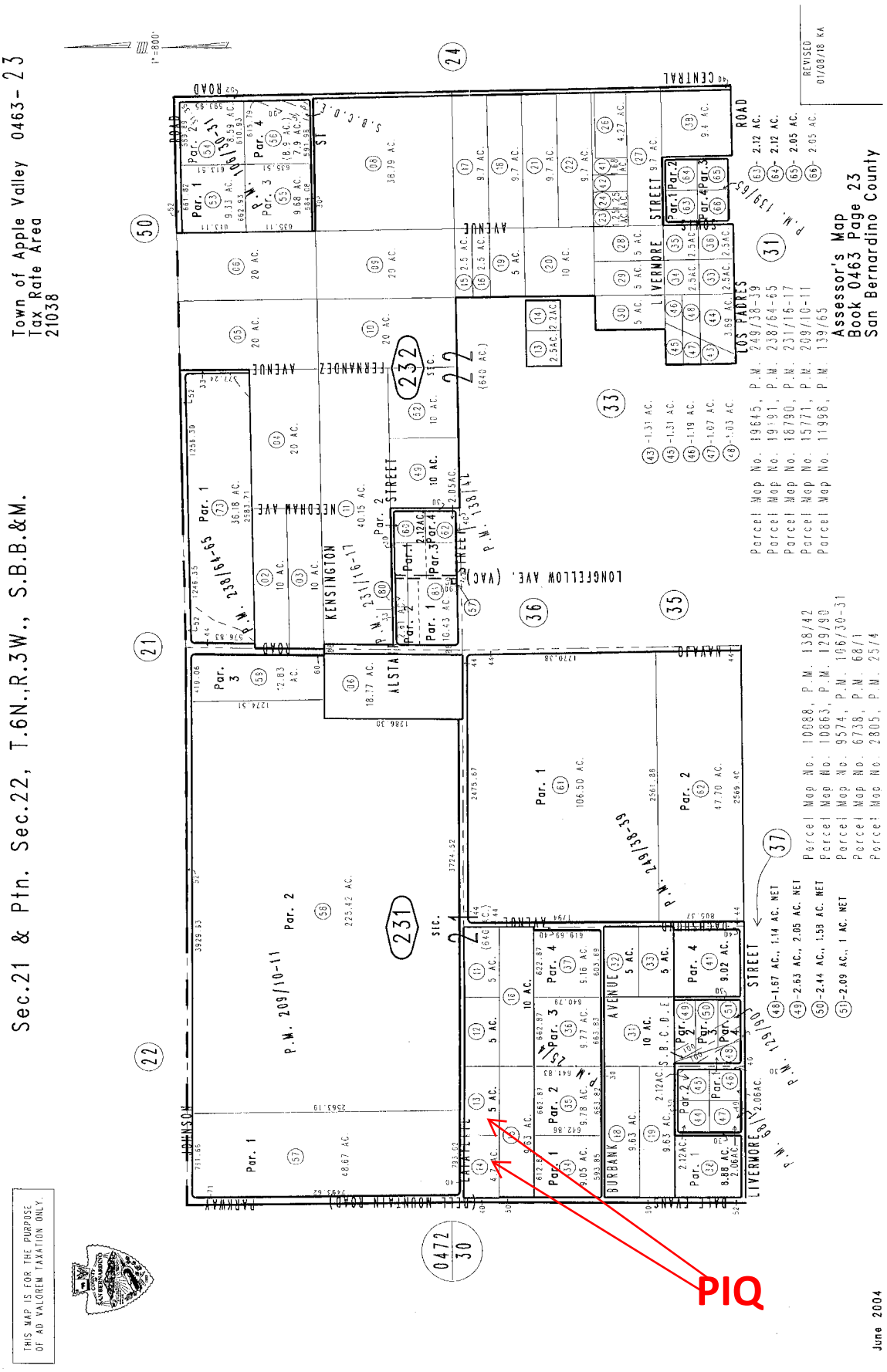
Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty percent (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Issuing Policies of Fidelity National Title Insurance Company

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Title Officer: Thomas Szopinski (MA)
Escrow Officer: Jody Kelly

Order No.: 008-**30075483**-TS4

TO:

Redwood West
n/a
n/a, 99999

ATTN: **Ben Gott**
YOUR REFERENCE:

PROPERTY ADDRESS: + 9.63 Acres, Apple Valley, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **October 21, 2021 at 7:30 a.m.**

ORDER NO.: 008-30075483-TS4

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   YU-WU CHEN, as Trustees of the JHEC Design Group, Inc., Retirement Trust dated 1/1/2004 as to an undivided 33.3% interest and HANLUN LIU AND YU-TAI LIU, husband and wife, as joint tenants as to an undivided 33.3% interest and BILLY C. CHEN, a single man as to an undivided 8.35% interest and MICHAEL DC. CHEN, a single man as to an undivided 8.35% interest and GARY YU-LUN CHEN AND JENNY AI-LEN CHEN, husband and wife, as joint tenants as to an undivided 16.7% interest, all as tenants in common

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APPLE VALLEY IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 0463-231-15-0-000

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	0463-231-15-0-000
Fiscal Year:	2021-2022
1st Installment:	$2,076.87, OPEN (Delinquent after December 10)
Penalty:	$207.69
2nd Installment:	$2,076.84, OPEN (Delinquent after April 10)
Penalty and Cost:	$217.68
Homeowners Exemption:	$0.00
Code Area:	021-038

B. The land lies within the boundaries of Assessment District No. 84-1, as disclosed by an Assessment District Map filed February 12, 1985 in Book 31, Page 69 of Maps of Assessment Districts.

C. The land lies within the boundaries of Assessment District No. 86-1, as disclosed by an Assessment District Map filed October 22, 1986 in Book 39, Page 78 of Maps of Assessment Districts.

D. The land lies within the boundaries of Assessment District No. 86-1, as disclosed by an Assessment District Map filed June 1, 1987 in Book 42, Page 40 of Maps of Assessment Districts.

E. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Easement(s) in favor of the public over any existing roads lying within said Land.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	California Interstate Telephone Co.
Purpose:	Above ground or underground conduits or both and incidental purposes
Recording Date:	June 12, 1961
Recording No:	Book 5455, Page 298 of Official Records
Affects:	A portion of said land as more particularly described in said document.

4. The community interest of the spouse of the vestee named below.

Vestee: Billy C. Chen

The Company will require that the spouse of the vestee shown above join in any conveyance or encumbrance before such transaction will be insured.

EXCEPTIONS
(Continued)

5. The community interest of the spouse of the vestee named below.

   Vestee: Michael C. Chen

   The Company will require that the spouse of the vestee shown above join in any conveyance or encumbrance before such transaction will be insured.

6. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

7. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

8. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

9. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Butterfly Equity Partners, LLC

   a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

   g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

2. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

   Name of Trust: JHEC Design Group, Inc. Retirement Trust Dated 1/1/2004

3. We find various Liens and Judgments that are of record against persons with similar or the same name as that of the vestee(s) shown herein. In order to complete this report, the Company requires a Statement of Information to be provided for the following vestee(s), which may allow and assist in the elimination of some or all of the said liens and judgments. After review of the requested Statement of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

   Vestee(s): Billy C. Chen

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

REQUIREMENTS
(Continued)

4. We find various Liens and Judgments that are of record against persons with similar or the same name as that of the vestee(s) shown herein. In order to complete this report, the Company requires a Statement of Information to be provided for the following vestee(s), which may allow and assist in the elimination of some or all of the said liens and judgments. After review of the requested Statement of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

   Vestee(s): Michael C. Chen

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

5. We find various Liens and Judgments that are of record against persons with similar or the same name as that of the vestee(s) shown herein. In order to complete this report, the Company requires a Statement of Information to be provided for the following vestee(s), which may allow and assist in the elimination of some or all of the said liens and judgments. After review of the requested Statement of Information, the Company reserves the right to add additional items or make further requirements prior to the issuance of any Policy of Title Insurance.

   Vestee(s): Jenny Chen

   NOTE: The Statement of Information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed Statement of Information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the Statement of Information is essential and will be kept strictly confidential to this file.

6. The Company will require that the spouse of the vestee named below join in any conveyance or encumbrance prior to the issuance of any Policy of Title Insurance.

   Vestee: Billy C. Chen

7. The Company will require that the spouse of the vestee named below join in any conveyance or encumbrance prior to the issuance of any Policy of Title Insurance.

   Vestee: Michael C. Chen

8. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

REQUIREMENTS
(Continued)

9. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

2. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Thomas Szopinski (MA)/jh

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

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FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

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c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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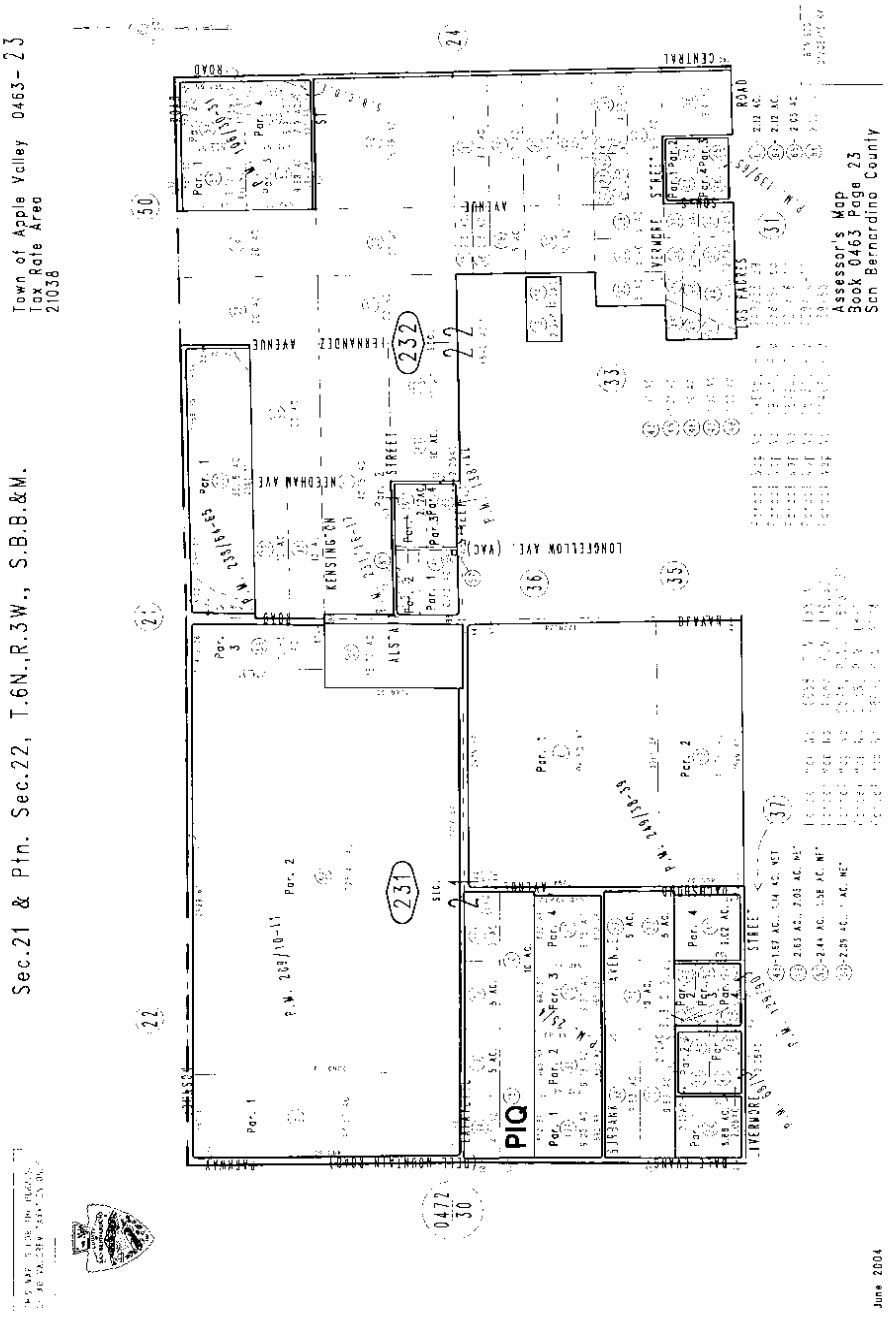

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

RECORDING REQUESTED BY
Fidelity National Title Company
WHEN RECORDED MAIL TO:
=addressee=

ORDER NO.: **30075483-008-TS4**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATION OF TRUST
California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as _____, executed on _____, is a valid and existing trust.

2. The name(s) of the settlor(s) of the Trust is (are): _____
_____

3. The name(s) of the currently acting trustee(s) is (are): _____
_____

4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
_____Power to acquire additional property.
_____Power to sell and execute deeds.
_____Power to encumber, and execute deeds of trust.
_____Other: _____

5. The Trust is (check one): _____ Revocable _____ Irrevocable

   The name of the person who may revoke the Trust is: _____

6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are): _____, whose name(s) is (are): _____

7. Title to Trust assets is to be taken as follows: _____

8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

9. I (we) am (are) all of the currently acting trustees.

10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: _____

(Acknowledgement must be attached)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF } SS:

On _____ before me,
_____,
a Notary Public, personally appeared _____
who 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF } SS:

On _____ before me,
_____,
a Notary Public, personally appeared _____
who 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

OWNER'S DECLARATION

Escrow No.: 30075483-008-JK-TS4
Property Address: + 9.63 Acres
Apple Valley, CA

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at + 9.63 Acres, Apple Valley, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at + 9.63 Acres, Apple Valley, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.

5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Issuing Policies of Fidelity National Title Insurance Company

---

Title Officer: Thomas Szopinski (MA) Order No.: 008-**30073377**-TS4
Escrow Officer: Jody Kelly

TO:

Redwood West
1111 Bayside Drive, Suite 150
Corona Del Mar, CA 92625

ATTN: **Ben Gott**
YOUR REFERENCE:

PROPERTY ADDRESS: Vacant Land, Dachshund, Apple Valley, CA

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, ***Fidelity National Title Company*** *hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a Florida Corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Countersigned by:

Authorized Signature

Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

PRELIMINARY REPORT

EFFECTIVE DATE: **September 20, 2021 at 7:30 a.m.**

ORDER NO.: 008-30073377-TS4

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   SEASON'S LAND CORPORATION, a California corporation

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

   See Exhibit A attached hereto and made a part hereof.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF APPLE VALLEY IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: **0463-231-16-0-000**

EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Rights of the public to any portion of the Land lying within the area commonly known as any existing roads lying within said land.

3. Reservations contained in the Patent

From:	The United States of America
Recording Date:	March 17, 1948
Recording No:	in Book 2230, Page 258 Official Records

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

Among other things, said document provides for: Subject to such rights of way for telephone and telegraph line purposes as the Pacific Telephone and Telegraph Company may have under the Act of March 4, 1911

4. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Victor Valley Economic Development Authority
Recording Date:	February 09, 2005
Recording No:	as Instrument No. 2005-0097200 Official Records

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$1,600,000.00
Dated:	December 06, 2007
Trustor/Grantor	Season's Land Corporation, a California corporation
Trustee:	San Diego Private Bank, a California corporation
Beneficiary:	San Diego Private Bank
Recording Date:	December 19, 2007
Recording No:	as Instrument No. 2007-0702873 Official Records

EXCEPTIONS
(Continued)

6. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Amount:	$1,600,000.00
Assigned to:	San Diego Private Bank
Assigned By:	Season's Land Corporation, a California corporation
Recording Date:	December 19, 2007
Recording No:	as Instrument No. 2007-0702874 Official Records

7. Matters contained in that certain document

Entitled:	Hazardous Substances Certificate and Indemnity Agreement
Dated:	December 06, 2007
Executed by:	Season's Land Corporation and San Diego Private Bank
Recording Date:	December 19, 2007
Recording No:	as Instrument No. 2007-0702875 Official Records

Reference is hereby made to said document for full particulars.

8. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

10. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

PLEASE REFER TO THE "INFORMATIONAL NOTES" AND "REQUIREMENTS" SECTIONS WHICH FOLLOW FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION.

END OF EXCEPTIONS

REQUIREMENTS SECTION

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

   Name of Corporation: Season's Land Corporation, a California corporation

   a) A Copy of the corporation By-laws and Articles of Incorporation

   b) An original or certified copy of a resolution authorizing the transaction contemplated herein

   c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

2. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Butterfly Equity Partners, LLC

   a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

   g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

3. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

REQUIREMENTS
(Continued)

4. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

END OF REQUIREMENTS

INFORMATIONAL NOTES SECTION

1. Note: Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	0463-231-16-0-000
Fiscal Year:	2020-2021
1st Installment:	$2,170.38
2nd Installment:	$2,170.34
Exemption:	$0.00
Code Area:	021-038

2. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Loan Policy, when issued.

3. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

5. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

6. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

END OF INFORMATIONAL NOTES

Thomas Szopinski (MA)/aag

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Fidelity National Title Company
4400 MacArthur Blvd., Suite 200, Newport Beach, CA 92660
Phone: (949) 622-5000• Fax:

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)
The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)
On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

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c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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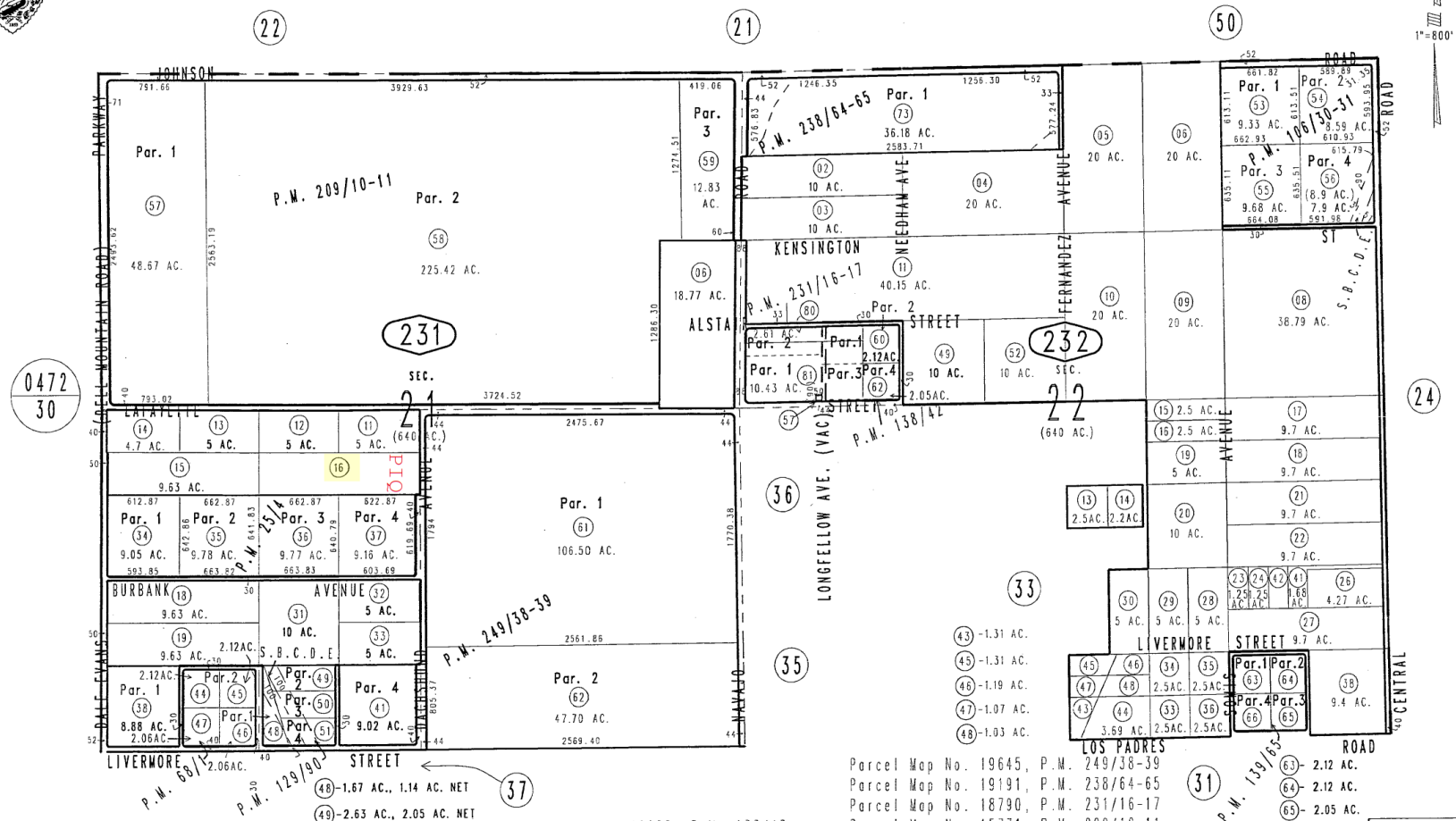
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.21 & Ptn. Sec.22, T.6N.,R.3W., S.B.B.&M.

Town of Apple Valley 0463- 23
Tax Rate Area
21038

1"=800'



Parcel Map No. 10088, P.M. 138/42
Parcel Map No. 10863, P.M. 129/90
Parcel Map No. 9574, P.M. 106/30-31
Parcel Map No. 6738, P.M. 68/1
Parcel Map No. 2805, P.M. 25/4

Parcel Map No. 19645, P.M. 249/38-39
Parcel Map No. 19191, P.M. 238/64-65
Parcel Map No. 18790, P.M. 231/16-17
Parcel Map No. 15771, P.M. 209/10-11
Parcel Map No. 11998, P.M. 139/65

REVISED
01/08/18 KA

Assessor's Map
Book 0463 Page 23
San Bernardino County

June 2004

OWNER'S DECLARATION

Escrow No.: 30073377-008-JK-TS4
Property Address: Vacant Land, Dachshund
Apple Valley, CA

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)
   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at Vacant Land, Dachshund, Apple Valley, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at Vacant Land, Dachshund, Apple Valley, CA, further described as follows: See Preliminary Report/Commitment No. for full legal description (the "Land").
2. (Fill in the applicable paragraph and strike the other)
   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.
   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Fidelity National Title Company against any and all claims arising therefrom.
3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.
4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.
5. The Land is currently in use as _____; _____ occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____
6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.
7. There are no outstanding options to purchase or rights of first refusal affecting the Land.
8. Between the most recent Effective Date of the above-referenced Preliminary Report/Commitment and the date of recording of the Insured Instrument(s), Owner has not taken or allowed, and will not take or allow, any action or inaction to encumber or otherwise affect title to the Land.

This declaration is made with the intention that Fidelity National Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____ at _____.

Signature: _____

b. During site visits to active installations or Base Realignment and Closure (BRAC) sites to gather PA or SI information, in the rare instance that a UXO-qualified individual identifies an item that is an explosive hazard, the following actions will occur:

(1) The installation point of contact (POC) or the BRAC coordinator will be notified of the hazard and requested to notify explosive ordnance disposal (EOD) through their channels.

(2) The installation/EOD will make the determination if they are going to respond to the incident. The installation/EOD may be aware of the hazards at the site and make the decision not to respond. If the installation/EOD decides to respond, the individual who identified the item or his designee will mark the location and provide accurate location information to the installation/EOD unit and will remain in the area unless the installation/EOD unit requests otherwise.

c. Neither the US Army Corps of Engineers personnel, nor their contractors have the authority to call EOD to respond to an explosive hazard. This call is the responsibility of the local emergency response authority for FUDS properties and it must come through the proper chain of command on installations.

d. AR 75-14 and AR 75-15 contain the information on how EOD responds to explosives hazards.

4. EFFECTIVE DATES: The requirements and procedures set forth in this interim guidance are effective immediately. They will remain in effect indefinitely, unless superseded by other policy or regulation.

5. POINT OF CONTACT: If you need additional information, please contact Mr. Brad McCowan at 256-895-1174.

Carol G. Youkey

CAROL A. YOUKEY, P.E.
Chief, Center of Expertise for Ordnance
and Explosives Directorate

Commonwealth Land Title - California
4100 Newport Place Dr., Suite 120 Newport Beach, CA 92660

Title Report

File No.: 09185103

Property Address: 28 ACRES , Apple Valley , California

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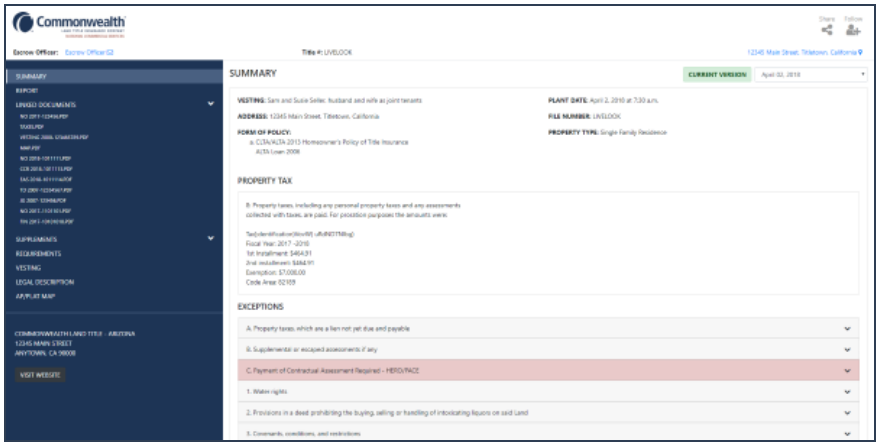

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Commonwealth Land Title Company
4100 Newport Place Dr., Suite 120
Newport Beach, CA 92660
Phone: (949) 724-3140

Commonwealth Land Title Insurance Company
4100 Newport Place Dr #120
Newport Beach, CA 92660

Attn: **Grace Kim**

Your Reference No: 0463-231-34

Our File No: 09185103
Title Officer: Kathy Religioso
e-mail: kathy.religioso@cltic.com
Phone: (213) 330-2330
Fax: (213) 330-3105

Property Address: 28 ACRES, Apple Valley, California

PRELIMINARY REPORT (V2)

Dated as of March 8, 2022 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.
The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company.**

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Order No: 09185103-918-GKD-KRE

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

ALTA Standard Owner's Policy of Title Insurance (6-17-06)

ALTA Extended Loan Policy of Title Insurance (6-17-06)

None

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

PHILIP REED KIPLINGER TRUSTEE OF THE KIPLINGER FAMILY TRUST DATED MAY 2, 1980

The land referred to herein is situated in the County of SAN BERNARDINO, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Order No: 09185103-918-GKD-KRE

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCELS 1, 2, AND 3, PARCEL MAP 2805, AS PER PLAT RECORDED IN BOOK 25 OF MAPS, PAGE 4, RECORDS OF SAID COUNTY.

APN: 0463-231-34, 35, 36

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

B. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	0463-231-34-0-000
Fiscal Year:	2021-2022
1st Installment:	$281.37, PAID
2nd Installment:	$281.34, OPEN (Delinquent after April 10)
Penalty and Cost:	$38.13
Homeowners Exemption:	$0.00
Code Area:	021-038

Affects: Parcel 1

C. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	0463-231-35-0-000
Fiscal Year:	2021-2022
1st Installment:	$275.29, PAID
2nd Installment:	$275.27, OPEN (Delinquent after April 10)
Penalty and Cost:	$37.53
Homeowners Exemption:	$0.00
Code Area:	021-038

Affects: Parcel 2

D. Property taxes, including any personal property taxes and any assessments collected with taxes, are as follows:

Tax Identification No.:	0463-231-36-0-000
Fiscal Year:	2021-2022
1st Installment:	$365.29, PAID
2nd Installment:	$365.25, OPEN (Delinquent after April 10)
Penalty and Cost:	$46.54
Homeowners Exemption:	$0.00
Code Area:	021-038

Affects: Parcel 3

E. Pending assessment for the District shown below:

District:	Apple Valley Industrial Park Assessment District No. 86-1
Disclosed by:	Assessment District Boundary
Recording Date:	October 22, 1986 as Instrument No. 86-310736 of Official Records
Filed:	in Book 39, page 78 of Assessment Maps

When the Notice of Assessment is recorded in the public records, the assessment shall become a lien on said Land.

F. Pending assessment for the District shown below:

District:	Apple Valley Industrial Park Assessment District No. 86-1
Disclosed by:	Assessment District Boundary
Recording Date:	June 1, 1987 as Instrument No. 87-184190 of Official Records
Filed:	in Book 42, page 40 of Assessment Maps

When the Notice of Assessment is recorded in the public records, the assessment shall become a lien on said Land.

G. Pending assessment for the District shown below:

District:	Apple Valley Industrial Park Assessment District No. 86-1
Disclosed by:	Assessment Diagram
Filed:	in Book 43, page 10 of Assessment Maps

When the Notice of Assessment is recorded in the public records, the assessment shall become a lien on said Land.

H. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.

Recording Date:	May 17, 1940
Recording No:	Book 2230, page 258 of Official Records

Said instrument provides or establishes: Rights of Way of Undisclosed Route and Width for Telephone and Telegraph Line Purposes as the Pacific Telephone Company May Have under the Act of March 4, 1911, as Disclosed by Recital in the Patent from the United States of America

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	California Interstate Telephone Company
Purpose:	public utilities
Recording Date:	June 22, 1961
Recording No:	Book 5455, page 298 of Official Records
Affects:	A portion of said land

4. An irrevocable offer to dedicate an easement over a portion of said Land for

To:	County of San Bernardino
Purpose(s):	Roads and public utilities
Recording No:	Book 8539, page 1040 of Official Records
Affects:	A portion of said land

Said offer was accepted by resolution, a certified copy of which was recorded November 30, 1990, as Instrument No. 90-473584 of Official Records.

5. Intentionally deleted.

6. Intentionally deleted.

7. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

8. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

10. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

11. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

12. Matters which may be disclosed by an inspection and/or by a correct ALTA/ACSM Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

REQUIREMENTS SECTION:

1. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

2. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

3. The Company will require either (a) a complete copy of the trust agreement and any amendments thereto certified by the trustee(s) to be a true and complete copy with respect to the hereinafter named trust, or (b) a Certification, pursuant to California Probate Code Section 18100.5, executed by all of the current trustee(s) of the hereinafter named trust, a form of which is attached.

   Name of Trust: THE KIPLINGER FAMILY TRUST DATED MAY 2, 1980

Order No: 09185103-918-GKD-KRE

INFORMATIONAL NOTES SECTION

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

2. For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. Note: The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

Typist: rup
Date Typed: November 10, 2021

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Commonwealth Land Title Company
4100 Newport Place Dr., Suite 120
Newport Beach, CA 92660
Phone: (949) 724-3140

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company	**Underwritten by FNF Underwriters**
CTC – Chicago Title company	CTIC – Chicago Title Insurance Company
CLTC – Commonwealth Land Title Company	CLTIC - Commonwealth Land Title Insurance Company
FNTC – Fidelity National Title Company of California	FNTIC – Fidelity National Title Insurance Company
FNTCCA - Fidelity National Title Company of California	FNTIC - Fidelity National Title Insurance Company
TICOR – Ticor Title Company of California	CTIC – Chicago Title Insurance Company
LTC – Lawyer's Title Company	CLTIC – Commonwealth Land Title Insurance Company
SLTC – ServiceLink Title Company	CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;

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- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;

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b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

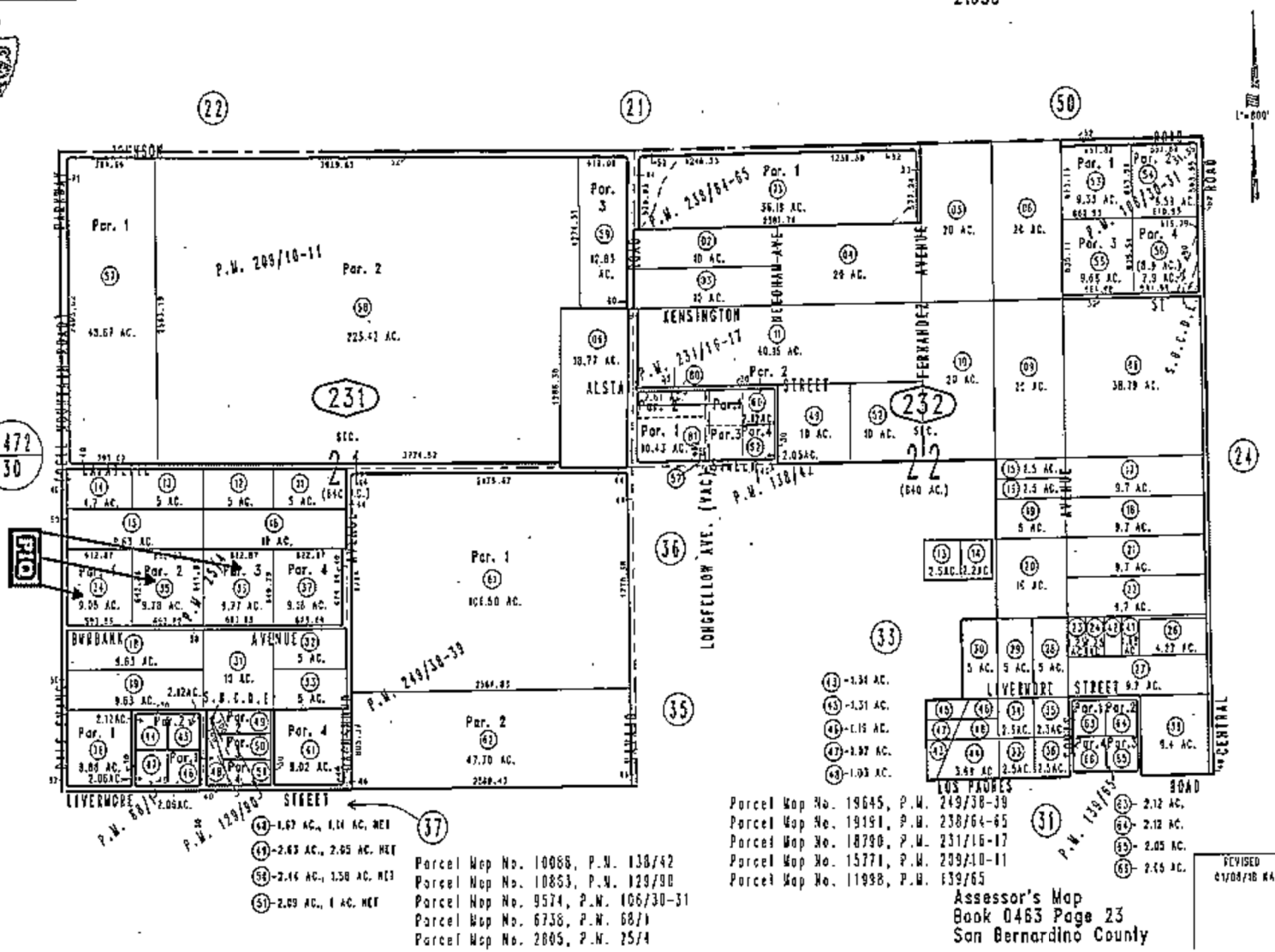
Order: 09185103
Doc: 463-23 MAP ASSESSOR

 Requested By: Kevin McGhee , Printed: 11/5/2021 8:16 AM

THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

Sec.21 & Ptn. Sec.22, T.6N.,R.3W., S.B.B.&M.

Town of Apple Valley 0463-23
Tax Rate Area
21038



June 2004

Assessor's Map
Book 0463 Page 23
San Bernardino County

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09185103-918-GKD-KRE for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09185103-918-GKD-KRE for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, special assessments, periodic assessments or any assessment from any source, claims of lien, special assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records. There are no violations of the covenants, conditions and restrictions as shown in the above-referenced Preliminary Report/Commitment.

5. The Land is currently in use as _____; _____occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

This declaration is made with the intention that Commonwealth Land Title Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09185103-918-GKD-KRE for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09185103-918-GKD-KRE for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows:_____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records.

5. The Land is currently in use as _____ ; _____occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

8. There are no material violations of any current, enforceable covenant affecting the Property and the Undersigned has received no written notice from any third party claiming that there is a present violation of any current, enforceable covenant affecting the Property.

This declaration is made with the intention that Commonwealth Land Title Company and Commonwealth Land Title Insurance Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ____ at _____.

Signature: _____ Signature: _____

RECORDING REQUESTED BY
Commonwealth Land Title Company
WHEN RECORDED MAIL TO:

ORDER NO.: **09185103-918-KRE**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATION OF TRUST
California Probate Code Section 18100.5

The undersigned declare(s) under penalty of perjury under the laws of the State of California that the following is true and correct:

1. The Trust known as _____ , executed on _____, is a valid and existing trust.

2. The name(s) of the settlor(s) of the Trust is (are): _____
_____

3. The name(s) of the currently acting trustee(s) is (are): _____
_____

4. The trustee(s) of the Trust have the following powers (initial applicable line(s)):
_____ Power to acquire additional property.
_____ Power to sell and execute deeds.
_____ Power to encumber, and execute deeds of trust.
_____ Other: _____

5. The Trust is (check one): _____ Revocable _____ Irrevocable

The name of the person who may revoke the Trust is: _____

6. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are):_____ , whose name(s) is (are): _____

7. Title to Trust assets is to be taken as follows: _____

8. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.

9. I (we) am (are) all of the currently acting trustees.

10. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: _____ _____

_____

(Acknowledgement must be attached)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF } ss:

On _____ before me,

_____,

a Notary Public, personally appeared _____

who 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF } ss:

On _____ before me,

_____,

a Notary Public, personally appeared _____

who 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 in his/her/their authorized capacity(ies) and that by his/her/their signature(s)on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Commonwealth Land Title - California
4100 Newport Place Dr., Suite 120 Newport Beach, CA 92660

Title Report

Commonwealth Land Title Insurance Company
4100 Newport Place Dr #120
Newport Beach, CA 92660
Attn: Grace Kim

File No.: 09185440

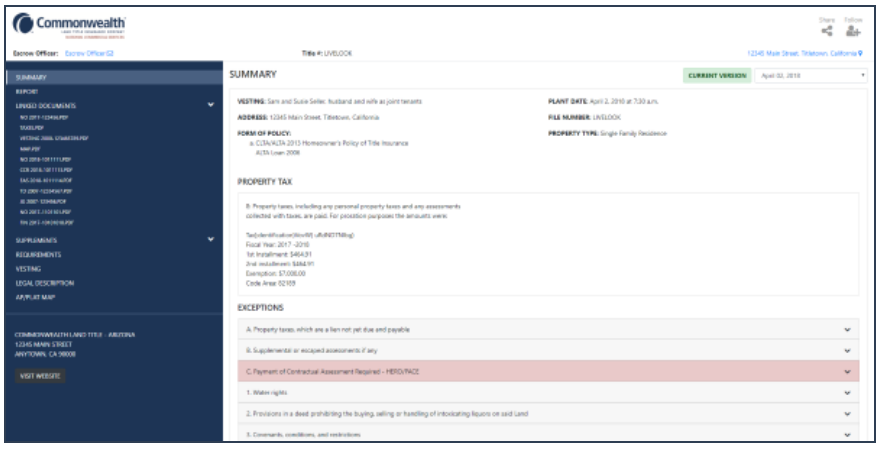
Property Address: 9.16 Acres, Burbank Avenue, Apple Valley, California

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

Access title reports, exception documents, an easy-to-use summary page, and more, at your fingertips and your convenience.

To view your new Commonwealth Land Title LiveLOOK report, Click Here



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Commonwealth Land Title Company
4100 Newport Place Dr., Suite 120
Newport Beach, CA 92660
Phone: (949) 724-3140

Commonwealth Land Title Insurance Company
4100 Newport Place Dr #120
Newport Beach, CA 92660

Attn: **Grace Kim**

Our File No: 09185440
Title Officer: Kathy Religioso
e-mail: kathy.religioso@cltic.com
Phone: (213) 330-2330
Fax: (213) 330-3105

Your Reference No:

Property Address: 9.16 Acres, Burbank Avenue, Apple Valley, California

PRELIMINARY REPORT

Dated as of April 13, 2022 at 7:30 a.m.

In response to the application for a policy of title insurance referenced herein, Commonwealth Land Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.
The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitation on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

The policy(s) of title insurance to be issued hereunder will be policy(s) of **Commonwealth Land Title Insurance Company.**

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

SCHEDULE A

The form of policy of title insurance contemplated by this report is:

ALTA Standard Owner's Policy of Title Insurance (6-17-06)

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

Title to said estate or interest at the date hereof is vested in:

FOUR STAR INVESTMENT CAPITAL GROUP, LLC, SERIES "H", a Delaware limited liability company

The land referred to herein is situated in the County of San Bernardino, State of California, and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP NO. 2805, IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 25, PAGE 4 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

APN: 0463-231-37-0-000

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

SCHEDULE B – Section B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

A. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

B. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s):	Highway and road
Recording Date:	October 18, 1974
Recording No:	Book 8539, Page 1040 of Official Records
Affects:	A portion of said land as more particularly described in said document

3. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

4. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

5. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

6. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

   The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

   The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

END OF SCHEDULE B EXCEPTIONS

PLEASE REFER TO THE "NOTES AND REQUIREMENTS SECTION" WHICH FOLLOWS FOR INFORMATION NECESSARY TO COMPLETE THIS TRANSACTION

REQUIREMENTS SECTION:

1. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

   Limited Liability Company: Four Star Investment Capital Group, LLC, Series “H”, a Delaware limited liability company

   a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

   b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.

   c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.

   d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.

   e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

   f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.

   g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

2. Prior to the close of escrow, the Company requires a Statement of Information to be completed by the following party(s),

   Party(s): All Parties

   The Company reserves the right to add additional items or make further requirements after review of the requested Statement of Information.

3. Furnish for review a full and complete copy of any unrecorded agreement, contract, license and/or lease together with all supplements, assignments and amendments thereto, prior to the close of this transaction.

   The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

4. Unrecorded matters which may be disclosed by an Owner’s Affidavit or Declaration. A form of the Owner’s Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.

   The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.

INFORMATIONAL NOTES SECTION

1. The information on the attached plat is provided for your convenience as a guide to the general location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

2. For wiring Instructions please contact your Title Officer or Title Company Escrow officer.

3. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

4. Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.

5. The policy of title insurance will include an arbitration provision. The Company or the insured may demand arbitration. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Please ask your escrow or title officer for a sample copy of the policy to be issued if you wish to review the arbitration provisions and any other provisions pertaining to your Title Insurance coverage.

6. The following Exclusion(s) are added to preliminary reports, commitments and will be included as an endorsement in the following policies:

   A. 2006 ALTA Owner's Policy (06-17-06).

      6. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

   B. 2006 ALTA Loan Policy (06-17-06).

      8. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

      9. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

   C. ALTA Homeowner's Policy of Title Insurance (12-02-13) and CLTA Homeowner's Policy of Title Insurance (12-02-13).

      10. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

   D. ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15).

      12. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the Public Records but that would be disclosed by an examination of any records maintained by or on behalf of a Tribe or on behalf of its members.

      13. Any claim of invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage based on the application of a Tribe's law resulting from the failure of the Insured Mortgage to specify State law as the governing law with respect to the lien of the Insured Mortgage.

   E. CLTA Standard Coverage Policy 1990 (11-09-18).

      7. Defects, liens, encumbrances, adverse claims, notices, or other matters not appearing in the public records but that would be disclosed by an examination of any records maintained by or on behalf of a tribe or on behalf of its members.

      8. Any claim of invalidity, unenforceability, or lack of priority of the lien of the insured mortgage based on the application of a tribe's law resulting from the failure of the insured mortgage to specify state law as the governing law with respect to the lien of the insured mortgage.

7. Property taxes, including any personal property taxes and any assessments collected with taxes, are paid. For proration purposes the amounts were:

Tax Identification No.:	0463-231-37-0-000
Fiscal Year:	2021-2022
1st Installment:	$992.60
2nd Installment:	$992.57
Exemption:	$0.00
Code Area:	021-038

8. None of the items shown in this report will cause the Company to decline to attach ALTA Endorsement Form 9 to an Extended Coverage Loan Policy, when issued.

9. The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land Vacant property, known as 9.16 Acres, Burbank Avenue, Apple Valley, CA 92307, to an Extended Coverage Loan Policy.

10. There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Typist: ah1
Date Typed: April 21, 2022

Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened**. DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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Commonwealth Land Title Company
4100 Newport Place Dr., Suite 120
Newport Beach, CA 92660
Phone: (949) 724-3140

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Company

CTC – Chicago Title company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company of California
FNTCCA - Fidelity National Title Company of California
TICOR – Ticor Title Company of California
LTC – Lawyer's Title Company
SLTC – ServiceLink Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC - Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC - Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
CTIC – Chicago Title Insurance Company

Available Discounts

DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

FIDELITY NATIONAL FINANCIAL, INC.
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

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- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information
We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information
If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.
For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children
The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users
FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans
Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

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Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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ATTACHMENT ONE (Revised 05-06-16)

CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)
ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
   d. improvements on the Land;
   e. land division; and
   f. environmental protection.
   This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;

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c. that result in no loss to You; or
d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.
6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.
   This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or $5,000.00 (whichever is less)	$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or $2,500.00 (whichever is less)	$ 5,000.00

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

{Except as provided in Schedule B - Part II,{ t{or T}his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

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{PART I

{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.}

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:}

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:
{The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

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ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

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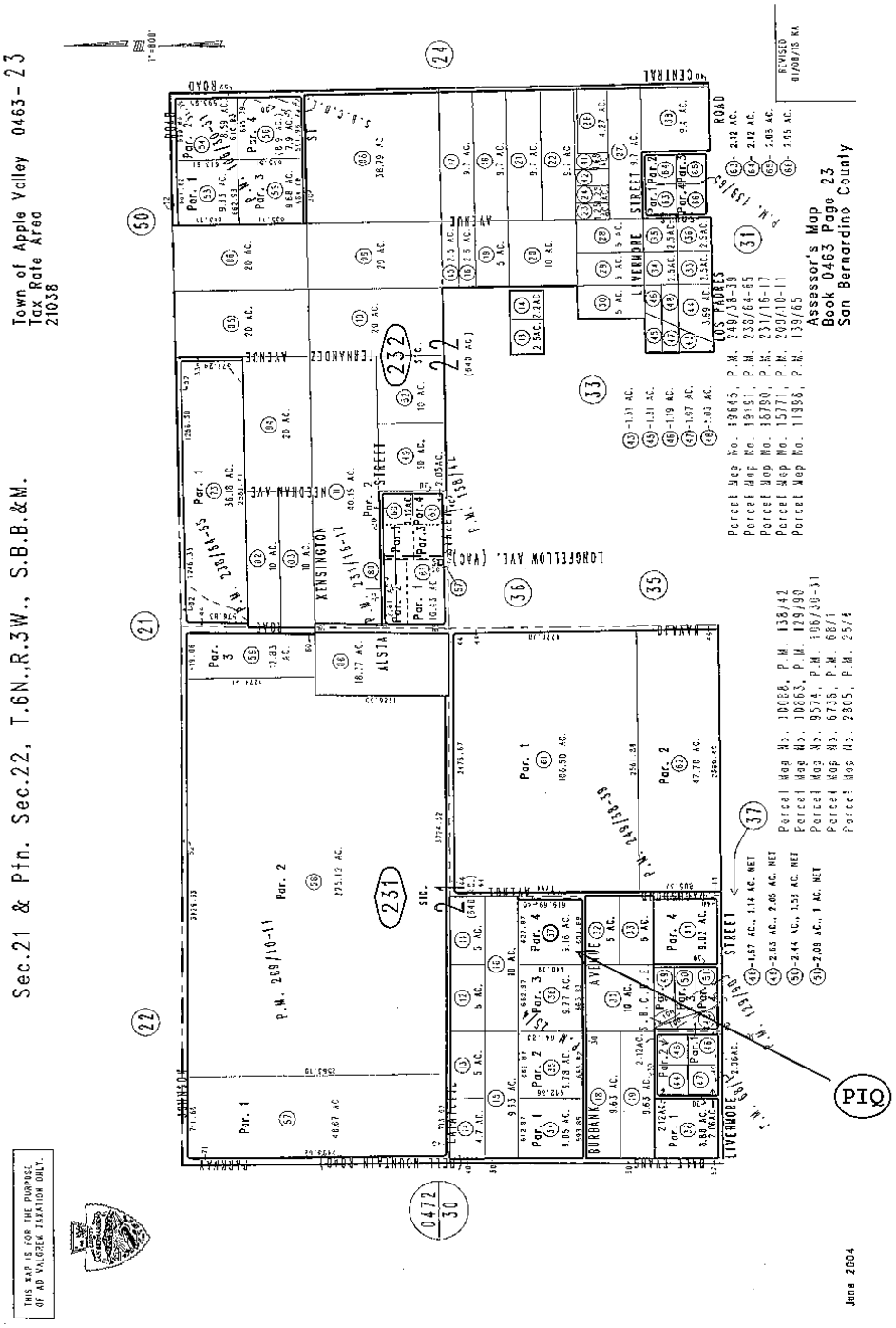

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

OWNER'S DECLARATION

The undersigned hereby declares as follows:

1. (Fill in the applicable paragraph and strike the other)

   a. Declarant ("Owner") is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09185440-918-GKD-KRE for full legal description (the "Land").

   b. Declarant is the _____ of _____ ("Owner"), which is the owner or lessee, as the case may be, of certain premises located at _____, further described as follows: See Preliminary Report/Commitment No. 09185440-918-GKD-KRE for full legal description (the "Land").

2. (Fill in the applicable paragraph and strike the other)

   a. During the period of six months immediately preceding the date of this declaration no work has been done, no surveys or architectural or engineering plans have been prepared, and no materials have been furnished in connection with the erection, equipment, repair, protection or removal of any building or other structure on the Land or in connection with the improvement of the Land in any manner whatsoever.

   b. During the period of six months immediately preceding the date of this declaration certain work has been done and materials furnished in connection with _____ upon the Land in the approximate total sum of $_____, but no work whatever remains to be done and no materials remain to be furnished to complete the construction in full compliance with the plans and specifications, nor are there any unpaid bills incurred for labor and materials used in making such improvements or repairs upon the Land, or for the services of architects, surveyors or engineers, except as follows: _____. Owner, by the undersigned Declarant, agrees to and does hereby indemnify and hold harmless Commonwealth Land Title Company against any and all claims arising therefrom.

3. Owner has not previously conveyed the Land; is not a debtor in bankruptcy (and if a partnership, the general partner thereof is not a debtor in bankruptcy); and has not received notice of any pending court action affecting the title to the Land.

4. Except as shown in the above-referenced Preliminary Report/Commitment, there are no unpaid or unsatisfied mortgages, deeds of trust, Uniform Commercial Code financing statements, regular assessments, or taxes that constitute a lien against the Land or that affect the Land but have not been recorded in the public records.

5. The Land is currently in use as _____ ; _____occupy/occupies the Land; and the following are all of the leases or other occupancy rights affecting the Land:

   _____

6. There are no other persons or entities that assert an ownership interest in the Land, nor are there unrecorded easements, claims of easement, or boundary disputes that affect the Land.

7. There are no outstanding options to purchase or rights of first refusal affecting the Land.

8. There are no material violations of any current, enforceable covenant affecting the Property and the Undersigned has received no written notice from any third party claiming that there is a present violation of any current, enforceable covenant affecting the Property.

This declaration is made with the intention that Commonwealth Land Title Company and Commonwealth Land Title Insurance Company (the "Company") and its policy issuing agents will rely upon it in issuing their title insurance policies and endorsements. Owner, by the undersigned Declarant, agrees to indemnify the Company against loss or damage (including attorneys fees, expenses, and costs) incurred by the Company as a result of any untrue statement made herein.

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on ___ at _____.

Signature: _____ Signature: _____

APPENDIX B

THE EDR RADIUS MAP™ REPORT WITH GEOCHECK®

Skyview Property
Dale Evans Parkway and Lafayette Street
Apple Valley, CA 92307

Inquiry Number: 7114624.2s
September 12, 2022

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

DALE EVANS PARKWAY AND LAFAYETTE STREET
APPLE VALLEY, CA 92307

COORDINATES

Latitude (North):	34.5919000 - 34ˆ 35' 30.84''
Longitude (West):	117.2025300 - 117ˆ 12' 9.10''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	481427.1
UTM Y (Meters):	3827610.2
Elevation:	3018 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12015943 APPLE VALLEY NORTH, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140529
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
DALE EVANS PARKWAY AND LAFAYETTE STREET
APPLE VALLEY, CA 92307

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	VICTORVILLE PBR #1		UXO	Higher	681, 0.129, East
A2	VICTORVILLE PBR NO 1		FUDS	Higher	681, 0.129, East
B3	WALMART DISTRIBUTION	21101 JOHNSON RD	RCRA-LQG	Higher	1316, 0.249, NE
B4	WALMART DC 7033	21101 JOHNSON RD	AST, HAZNET, NPDES, San Bern. Co. Permit, CIWQS,...	Higher	1316, 0.249, NE
B5	WALMART DISTRIBUTION	21101 JOHNSON RD	NPDES, San Bern. Co. Permit, CIWQS, CERS	Higher	1316, 0.249, NE
B6	WALMART DISTRIBUTION	21101 JOHNSON RD	CERS HAZ WASTE, CERS TANKS, CERS	Higher	1316, 0.249, NE
B7	WALMART DISTRIBUTION	21101 JOHNSON RD	UST	Higher	1316, 0.249, NE
B8	AUSTIN JONES CORP	21101 JOHNSON RD	RCRA NonGen / NLR	Higher	1316, 0.249, NE
B9	AUSTIN JONES CORP.	21101 JOHNSON ROAD	RCRA NonGen / NLR	Higher	1316, 0.249, NE
B10	AUSTIN JONES CORP	21101 JOHNSON ROAD	RCRA NonGen / NLR	Higher	1316, 0.249, NE
11	VICTORVILLE PBR N-1	32 MILES NORTH OF VI	ENVIROSTOR	Higher	2317, 0.439, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF Solid Waste Information System

Lists of state and tribal leaking storage tanks

LUST Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST Leaking Underground Storage Tanks on Indian Land
CPS-SLIC Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST Underground Storage Tank Listing
INDIAN UST Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing
VCP Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT Waste Management Unit Database
SWRCY Recycler Database
HAULERS Registered Waste Tire Haulers Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register
HIST Cal-Sites Historical Calsites Database

SCH ..... School Property Evaluation Program
CDL ..... Clandestine Drug Labs
Toxic Pits ..... Toxic Pits Cleanup Act Sites
US CDL ..... National Clandestine Laboratory Register
AQUEOUS FOAM ..... Former Fire Training Facility Assessments Listing
PFAS ..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST ..... SWEEPS UST Listing
HIST UST ..... Hazardous Substance Storage Container Database
CA FID UST ..... Facility Inventory Database

Local Land Records

LIENS ..... Environmental Liens Listing
LIENS 2 ..... CERCLA Lien Information
DEED ..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
CHMIRS ..... California Hazardous Material Incident Report System
LDS ..... Land Disposal Sites Listing
MCS ..... Military Cleanup Sites Listing
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database
RADINFO ..... Radiation Information Database
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
CONSENT ..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV ..... Indian Reservations
FUSRAP ..... Formerly Utilized Sites Remedial Action Program

UMTRA - Uranium Mill Tailings Sites
LEAD SMELTERS - Lead Smelter Sites
US AIRS - Aerometric Information Retrieval System Facility Subsystem
US MINES - Mines Master Index File
ABANDONED MINES - Abandoned Mines
FINDS - Facility Index System/Facility Registry System
ECHO - Enforcement & Compliance History Information
DOCKET HWC - Hazardous Waste Compliance Docket Listing
FUELS PROGRAM - EPA Fuels Program Registered Listing
CA BOND EXP. PLAN - Bond Expenditure Plan
Cortese - "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings - CUPA Resources List
DRYCLEANERS - Cleaner Facilities
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
HAZNET - Facility and Manifest Data
ICE - ICE
HIST CORTESE - Hazardous Waste & Substance Site List
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
NPDES - NPDES Permits Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
Notify 65 - Proposition 65 Records
UIC - UIC Listing
UIC GEO - UIC GEO (GEOTRACKER)
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List
MILITARY PRIV SITES - MILITARY PRIV SITES (GEOTRACKER)
PROJECT - PROJECT (GEOTRACKER)
WDR - Waste Discharge Requirements Listing
CIWQS - California Integrated Water Quality System
CERS - CERS
NON-CASE INFO - NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS - OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS - PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT - SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ - Well Stimulation Project (GEOTRACKER)
MINES MRDS - Mineral Resources Data System
HWTS - Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants
EDR Hist Auto - EDR Exclusive Historical Auto Stations
EDR Hist Cleaner - EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF - Recovered Government Archive Solid Waste Facilities List

EXECUTIVE SUMMARY

RGA LUST---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal RCRA generators

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/20/2022 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART DISTRIBUTION EPA ID:: CAR000214304	21101 JOHNSON RD	NE 1/8 - 1/4 (0.249 mi.)	B3	11

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 04/25/2022 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VICTORVILLE PBR N-1	32 MILES NORTH OF VI	NNE 1/4 - 1/2 (0.439 mi.)	11	56

Facility Id: 80000403
Status: Inactive - Action Required

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART DISTRIBUTION	21101 JOHNSON RD	NE 1/8 - 1/4 (0.249 mi.)	B7	48
Database: UST, Date of Government Version: 06/06/2022				
Facility Id: FA0007628				

AST: A listing of aboveground storage tank petroleum storage tank locations.

A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART DC 7033	***21101 JOHNSON RD***	***NE 1/8 - 1/4 (0.249 mi.)***	***B4***	***19***
Database: AST, Date of Government Version: 07/06/2016				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/18/2022 has revealed that there is 1 CERS HAZ WASTE site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART DISTRIBUTION	***21101 JOHNSON RD***	***NE 1/8 - 1/4 (0.249 mi.)***	***B6***	***38***

EXECUTIVE SUMMARY

Local Lists of Registered Storage Tanks

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 04/18/2022 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART DISTRIBUTION	***21101 JOHNSON RD***	***NE 1/8 - 1/4 (0.249 mi.)***	***B6***	***38***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/20/2022 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AUSTIN JONES CORP EPA ID:: CAC003063294	21101 JOHNSON RD	NE 1/8 - 1/4 (0.249 mi.)	B8	49
AUSTIN JONES CORP. EPA ID:: CAC003058233	21101 JOHNSON ROAD	NE 1/8 - 1/4 (0.249 mi.)	B9	51
AUSTIN JONES CORP EPA ID:: CAC003173341	21101 JOHNSON ROAD	NE 1/8 - 1/4 (0.249 mi.)	B10	54

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 05/11/2022 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VICTORVILLE PBR NO 1		E 1/8 - 1/4 (0.129 mi.)	A2	9

UXO: A listing of unexploded ordnance site locations

A review of the UXO list, as provided by EDR, and dated 12/31/2020 has revealed that there is 1 UXO site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VICTORVILLE PBR #1		E 1/8 - 1/4 (0.129 mi.)	A1	9

EXECUTIVE SUMMARY

San Bern. Co. Permit: San Bernardino County Fire Department Hazardous Materials Division.

A review of the San Bern. Co. Permit list, as provided by EDR, and dated 05/12/2022 has revealed that there are 2 San Bern. Co. Permit sites within approximately 0.25 miles of the target property.

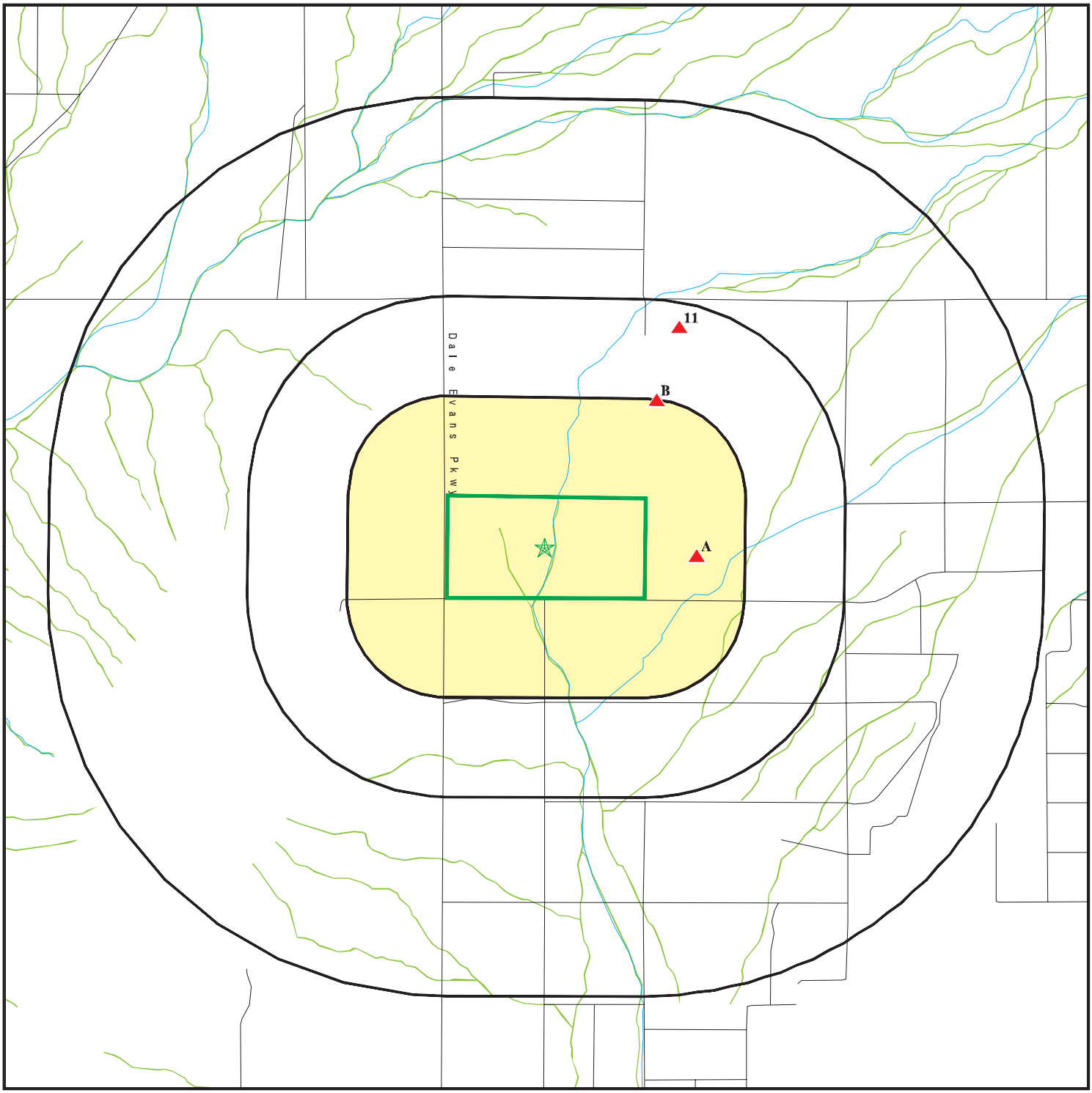
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART DC 7033	***21101 JOHNSON RD***	***NE 1/8 - 1/4 (0.249 mi.)***	***B4***	***19***
Facility Status: ACTIVE				
Facility Status: INACTIVE				
Facility Id: FA0007628				
WALMART DISTRIBUTION	***21101 JOHNSON RD***	***NE 1/8 - 1/4 (0.249 mi.)***	***B5***	***34***
Facility Status: ACTIVE				
Facility Id: FA0016989				

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name	Database(s)
	CDL
	CDL
	CDL
	CDL
SOUTHDOWN BLACK MTN QUARRY	LUST

OVERVIEW MAP - 7114624.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Skyview Property	CLIENT:	Northgate Env. Management, Inc.
ADDRESS:	Dale Evans Parkway and Lafayette Street Apple Valley CA 92307	CONTACT:	Tom Danaher
LAT/LONG:	34.5919 / 117.20253	INQUIRY #:	7114624.2s
		DATE:	September 12, 2022 2:41 pm

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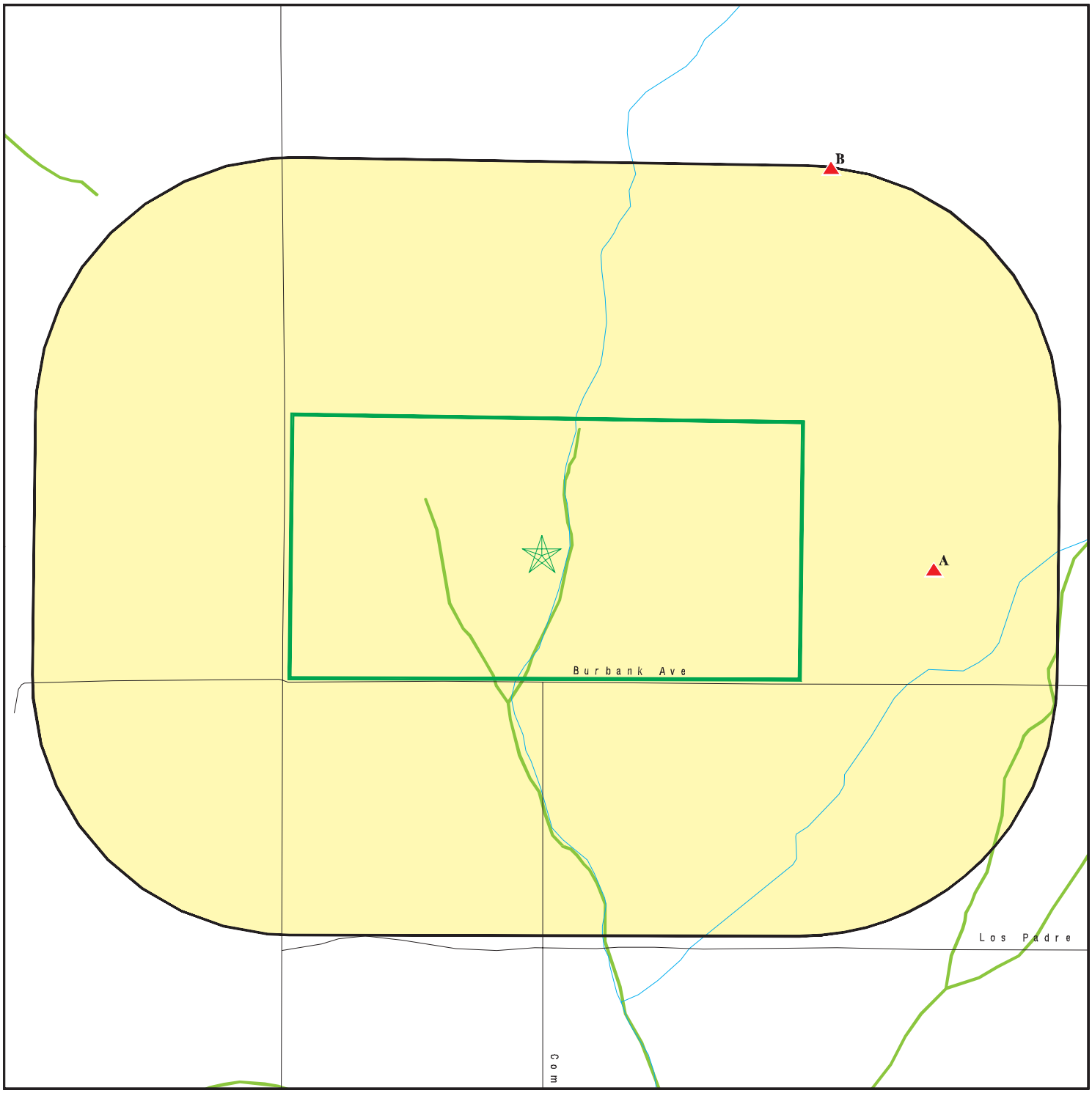
DETAIL MAP - 7114624.2S



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Skyview Property	CLIENT:	Northgate Env. Management, Inc.
ADDRESS:	Dale Evans Parkway and Lafayette Street Apple Valley CA 92307	CONTACT:	Tom Danaher
LAT/LONG:	34.5919 / 117.20253	INQUIRY #:	7114624.2s
		DATE:	September 12, 2022 2:44 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	1	0	NR	1
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	1	NR	NR	NR	1
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	1	NR	NR	NR	1
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	1	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	3	NR	NR	NR	3
FUDS	1.000		0	1	0	0	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	1	0	0	NR	1
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
San Bern. Co. Permit	0.250		0	2	NR	NR	NR	2
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	12	1	0	0	13

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **VICTORVILLE PBR #1** **UXO** **1024714491**
East **N/A**
1/8-1/4 **APPLE VALLEY, CA**
0.129 mi.
681 ft. **Site 1 of 2 in cluster A**

Relative: UXO:
Higher

Actual:
3037 ft.

DoD Component:	FUDS
Installation Name:	VICTORVILLE PBR NO 1
Name:	VICTORVILLE PBR #1
Address:	Not reported
Address 2:	Not reported
City,State,Zip:	APPLE VALLEY, CA
Site ID:	01OEW
Site Type:	Air to Land
Latitude:	34.591667
Longitude:	-117.195833

A2 **VICTORVILLE PBR NO 1** **FUDS** **1007212149**
East **N/A**
1/8-1/4 **APPLE VALLEY, CA**
0.129 mi.
681 ft. **Site 2 of 2 in cluster A**

Relative: FUDS:
Higher

Actual:
3037 ft.

EPA Region:	9
Installation ID:	CA99799F566000
Congressional District Number:	8
Name:	VICTORVILLE PBR NO 1
FUDS Number:	J09CA0675
City:	APPLE VALLEY
State:	CA
County:	SAN BERNARDINO
Object ID:	9436
USACE Division:	SPD
USACE District:	Los Angeles District (SPL)
Status:	Properties with projects
Current Owner:	PRIV: PRIVATE The site is divided into 46 parcels owned by private land owners. The site is undeveloped land.
EMS Map Link:	https://fudsportal.usace.army.mil/ems/inventory/map?id=53867
Eligibility:	Eligible
Has Projects:	Yes
NPL Status:	Not on the NPL
Property History:	Victorville PRB No. 1 was used by the Army Air Forces based at Victorville Airfield as a practice bombing area. There were no buildings on the site. The War Department improvements on the site consisted of frame butts and appurtenances. Fences and gates, and a bombing target. The bombing target, located in the center of the site, was composed of asphalt strips approximately 5 feet wide configured as three concentric circles with approximate radii of 100, 200, and 300 feet. In addition, there were two strips of asphalt which transected the concentric circles at right angels to each other. The leases on the 400 acres acquired from private land owners were terminated on 3. December 1942. On 1 November 1948, 160 acres of Victorville PRB No. 1 were informally returned to the U.S. Department of the Interior by a Letter of Transfer. The Letter of Transfer declared the bombing target to have been dedudded and certified to be free and clear of explosives or explosive objects reasonably possible to detect by visual inspection. Transfer of land from the DOD to the U.S. Department of the Interior became official on 29 March 1954, by

VICTORVILLE PBR NO 1 (Continued) **1007212149**

Public Land Order 948. Currently, the site is divided into 46 parcels owned by private land owners. The site is undeveloped land.

Project Required: Yes
Feature Description: Not reported
Latitude: 34.59166667
Longitude: -117.19583333

FUDS Detail as of Jan 2015:
Fiscal Year: 2013
Federal Facility ID: CA9799F5660
RAB: Not reported
NPL Status: Not Listed
Description: The site originally consisted of 560 acres. In May 1942, 400 acres were obtained by lease from private land owners. The other 160 acres were transferred from the U.S. Department of the Interior to the War Department through Public Land Order 125. The site was used by the Army Air Forces based at Victorville airfield as a practice bombing area. The lease on the 400 acres acquired from private land owners was terminated in December 1942. On 1 November 1948, 160 acres were transferred back to the U.S. Department of the Interior by a letter of transfer. Currently the site is divided into 46 parcels owned by private land owners. The only DOD improvements still on the site are the weathered remains of the asphalt bombing target. There is no visible evidence of unsafe debris, hazardous or toxic waste, or unexploded ordnance resulting from DOD use of the site. However, there are fragments from exploded ordnance dropped on the bombing target scattered throughout the site. The fragments are spaced approximately 15-20 feet apart within the 300 foot bombing target and 75-100 feet apart throughout the remainder of the site.
History: Victorville PRB No. 1 was used by the Army Air Forces based at Victorville Airfield as a practice bombing area. There were no buildings on the site. The War Department improvements on the site consisted of frame butts and appurtenances. Fences and gates, and a bombing target. The bombing target, located in the center of the site, was composed of asphalt strips approximately 5 feet wide configured as three concentric circles with approximate radii of 100, 200, and 300 feet. In addition, there were two strips of asphalt which transected the concentric circles at right angels to each other. The leases on the 400 acres acquired from private land owners were terminated on 3. December 1942. On 1 November 1948, 160 acres of Victorville PRB No. 1 were informally returned to the U.S. Department of the Interior by a Letter of Transfer. The Letter of Transfer declared the bombing target to have been dedudded and certified to be free and clear of explosives or explosive objects reasonably possible to detect by visual inspection. Transfer of land from the DOD to the U.S. Department of the Interior became official on 29 March 1954, by Public Land Order 948. Currently, the site is divided into 46 parcels owned by private land owners. The site is undeveloped land.
CTC: 3038
Current Program: Not reported
Future Program: Not reported
Institutional ID: 53867

MRA:
Inst ID: 53867
FUDS Number: J09CA0675

VICTORVILLE PBR NO 1 (Continued) **1007212149**

Facility Name: VICTORVILLE PBR NO 1
PHASE: 4
ARC: Y
DIST: SPL
MMRP: Y
MRA ID: J09CA067501R01

MRS:
Inst ID: 53867
FUDS Number: J09CA0675
Facility Name: VICTORVILLE PBR NO 1
PHASE: 4
Site ID: 01
DIST: SPL
MMRP: Y
MRA ID: J09CA067501R01
PROJ NO: J09CA067501

B3 **WALMART DISTRIBUTION CENTER #7033** **RCRA-LQG** **1014387847**
NE **21101 JOHNSON RD** **CAR000214304**
1/8-1/4 **APPLE VALLEY, CA 92307**
0.249 mi.
1316 ft. **Site 1 of 8 in cluster B**

Relative: **Higher**

Actual: **3044 ft.**

RCRA-LQG:
Date Form Received by Agency: 20220225
Handler Name: WALMART DISTRIBUTION CENTER #7033
Handler Address: 21101 JOHNSON RD
Handler City,State,Zip: APPLE VALLEY, CA 92307
EPA ID: CAR000214304
Contact Name: CASSIE CLARK
Contact Address: PO BOX 8041
Contact City,State,Zip: BENTONVILLE, AR 72712-8041
Contact Telephone: 479-360-0632
Contact Fax: 479-204-9675
Contact Email: CASSIE.CLARK@WALMART.COM
Contact Title: SENIOR MANAGER
EPA Region: 09
Land Type: Private
Federal Waste Generator Description: Large Quantity Generator
Non-Notifier: Not reported
Biennial Report Cycle: 2021
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: PO BOX 8041
Mailing City,State,Zip: BENTONVILLE, AR 72712-8041
Owner Name: WAL-MART STORES EAST, LP.
Owner Type: Private
Operator Name: WAL-MART STORES EAST, LP.
Operator Type: Private
Short-Term Generator Activity: No
Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220606
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years
Year: 2019

Click Here for Biennial Reporting System Data:

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D003
Waste Description:	REACTIVE WASTE
Waste Code:	D004
Waste Description:	ARSENIC
Waste Code:	D005
Waste Description:	BARIUM
Waste Code:	D006
Waste Description:	CADMIUM
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D016
Waste Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Waste Code:	D018
Waste Description:	BENZENE
Waste Code:	D022
Waste Description:	CHLOROFORM
Waste Code:	D025
Waste Description:	P-CRESOL
Waste Code:	D026
Waste Description:	CRESOL
Waste Code:	D027
Waste Description:	1,4-DICHLOROBENZENE
Waste Code:	D030
Waste Description:	2,4-DINITROTOLUENE
Waste Code:	D035
Waste Description:	METHYL ETHYL KETONE

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Waste Code: D039
Waste Description: TETRACHLOROETHYLENE

Waste Code: D040
Waste Description: TRICHLORETHYLENE

Waste Code: P075
Waste Description: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Waste Code: U002
Waste Description: 2-PROPANONE (I) (OR) ACETONE (I)

Waste Code: U072
Waste Description: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

Waste Code: U134
Waste Description: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)

Waste Code: U154
Waste Description: METHANOL (I) (OR) METHYL ALCOHOL (I)

Waste Code: U159
Waste Description: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

Waste Code: U165
Waste Description: NAPHTHALENE

Waste Code: U188
Waste Description: PHENOL

Waste Code: U205
Waste Description: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

Waste Code: U210
Waste Description: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

Waste Code: U240
Waste Description: 2,4-D, SALTS & ESTERS (OR) ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS (OR) DICHLOROPHENOXYACETIC ACID 2,4-D

Waste Code: U249
Waste Description: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

Waste Code: U279
Waste Description: U279

Waste Code: U409
Waste Description: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

Waste Code: U411
Waste Description: U411

Handler - Owner Operator:
Owner/Operator Indicator: Operator
Owner/Operator Name: WALMART STORES EAST LP

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Legal Status:	Private
Date Became Current:	20040301
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 8041
Owner/Operator City,State,Zip:	BENTONVILLE, AR 72712-8041
Owner/Operator Telephone:	479-204-0402
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: WAL-MART STORES EAST, LP.	
Legal Status:	Private
Date Became Current:	20040301
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 8041
Owner/Operator City,State,Zip:	BENTONVILLE, AR 72712-8041
Owner/Operator Telephone:	479-277-8972
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	479-204-9675
Owner/Operator Email:	ROSE.ARNOLD@WALMART.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name: WAL-MART STORES EAST, LP.	
Legal Status:	Private
Date Became Current:	20040301
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 8041
Owner/Operator City,State,Zip:	BENTONVILLE, AR 72712-8041
Owner/Operator Telephone:	479-360-0632
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	479-204-9675
Owner/Operator Email:	CASSIE.CLARK@WALMART.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name: WALMART STORES EAST LP	
Legal Status:	Private
Date Became Current:	20040301
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 8041
Owner/Operator City,State,Zip:	BENTONVILLE, AR 72712-8041
Owner/Operator Telephone:	479-204-0402
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: WAL-MART STORES EAST, LP.	
Legal Status:	Private
Date Became Current:	20040301
Date Ended Current:	Not reported
Owner/Operator Address:	PO BOX 8041
Owner/Operator City,State,Zip:	BENTONVILLE, AR 72712-8041
Owner/Operator Telephone:	479-277-8972
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	479-204-9675
Owner/Operator Email:	ROSE.ARNOLD@WALMART.COM

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Owner/Operator Indicator: Owner
Owner/Operator Name: WAL-MART STORES EAST, LP.
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-277-8972
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 479-204-9675
Owner/Operator Email: ROSE.ARNOLD@WALMART.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: WALMART STORES EAST LP
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-204-0402
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: WAL-MART STORES EAST, LP.
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-277-8972
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 479-204-9675
Owner/Operator Email: ROSE.ARNOLD@WALMART.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: WAL-MART STORES EAST, LP.
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-360-0632
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 479-204-9675
Owner/Operator Email: CASSIE.CLARK@WALMART.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: WALMART STORES EAST LP
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: WAL-MART STORES EAST, LP.
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-277-8972
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 479-204-9675
Owner/Operator Email: ROSE.ARNOLD@WALMART.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: WALMART STORES EAST LP
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-204-0402
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: WALMART STORES EAST LP
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: WAL-MART STORES EAST, LP.
Legal Status: Private
Date Became Current: 20040301
Date Ended Current: Not reported
Owner/Operator Address: PO BOX 8041
Owner/Operator City,State,Zip: BENTONVILLE, AR 72712-8041
Owner/Operator Telephone: 479-277-8972
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: 479-204-9675
Owner/Operator Email: ROSE.ARNOLD@WALMART.COM

Historic Generators:
Receive Date: 20200207
Handler Name: WALMART DISTRIBUTION CENTER #7033
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20220225
Handler Name: WALMART DISTRIBUTION CENTER #7033
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20100927
Handler Name: WALMART DISTRIBUTION CTR 7033
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20110502
Handler Name: WALMART DISTRIBUTION CTR NO7033
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20160620
Handler Name: WALMART DISTRIBUTION CTR #7033
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No

WALMART DISTRIBUTION CENTER #7033 (Continued) **1014387847**

Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20190514
Handler Name: WALMART DISTRIBUTION CENTER #7033
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

Receive Date: 20210804
Handler Name: WALMART DISTRIBUTION CENTER #7033
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 32311
NAICS Description: PRINTING

NAICS Code: 49311
NAICS Description: GENERAL WAREHOUSING AND STORAGE

NAICS Code: 493110
NAICS Description: GENERAL WAREHOUSING AND STORAGE

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B4 **WALMART DC 7033** **AST** **S108224708**
NE **21101 JOHNSON RD** **HAZNET** **N/A**
1/8-1/4 **APPLE VALLEY, CA 92307** **NPDES**
0.249 mi. **San Bern. Co. Permit**
1316 ft. **Site 2 of 8 in cluster B** **CIWQS**
CERS
Relative: Higher **HWTS**

Actual: 3044 ft.

AST:
Name: WALMART DISTRIBUTION CENTER #7033

WALMART DC 7033 (Continued) **S108224708**

Address:	21101 JOHNSON RD
City/Zip:	APPLE VALLEY,92307
Certified Unified Program Agencies:	Not reported
Owner:	Walmart Stores East, LP
Total Gallons:	Not reported
CERSID:	10047238
Facility ID:	FA0007628
Business Name:	Walmart
Phone:	760-780-5030
Fax:	Not reported
Mailing Address:	702 SW 8th Street
Mailing Address City:	Bentonville
Mailing Address State:	AR
Mailing Address Zip Code:	Not reported
Operator Name:	Walmart Stores East, LP
Operator Phone:	(479) 204-3911
Owner Phone:	(479) 204-3911
Owner Mail Address:	702 SW 8th Street
Owner State:	AR
Owner Zip Code:	Not reported
Owner Country:	United States
Property Owner Name:	Walmart Stores East, LP
Property Owner Phone:	479-204-3911
Property Owner Mailing Address:	PO Box 8050
Property Owner City:	Bentonville
Property Owner Stat :	AR
Property Owner Zip Code:	72712
Property Owner Country:	United States
EPAID:	CAR000214304

HAZNET:

Name:	SWIFT TRANSPORTATION COMPANY
Address:	21101 JOHNSON RD
Address 2:	Not reported
City,State,Zip:	APPLE VALLEY, CA 923079357
Contact:	DAN L. COBERLY
Telephone:	6024777043
Mailing Name:	Not reported
Mailing Address:	PO BOX 29243
Year:	2016
Gepaid:	CAC002851902
TSD EPA ID:	CAD028409019
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.417

NPDES:

Name:	WALMART DC 7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Facility Status:	Active
NPDES Number:	CAS000001
Region:	6B

WALMART DC 7033 (Continued) **S108224708**

Agency Number:	0
Regulatory Measure ID:	337082
Place ID:	Not reported
Order Number:	97-03-DWQ
WDID:	6B36NEC000258
Regulatory Measure Type:	Enrollee
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	11/30/2007
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	601 N Walton Blvd MS 0710 L28
Discharge Name:	Walmart Stores East LP
Discharge City:	Bentonville
Discharge State:	Arkansas
Discharge Zip:	72712
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	6B
Regulatory Measure ID:	337082
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	6B36NEC000258
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	11/30/2007
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Walmart Stores East LP
Discharge Address:	601 N Walton Blvd MS 0710 L28
Discharge City:	Bentonville
Discharge State:	Arkansas
Discharge Zip:	72712
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	6B
Regulatory Measure ID:	337082
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	6B36NEC000258
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/05/2015
Processed Date:	11/30/2007
Status:	Active
Status Date:	08/05/2015
Place Size:	300
Place Size Unit:	Acres
Contact:	Scott Kubicek
Contact Title:	General Manager
Contact Phone:	760-961-6300
Contact Phone Ext:	Not reported
Contact Email:	scott.kubicek@walmart.com
Operator Name:	Walmart Stores East LP
Operator Address:	601 N Walton Blvd MS 0710 L28
Operator City:	Bentonville
Operator State:	Arkansas
Operator Zip:	72712
Operator Contact:	Dave Matteson
Operator Contact Title:	Not reported
Operator Contact Phone:	479-204-8717
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Dave.Matteson@walmart.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	ephemeral wash leading to Mojave River
Certifier:	Scott Kubicek
Certifier Title:	General Manager

WALMART DC 7033 (Continued) **S108224708**

Certification Date:	06-SEP-16
Primary Sic:	4225-General Warehousing and Storage
Secondary Sic:	4231-Terminal and Joint Terminal Maintenance Facilities for Motor Freight Transportation
Tertiary Sic:	Not reported

Name:	WALMART DC 7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	6B36NEC000258
Regulatory Measure Type:	Industrial
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Active
Status Date:	08/05/2015
Operator Name:	Walmart Stores East LP
Operator Address:	601 N Walton Blvd MS 0710 L28
Operator City:	Bentonville
Operator State:	Arkansas
Operator Zip:	72712

NPDES as of 03/2018:

NPDES Number:	CAS000001
Status:	Active
Agency Number:	0
Region:	6B
Regulatory Measure ID:	337082
Order Number:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	6B36NEC000258
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	11/30/2007
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Walmart Stores East LP
Discharge Address:	601 N Walton Blvd MS 0710 L28
Discharge City:	Bentonville
Discharge State:	Arkansas
Discharge Zip:	72712
Received Date:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Status:	Not reported
Agency Number:	Not reported
Region:	6B
Regulatory Measure ID:	337082
Order Number:	Not reported
Regulatory Measure Type:	Industrial
Place ID:	Not reported
WDID:	6B36NEC000258
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/05/2015
Processed Date:	11/30/2007
Status:	Active
Status Date:	08/05/2015
Place Size:	300
Place Size Unit:	Acres
Contact:	Scott Kubicek
Contact Title:	General Manager
Contact Phone:	760-961-6300
Contact Phone Ext:	Not reported
Contact Email:	scott.kubicek@walmart.com
Operator Name:	Walmart Stores East LP
Operator Address:	601 N Walton Blvd MS 0710 L28
Operator City:	Bentonville
Operator State:	Arkansas
Operator Zip:	72712
Operator Contact:	Dave Matteson
Operator Contact Title:	Not reported
Operator Contact Phone:	479-204-8717
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Dave.Matteson@walmart.com
Operator Type:	Private Business
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	California
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	ephemeral wash leading to Mojave River
Certifier:	Scott Kubicek
Certifier Title:	General Manager
Certification Date:	06-SEP-16
Primary Sic:	4225-General Warehousing and Storage
Secondary Sic:	4231-Terminal and Joint Terminal Maintenance Facilities for Motor Freight Transportation
Tertiary Sic:	Not reported

Name:	STORE 7033 510
Address:	21101 JOHNSON ROAD
City,State,Zip:	APPLE VALLEY, CA 92307
Facility Status:	Terminated
NPDES Number:	CAS000002
Region:	6B
Agency Number:	0
Regulatory Measure ID:	516083
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	6B36C389608
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	03/02/2020
Termination Date Of Regulatory Measure:	07/27/2020
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	702 SW 8TH ST
Discharge Name:	Wal Mart Stores East LP
Discharge City:	BENTONVILLE
Discharge State:	Arkansas
Discharge Zip:	72716
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

Name:	STORE 7033 510
Address:	21101 JOHNSON ROAD
City,State,Zip:	APPLE VALLEY, CA 92307
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	6B36C389608
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	08/06/2020
Operator Name:	Wal Mart Stores East LP
Operator Address:	702 SW 8TH ST
Operator City:	BENTONVILLE
Operator State:	Arkansas
Operator Zip:	72716

San Bern. Co. Permit:

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Region:	SAN BERNARDINO
Facility ID:	FA0007628
Owner:	WALMART INC.
Permit Number:	PT0015037
Permit Category:	SMALL QUANTITY GENERATOR
Facility Status:	ACTIVE
Expiration Date:	02/28/2022

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Region:	SAN BERNARDINO
Facility ID:	FA0007628
Owner:	WALMART INC.
Permit Number:	PT0014197
Permit Category:	REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status:	ACTIVE
Expiration Date:	02/28/2022

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Region:	SAN BERNARDINO
Facility ID:	FA0007628
Owner:	WALMART INC.
Permit Number:	PT0014198
Permit Category:	REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status:	ACTIVE
Expiration Date:	02/28/2022

WALMART DC 7033 (Continued) **S108224708**

Name: WALMART DISTRIBUTION CENTER #7033
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0007628
Owner: WALMART INC.
Permit Number: PT0014199
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: ACTIVE
Expiration Date: 02/28/2022

Name: WALMART DISTRIBUTION CENTER #7033
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0007628
Owner: WALMART INC.
Permit Number: PT0014200
Permit Category: REGULAR UST ANNUAL INSPECTION (PER TANK)
Facility Status: ACTIVE
Expiration Date: 02/28/2022

Name: WALMART DISTRIBUTION CENTER #7033
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0007628
Owner: WALMART INC.
Permit Number: PT0014196
Permit Category: HAZARDOUS MATERIALS 11-30 CHEMICALS
Facility Status: ACTIVE
Expiration Date: 02/28/2022

Name: WALMART DISTRIBUTION CENTER #7033
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0007628
Owner: WALMART INC.
Permit Number: PT0036650
Permit Category: APSA 1,320-10,000 GAL FAC CAPACITY
Facility Status: ACTIVE
Expiration Date: 02/28/2022

Name: WALMART DISTRIBUTION CENTER #7033
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0007628
Owner: WALMART INC.
Permit Number: PT0015047
Permit Category: UW HANDLER WITH ANOTHER CUPA PERMIT
Facility Status: INACTIVE
Expiration Date: 02/28/2014

Name: WALMART DISTRIBUTION CENTER #7033
Address: 21101 JOHNSON RD

WALMART DC 7033 (Continued) **S108224708**

City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0007628
Owner: WALMART INC.
Permit Number: PT0015038
Permit Category: EPCRA FACILITY
Facility Status: INACTIVE
Expiration Date: 02/28/2014

CIWQS:

Name:	WALMART DC 7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Agency:	Walmart Stores East LP
Agency Address:	601 N Walton Blvd MS 0710 L28, Bentonville, AR 72712
Place/Project Type:	Industrial - General Warehousing and Storage
SIC/NAICS:	4225(+)
Region:	6V
Program:	INDSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	6B36NEC000258
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	11/30/2007
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.59734
Longitude:	-117.19759

Name:	STORE 7033 510
Address:	21101 JOHNSON ROAD
City,State,Zip:	APPLE VALLEY, CA 92307
Agency:	Wal Mart Stores East LP
Agency Address:	702 SW 8TH ST Mail Stop 0505, Bentonville, AR 72716
Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	6V
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	6B36C389608
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	03/02/2020
Termination Date:	07/27/2020
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported

WALMART DC 7033 (Continued) **S108224708**

Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: 34.5975
Longitude: -117.1981

CERS:
Name: WALMART DC 7033
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Site ID: 546310
CERS ID: 707936
CERS Description: Industrial Facility Storm Water

Violations:
Site ID: 546310
Site Name: Walmart DC 7033
Violation Date: 07-02-2016
Citation: 2014-0057-DWQ - Industrial General Permit
Violation Description: SW - Late Report
Violation Notes: Failure to submit 2015 - 2016 Annual Report by due date
Violation Division: Water Boards
Violation Program: INDSTW
Violation Source: SMARTS,

Enforcement Action:
Site ID: 546310
Site Name: Walmart DC 7033
Site Address: 21101 JOHNSON RD
Site City: APPLE VALLEY
Site Zip: 92307
Enf Action Date: 07-27-2017
Enf Action Type: Industrial Storm Water Enforcement
Enf Action Description: Industrial Storm Water Enforcement
Enf Action Notes: Failure to submit 2015-2016 Annual Report by due date
Enf Action Division: Water Boards
Enf Action Program: INDSTW
Enf Action Source: SMARTS,

Affiliation:
Affiliation Type Desc: Owner/Operator
Entity Name: Walmart Stores East LP
Entity Title: Operator
Affiliation Address: 601 N Walton Blvd MS 0710 L28
Affiliation City: Bentonville
Affiliation State: AR
Affiliation Country: Not reported
Affiliation Zip: 72712
Affiliation Phone: ,

HWTS:
Name: AUSTIN JONES CORP
Address: 21101 JOHNSON RD
Address 2: Not reported

WALMART DC 7033 (Continued) **S108224708**

City,State,Zip: APPLE VALLEY, CA 92307
EPA ID: CAC003063294
Inactive Date: 07/14/2020
Create Date: 04/14/2020
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 18575 JAMBOREE RD
Mailing Address 2: Not reported
Mailing City,State,Zip: IRVINE, CA 92612
Owner Name: RANDY AUSTIN
Owner Address: 18575 JAMBOREE RD
Owner Address 2: Not reported
Owner City,State,Zip: IRVINE, CA 92612
Contact Name: BRIANA LEWIS
Contact Address: 18575 JAMBOREE RD
Contact Address 2: Not reported
City,State,Zip: IRVINE, CA 92612
Facility Status: Inactive
Facility Type: TEMPORARY
Category: STATE
Latitude: 34.597296
Longitude: -117.197469

NAICS:
EPA ID: CAC003063294
Create Date: 2020-04-14 17:12:34.263
NAICS Code: 236220
NAICS Description: Commercial and Institutional Building Construction
Issued EPA ID Date: 2020-04-14 17:12:34.28000
Inactive Date: 2020-07-14 17:12:34.26300
Facility Name: AUSTIN JONES CORP
Facility Address: 21101 JOHNSON RD
Facility Address 2: Not reported
Facility City: APPLE VALLEY
Facility County: Not reported
Facility State: CA
Facility Zip: 923079357

EPA ID: CAC003063294
Create Date: 2020-04-14 17:12:34.263
NAICS Code: 236220
NAICS Description: Commercial and Institutional Building Construction
Issued EPA ID Date: 2020-04-14 17:12:34.28000
Inactive Date: 2020-07-14 17:12:34.26300
Facility Name: AUSTIN JONES CORP
Facility Address: 21101 JOHNSON RD
Facility Address 2: Not reported
Facility City: APPLE VALLEY
Facility County: Not reported
Facility State: CA
Facility Zip: 923079357

Name: AUSTIN JONES CORP.
Address: 21101 JOHNSON ROAD
Address 2: Not reported
City,State,Zip: APPLE VALLEY, CA 92307
EPA ID: CAC003058233

WALMART DC 7033 (Continued) **S108224708**

Inactive Date:	06/01/2020
Create Date:	03/02/2020
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	18575 JAMBOREE RD
Mailing Address 2:	Not reported
Mailing City,State,Zip:	IRVINE, CA 92612
Owner Name:	ANDREW AUSTIN
Owner Address:	18575 JAMBOREE RD
Owner Address 2:	Not reported
Owner City,State,Zip:	IRVINE, CA 92612
Contact Name:	KAYLA RUEDA
Contact Address:	18575 JAMBOREE RD
Contact Address 2:	Not reported
City,State,Zip:	IRVINE, CA 92612
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	34.597296
Longitude:	-117.197469

NAICS:

EPA ID:	CAC003058233
Create Date:	2020-03-02 09:41:01.940
NAICS Code:	236220
NAICS Description:	Commercial and Institutional Building Construction
Issued EPA ID Date:	2020-03-02 09:41:01.94000
Inactive Date:	2020-06-01 09:41:01.92700
Facility Name:	AUSTIN JONES CORP.
Facility Address:	21101 JOHNSON ROAD
Facility Address 2:	Not reported
Facility City:	APPLE VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92307

EPA ID:	CAC003058233
Create Date:	2020-03-02 09:41:01.940
NAICS Code:	236220
NAICS Description:	Commercial and Institutional Building Construction
Issued EPA ID Date:	2020-03-02 09:41:01.94000
Inactive Date:	2020-06-01 09:41:01.92700
Facility Name:	AUSTIN JONES CORP.
Facility Address:	21101 JOHNSON ROAD
Facility Address 2:	Not reported
Facility City:	APPLE VALLEY
Facility County:	Not reported
Facility State:	CA
Facility Zip:	92307

Name:	SWIFT TRANSPORTATION COMPANY
Address:	21101 JOHNSON RD
Address 2:	Not reported
City,State,Zip:	APPLE VALLEY, CA 92307
EPA ID:	CAC002851902
Inactive Date:	06/08/2016
Create Date:	03/08/2016

WALMART DC 7033 (Continued) **S108224708**

Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 29243
Mailing Address 2:	Not reported
Mailing City,State,Zip:	PHOENIX, AZ 850389243
Owner Name:	SWIFT TRANSPORTATION CORPORATION
Owner Address:	PO BOX 29243
Owner Address 2:	Not reported
Owner City,State,Zip:	PHOENIX, AZ 850389243
Contact Name:	DAN L. COBERLY
Contact Address:	PO BOX 29243
Contact Address 2:	Not reported
City,State,Zip:	PHOENIX, AZ 850389243
Facility Status:	Inactive
Facility Type:	TEMPORARY
Category:	STATE
Latitude:	34.600881
Longitude:	-117.201844

B5 **WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY** **NPDES** **S113133427**
NE **21101 JOHNSON RD** **San Bern. Co. Permit** **N/A**
1/8-1/4 **APPLE VALLEY, CA 92307** **CIWQS**
0.249 mi. **CERS**
1316 ft. **Site 3 of 8 in cluster B**

Relative: Higher
Actual: 3044 ft.

NPDES:

Name:	STORE 7033 505 PCI FY19
Address:	21101 JOHNSON ROAD
City,State,Zip:	APPLE VALLEY, CA 92307
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	6B36C382940
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	09/14/2018
Operator Name:	Wal Mart Stores East LP
Operator Address:	702 SW 8TH ST
Operator City:	BENTONVILLE
Operator State:	Arkansas
Operator Zip:	72716

San Bern. Co. Permit:

WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY (Continued) **S113133427**

Name: WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY
Address: 21101 JOHNSON RD
City,State,Zip: APPLE VALLEY, CA 92307
Region: SAN BERNARDINO
Facility ID: FA0016989
Owner: Longroad Energy Services
Permit Number: PT0036325
Permit Category: HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
Facility Status: ACTIVE
Expiration Date: 10/31/2022

CIWQS:

Name:	STORE 7033 505 PCI FY19
Address:	21101 JOHNSON ROAD
City,State,Zip:	APPLE VALLEY, CA 92307
Agency:	Wal Mart Stores East LP
Agency Address:	702 SW 8TH ST Mail Stop 0505, Bentonville, AR 72716
Place/Project Type:	Construction
SIC/NAICS:	Not reported
Region:	6V
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	6B36C382940
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	04/04/2018
Termination Date:	09/06/2018
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	34.5975
Longitude:	-117.1981

CERS:

Name:	WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Site ID:	369251
CERS ID:	10670104
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	369251
Site Name:	WALMART DISTRIBUTION CENTER #7033 solar array
Violation Date:	12-20-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:	Returned to compliance on 01/20/2019. OBSERVATION: The emergency

WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY (Continued) **S113133427**

response/contingency plan submitted via CERS on 03/15/2018 does not contain the San Bernardino County Emergency Response phone number (800) 33-TOXIC or (909) 386-8425. Also, the phone number provided for the Regional Water Quality Control Board (RWQCB) is incorrect. In addition, the site map was observed to be missing the emergency shut off switch at the switchgear. CORRECTIVE ACTION: Submit a complete emergency response plan via CERS.

Violation Division: San Bernardino County Fire Department
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-28-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-20-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:

Site ID: 369251
Facility Name: WALMART DISTRIBUTION CENTER #7033 solar array
Env Int Type Code: HMBP
Program ID: 10670104
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 34.597340
Longitude: -117.197590

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: San Bernardino County Fire
Entity Title: Not reported
Affiliation Address: 620 South E Street
Affiliation City: San Bernardino
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 92415-0153
Affiliation Phone: (909) 386-8401,

Affiliation Type Desc: Operator
Entity Name: Longroad Energy Services
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY (Continued) **S113133427**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(617) 377-4317,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Ryan Fonbuena
Entity Title:	Not reported
Affiliation Address:	133 Federal St. Suite 1202
Affiliation City:	Boston
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	02111
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	Longroad Energy Services
Entity Title:	Not reported
Affiliation Address:	133 Federal St. Suite 1202
Affiliation City:	Boston
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	02111
Affiliation Phone:	(617) 377-4317,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Longroad Energy
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Document Preparer
Entity Name:	Ryan Fonbuena
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	133 Federal St. Suite 1202
Affiliation City:	Boston
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	02111
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Ryan Fonbuena

WALMART DISTRIBUTION CENTER #7033 SOLAR ARRAY (Continued) **S113133427**

Entity Title:	Director, EHS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

B6 **WALMART DISTRIBUTION CENTER #7033** **CERS HAZ WASTE** **S113179075**
NE **21101 JOHNSON RD** **CERS TANKS** **N/A**
1/8-1/4 **APPLE VALLEY, CA 92307** **CERS**
0.249 mi.
1316 ft. **Site 4 of 8 in cluster B**

Relative: Higher

Actual: 3044 ft.

CERS HAZ WASTE:

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Site ID:	407337
CERS ID:	10047238
CERS Description:	Hazardous Waste Generator

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Site ID:	407337
CERS ID:	10047238
CERS Description:	RCRA LQ HW Generator

CERS TANKS:

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Site ID:	407337
CERS ID:	10047238
CERS Description:	Aboveground Petroleum Storage

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Site ID:	407337
CERS ID:	10047238
CERS Description:	Underground Storage Tank

CERS:

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Site ID:	407337
CERS ID:	10047238
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	407337
Site Name:	WALMART DISTRIBUTION CENTER #7033
Violation Date:	06-28-2016

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Citation: 23 CCR 6.7 25284, 25286 - California Code of Regulations, Title 23, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 07/26/2016. OBSERVATION: THE BOE#44025712 LISTED ON THE APPLICATION IS CLOSED AS OF 10/3/1989. COMPLIANCE REQUIREMENT: THE BOARD OF EQUALIZATION WAS CONTACTED AND THE VALID NUMBER IS #44045143. UPDATE THE PERMIT APPLICATION WITH THIS NUMBER AND RESUBMIT. COMPLIANCE ACTIVITY 8/19/2016- JOHN MAY SENT AN EMAIL ON 7/26/2016 WHICH INCLUDED A SCANNED LETTER CONFIRMING THIS VIOLATION HAD BEEN CORRECTED. CERS WAS REVIEWED AND CONFIRMED. EGRIMES
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 07-09-2013
Citation: 23 CCR 16 2666 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2666
Violation Description: Failure of the leak detection equipment to have an audible and visual alarm as required.
Violation Notes: Returned to compliance on 07/12/2013. THE AUDIBLE ALARM DEVICE ON THE OPW MONITORING PANEL WAS NOT FUNCTIONING. TROUBLESHOOTING REVEALED A PIECE OF DUCT TAPE COVERING THE AUDIBLE ALARM DEVICE. COMPLIANCE REQUIREMENT: FACILITY MUST SUBMIT TRAINING DOCUMENTATION ON THE IMPORTANCE OF MAINTAINING FUNCTIONING AUDIBLE ALARMS ASSOCIATED WITH THE UST SYSTEMS. THIS FINDING CONSTITUTES POTENTIAL TAMPERING OF THE MONITORING SYSTEM.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 12-21-2016
Citation: HSC 6.67 25270.6(b) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.6(b)
Violation Description: Failure to pay the APSA Program fee.
Violation Notes: Returned to compliance on 02/15/2017. This facility stored greater than 1,320 gallons of petroleum products and did have an APSA permit.
Violation Division: San Bernardino County Fire Department
Violation Program: APSA
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 06-28-2016
Citation: 23 CCR 16 2715(c) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(c)
Violation Description: Failure to comply with one or more of the following designated operator (DO) monthly inspection requirements: Be performed by an ICC certified DO. Inspect monthly alarm history report, check that alarms are documented and responded to appropriately, and attach a copy. Inspect for the presence of liquid/debris in spill containers. Inspect for the presence of liquid/debris in under dispenser containment (UDC) and ensure that the monitoring equipment is positioned correctly.

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Inspect for liquid or debris in containment sumps where an alarm occurred with no service visit. Check that all testing and maintenance has been completed and documented. Verify that all facility employees have been properly trained.

Violation Notes: Returned to compliance on 07/26/2016. OBSERVATIONS: THE DO REPORT DID NOT PROVIDE ACTIONS TAKEN TO ABATE THE CONTINUOUS "RECONCILIATION" ALARM AT THE PANEL FOR TANK 1 & 2. THE ISSUE WAS NOTED FROM AUGUST OF 2015. DO MUST ENSURE TO FOLLOW-UP WITH ISSUES TO ENSURE PROPER STEPS WERE TAKEN TO COME INTO COMPLIANCE. COMPLIANCE ACTIVITY -8/19/2016- JOHN MAY SENT AN EMAIL ON 7/26/2016 WITH AN ATTACHED LETTER STATING THAT THE DESIGNATED OPERATOR IS BEING REMOVED AS OF 9/1/2016 AND A NEW SUPPORT TEAM WILL BE TAKING OVER, 7G. THIS NEW DO NOW KNOWS HOW TO DIRECTLY DISPTACH IDENTIFIED COMPLICANCE REQUIRING FOLLOW UP.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 06-28-2016
Citation: HSC 6.7 Multiple - California Health and Safety Code, Chapter 6.7, Section(s) Multiple
Violation Description: UST Program - Administration/Documentation - General - Must include violation description, proper statute and regulation citation in the "comment" section.
Violation Notes: Returned to compliance on 07/26/2016. Failure to have a written monitoring program with monitoring procedures and response plan (CHSC 25286(a)) OBSERVATIONS: (1) THE TANK INFORMATION PAGE FOR TANK 1 AND 2 IS MARKED AS NOT HAVING "FILL TUBE SHUT-OFF VALVES" WHEN THEY DO. (2) THE WASTE OIL TANK HAS INFORMATION LISTED FOR LINE LEAK DETECTORS, BUT THIS TANK HAS NO TURBINE, THEREFORE NO LINE LEAK DETECTORS. (3) THE MONITORING PLOT PLAN IS MISSING THE PIPING LAYOUT AND THE MECHANICAL LINE LEAK DETECTORS FOR TANK 1 AND 2. COMPLIANCE REQUIREMENTS: (1) UPDATE THE TANK INFORMATION PAGE FOR TANK 1 AND 2. (2) REMOVE THE LINE LEAK DETECTOR INFORMATION FROM THE WASTE OIL TANK PAGE. (3) UPDATE THE MONITORING PLOT PLAN WITH THE PIPING LAYOUT AND THE LINE LEAK DETECTORS. RESUBMIT IN CERS. COMPLIANCE ACTIVITY -8/19/2016- JOHN MAY SENT DOCUMENT VIA EMAIL, ON 7/26/16, STATING THAT CERS HAD BEEN UPDATED. REVIEWED CERS AND CONFIRMED. EGRIMES.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 06-20-2017
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to have a UST Response Plan available on site.
Violation Notes: Returned to compliance on 07/27/2017. (07/27/2017) compliance activity- cers updated OBSERVED CERS UST ELEMENT SUBMITTAL INCORRECT. MONITORING PANEL AND SENSOR REFLECTED OPW SYSTEM THAT WAS REMOVED AND UPDATED TO VEEDER ROOT SYSTEM. COMPLIANCE REQUIREMENT: UPDATE CERS TO REFLECT CURRENT VEEDER ROOT MONITORING PANEL, TANK SENSORS, PIPING SENSOR AND UDC SENSORS. SUBMIT UPDATED CERS SUBMITTAL WITHIN 30 DAYS.
Violation Division: San Bernardino County Fire Department
Violation Program: UST

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 06-28-2016
Citation: 23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description: Failure to maintain records of repairs, lining, and upgrades on site, or off site if approved by the CUPA, for the life of the UST.
Violation Notes: Returned to compliance on 07/26/2016. OBSERVATIONS: OBSERVED NO FOLLOW-UP DOCUMENTATION REGARDING THE CONTINUOUS ALARMS ON TANK 1 & 2 "RECONCILIATION". INITIAL REPORT SEEMED TO BE DOCUMENTED IN DECEMBER OF 2015. COMPLIANCE REQUIREMENTS: PROVIDE DOCUMENTATION ON ANY FOLLOW-UP WORK PERTAINING TO THE CONTINUOUS ALARM AT THE PANEL. IF NO FOLLOW-UPS HAVE BEEN MADE TO ABATE THESE ALARMS, THEN HAVE AN APPROVED TECHNICIAN TROUBLESHOOT AND PROVIDE REASONING ALONG WITH PROPOSED PLAN TO ABATE ISSUE. SEND DOCUMENTATION TO OUR DEPARTMENT EGRIMES@SBCFIRE.ORG COMPLIANCE ACTIVITY -8/19/2016- JOHN MAY SENT SCANNED DOCUMENT, VIA EMAIL ON 7/26/2016, STATING THAT THE CURRENT PANEL IS BEING UPDATED TO A VEEDER ROOT 350 ATG. ALL REQUIRED DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF WORK. HE ALSO STATED THAT DAILY INVENTORY CONTROL WAS PERFORMED MANUALLY DURING TIME OF INSPECTION AND IS AVAILABLE UPON REQUEST.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 07-02-2015
Citation: HSC 6.7 29291(b) - California Health and Safety Code, Chapter 6.7, Section(s) 29291(b)
Violation Description: Failure of the UST system to be designed and constructed with a monitoring system capable of detecting the entry of the hazardous substance stored in the primary containment into the secondary containment.
Violation Notes: Returned to compliance on 07/24/2015. PRINTER AT OPW MONITORING PANEL WAS NOT FUNCTIONING PROPERLY, UNABLE TO PRINT ALARM LOG. LIQUID WAS OBSERVED IN WASTE OIL SUMP. COMPLIANCE REQUIREMENT: ENSURE PRINTER AT UST MONITORING PANEL IS PROPERLY FUNCTIONING AND ABLE TO PROVIDE ALARM HISTORY. LIQUID WAS REMOVED FROM SUMP DURING INSPECTION. SUBMIT WORK ORDER COPY FOR PRINTER REPAIR AND SUBMIT COPY OF ALARM HISTORY AND SYSTEM SETUP FOR PAST YEAR. IDENTIFY CAUSE AND CORRECTIVE ACTION FOR ALL LIQUID ALARMS FOR THIS TIME PERIOD. SUBMIT REQUIRED DOCUMENTS ALONG WITH SIGNED CERTIFICATE OF COMPLIANCE WITHIN 30 DAYS. PRINTER REPAIRED AND PROPERLY OPERATING, VIOLATION CORRECTED. WORK ORDER PROVIDED PS
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Violation Date: 06-04-2020
Citation: HSC 6.7 25284, 25286 - California Health and Safety Code, Chapter 6.7, Section(s) 25284, 25286
Violation Description: Failure to submit a complete and accurate application for a permit to

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

operate a UST, or for renewal of the permit.
Violation Notes: Returned to compliance on 06/10/2020. OBSERVATION: The tank page information submitted via CERS is not accurate based upon what was observed on-site. CORRECTIVE ACTION: Update the following information via CERS and re-submit all UST documents within 30 days: Please update the tank installation for all your tanks to be 06/26/2003. For your new oil tank, for piping/turbine containment sump, please check single-walled. For all your tanks, for fill/riser secondary containment construction please check fiberglass . For all your tanks, please check yes for striker plate/ bottom protector installed and yes for containment sump.
Violation Division: San Bernardino County Fire Department
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 01-20-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: SB 989 ANNULAR TESTING ONLY
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-03-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: See CO1 for inspection narrative.
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-03-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Annual UST inspection with monitoring certification.
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-04-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-11-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: UST INSPECTION & UST MONITORING CERTIFICATION
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-15-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-20-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ANNUAL UST INSPECTION AND CERS REVIEW
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-02-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ANNUAL MONITORING CERTIFICATION
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-04-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-28-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Walmart Distribution Annual UST and Monitoring Certification.
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-09-2013
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: UST HANDLER INSPECTION. DISCUSSED CERS WITH FACILITY
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-21-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ROUTINE APSA INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: APSA
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-09-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: UST CUPA INSPECTION MONITORING CERT
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-09-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: San Bernardino County Fire Department
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-21-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: ROUTINE HANDLER INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-21-2016
Violations Found: No

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Eval Type: Routine done by local agency
Eval Notes: ROUTING GENERATOR INSPECTION
Eval Division: San Bernardino County Fire Department
Eval Program: HW
Eval Source: CERS,

Enforcement Action:
Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Site Address: 21101 JOHNSON RD
Site City: APPLE VALLEY
Site Zip: 92307
Enf Action Date: 06-20-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Site Address: 21101 JOHNSON RD
Site City: APPLE VALLEY
Site Zip: 92307
Enf Action Date: 06-28-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Site Address: 21101 JOHNSON RD
Site City: APPLE VALLEY
Site Zip: 92307
Enf Action Date: 07-02-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: UST
Enf Action Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Site Address: 21101 JOHNSON RD
Site City: APPLE VALLEY
Site Zip: 92307
Enf Action Date: 07-09-2013
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: UST

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Enf Action Source: CERS,

Site ID: 407337
Site Name: WALMART DISTRIBUTION CENTER #7033
Site Address: 21101 JOHNSON RD
Site City: APPLE VALLEY
Site Zip: 92307
Enf Action Date: 12-21-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: San Bernardino County Fire Department
Enf Action Program: APSA
Enf Action Source: CERS,

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Aptim Environmental & Infrastructure, Inc.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: Paul Chrisman,Sr. Mgr. Environmental Health & Safety Compliance
Entity Title: Not reported
Affiliation Address: 702 SW 8th Street
Affiliation City: Bentonville
Affiliation State: AR
Affiliation Country: Not reported
Affiliation Zip: 72716-0500
Affiliation Phone: ,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 702 SW 8th Street
Affiliation City: Bentonville
Affiliation State: AR
Affiliation Country: Not reported
Affiliation Zip: 72716-0500
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: Wal-Mart Stores East, LP
Entity Title: Not reported
Affiliation Address: 702 SW 8th Street
Affiliation City: Bentonville
Affiliation State: AR
Affiliation Country: United States
Affiliation Zip: 72716-0500
Affiliation Phone: (479) 204-3911,

Affiliation Type Desc: CUPA District

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Entity Name:	San Bernardino County Fire
Entity Title:	Not reported
Affiliation Address:	620 South E Street
Affiliation City:	San Bernardino
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	92415-0153
Affiliation Phone:	(909) 386-8401,
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	Wal-Mart Stores East, LP
Entity Title:	Not reported
Affiliation Address:	PO Box 8050
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	United States
Affiliation Zip:	72712-8050
Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	UST Tank Operator
Entity Name:	Wal-Mart Stores East, LP
Entity Title:	Not reported
Affiliation Address:	2101 Simple Savings Dr
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	United States
Affiliation Zip:	72716-0745
Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	Identification Signer
Entity Name:	Paul Chrisman
Entity Title:	Sr. Mgr. Environmental Health & Safety Compliance
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Operator
Entity Name:	Wal-Mart Stores East, LP
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Walmart
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

WALMART DISTRIBUTION CENTER #7033 (Continued) **S113179075**

Affiliation Phone:	,
Affiliation Type Desc:	Property Owner
Entity Name:	Wal-Mart Stores East, LP
Entity Title:	Not reported
Affiliation Address:	PO Box 8050
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	United States
Affiliation Zip:	72712-8050
Affiliation Phone:	(479) 204-3911,
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	Paul Chrisman
Entity Title:	Senior Manager, EH&S Compliance
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(559) 417-9363,
Affiliation Type Desc:	UST Tank Owner
Entity Name:	Wal-Mart Stores East, LP
Entity Title:	Not reported
Affiliation Address:	2101 Simple Savings Dr
Affiliation City:	Bentonville
Affiliation State:	AR
Affiliation Country:	United States
Affiliation Zip:	72716-0745
Affiliation Phone:	(479) 204-3911,

B7 **WALMART DISTRIBUTION CENTER #7033** **UST** **U004264007**
NE **21101 JOHNSON RD** **N/A**
1/8-1/4 **APPLE VALLEY, CA 92307**
0.249 mi.
1316 ft. **Site 5 of 8 in cluster B**

Relative: **Higher**

Actual: **3044 ft.**

UST:

Name:	WALMART DISTRIBUTION CENTER #7033
Address:	21101 JOHNSON RD
City,State,Zip:	APPLE VALLEY, CA 92307
Facility ID:	FA0007628
Permitting Agency:	San Bernardino County Fire Department
CERSID:	10047238
Latitude:	34.600825
Longitude:	-117.202567

B8 **AUSTIN JONES CORP** **RCRA NonGen / NLR** **1026163303**
NE **21101 JOHNSON RD** **CAC003063294**
1/8-1/4 **APPLE VALLEY, CA 92307**
0.249 mi.
1316 ft. **Site 6 of 8 in cluster B**

Relative: **Higher**

Actual: **3044 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20200414
Handler Name:	AUSTIN JONES CORP	
Handler Address:		21101 JOHNSON RD
Handler City,State,Zip:		APPLE VALLEY, CA 92307-9357
EPA ID:		CAC003063294
Contact Name:		BRIANA LEWIS
Contact Address:		18575 JAMBOREE RD
Contact City,State,Zip:		IRVINE, CA 92612
Contact Telephone:		714-236-1735
Contact Fax:		Not reported
Contact Email:		BRIANA@AUSTINJONESCORP.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		18575 JAMBOREE RD
Mailing City,State,Zip:		IRVINE, CA 92612
Owner Name:	RANDY AUSTIN	
Owner Type:		Other
Operator Name:	BRIANA LEWIS	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

AUSTIN JONES CORP (Continued) **1026163303**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200424
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: RANDY AUSTIN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	18575 JAMBOREE RD
Owner/Operator City,State,Zip:	IRVINE, CA 92612
Owner/Operator Telephone:	714-236-1735
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: BRIANA LEWIS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	18575 JAMBOREE RD
Owner/Operator City,State,Zip:	IRVINE, CA 92612
Owner/Operator Telephone:	714-236-1735
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

AUSTIN JONES CORP (Continued) **1026163303**

Historic Generators:
Receive Date: 20200414
Handler Name: AUSTIN JONES CORP
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 236220
NAICS Description: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B9 **AUSTIN JONES CORP.** **RCRA NonGen / NLR** **1026051347**
NE **21101 JOHNSON ROAD** **CAC003058233**
1/8-1/4 **APPLE VALLEY, CA 92307**
0.249 mi.
1316 ft. **Site 7 of 8 in cluster B**

Relative: **Higher**
Actual: **3044 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20200302
Handler Name: AUSTIN JONES CORP.
Handler Address: 21101 JOHNSON ROAD
Handler City,State,Zip: APPLE VALLEY, CA 92307
EPA ID: CAC003058233
Contact Name: KAYLA RUEDA
Contact Address: 18575 JAMBOREE RD
Contact City,State,Zip: IRVINE, CA 92612
Contact Telephone: 714-236-1735
Contact Fax: Not reported
Contact Email: KAYLA@AUSTINJONESCORP.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Not reported
State District Owner: Not reported
State District: Not reported
Mailing Address: 18575 JAMBOREE RD
Mailing City,State,Zip: IRVINE, CA 92612
Owner Name: ANDREW AUSTIN

AUSTIN JONES CORP. (Continued) **1026051347**

Owner Type:		Other
Operator Name:	KAYLA RUEDA	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported
Permit Workload Universe:		Not reported
Permit Progress Universe:		Not reported
Post-Closure Workload Universe:		Not reported
Closure Workload Universe:		Not reported
202 GPRA Corrective Action Baseline:		No
Corrective Action Workload Universe:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:		No
TSDFs Only Subject to CA under Discretionary Auth Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No
Human Exposure Controls Indicator:		N/A
Groundwater Controls Indicator:		N/A
Operating TSDF Universe:		Not reported
Full Enforcement Universe:		Not reported
Significant Non-Complier Universe:		No
Unaddressed Significant Non-Complier Universe:		No
Addressed Significant Non-Complier Universe:		No
Significant Non-Complier With a Compliance Schedule Universe:		No
Financial Assurance Required:		Not reported
Handler Date of Last Change:		20200306
Recognized Trader-Importer:		No
Recognized Trader-Exporter:		No
Importer of Spent Lead Acid Batteries:		No
Exporter of Spent Lead Acid Batteries:		No
Recycler Activity Without Storage:		No
Manifest Broker:		No

AUSTIN JONES CORP. (Continued) **1026051347**

Sub-Part P Indicator: No

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: ANDREW AUSTIN
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 18575 JAMBOREE RD
Owner/Operator City,State,Zip: IRVINE, CA 92612
Owner/Operator Telephone: 714-236-1735
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: KAYLA RUEDA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 18575 JAMBOREE RD
Owner/Operator City,State,Zip: IRVINE, CA 92612
Owner/Operator Telephone: 714-236-1735
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 20200302
Handler Name: AUSTIN JONES CORP.
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 236220
NAICS Description: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

B10 **AUSTIN JONES CORP** **RCRA NonGen / NLR** **1027209057**
NE **21101 JOHNSON ROAD** **CAC003173341**
1/8-1/4 **APPLE VALLEY, CA 92307**
0.249 mi.
1316 ft. **Site 8 of 8 in cluster B**

Relative: **Higher**

Actual: **3044 ft.**

RCRA NonGen / NLR:

Date Form Received by Agency:		20220427
Handler Name:	AUSTIN JONES CORP	
Handler Address:		21101 JOHNSON ROAD
Handler City,State,Zip:		APPLE VALLEY, CA 92307
EPA ID:		CAC003173341
Contact Name:		LIZ AUSTIN
Contact Address:		18575 JAMBOREE ROAD
Contact City,State,Zip:		IRVINE, CA 92612
Contact Telephone:		310-989-3144
Contact Fax:		Not reported
Contact Email:		LIZ@AUSTINJONESCORP.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		18575 JAMBOREE ROAD
Mailing City,State,Zip:		IRVINE, CA 92612
Owner Name:	RANDY AUSTIN	
Owner Type:		Other
Operator Name:	LIZ AUSTIN	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
Commercial TSD Indicator:		No
Treatment Storage and Disposal Type:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
Permit Renewals Workload Universe:		Not reported

AUSTIN JONES CORP (Continued) **1027209057**

Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220428
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: RANDY AUSTIN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	18575 JAMBOREE ROAD
Owner/Operator City,State,Zip:	IRVINE, CA 92612
Owner/Operator Telephone:	714-236-1735
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: LIZ AUSTIN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	18575 JAMBOREE ROAD
Owner/Operator City,State,Zip:	IRVINE, CA 92612
Owner/Operator Telephone:	310-989-3144
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

AUSTIN JONES CORP (Continued) **1027209057**

Historic Generators:
- Receive Date: 20220427
- Handler Name: AUSTIN JONES CORP
- Federal Waste Generator Description: Not a generator, verified
- State District Owner: Not reported
- Large Quantity Handler of Universal Waste: No
- Recognized Trader Importer: No
- Recognized Trader Exporter: No
- Spent Lead Acid Battery Importer: No
- Spent Lead Acid Battery Exporter: No
- Current Record: Yes
- Non Storage Recycler Activity: No
- Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
- NAICS Code: 236220
- NAICS Description: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION

Facility Has Received Notices of Violations:
- Violations: No Violations Found

Evaluation Action Summary:
- Evaluations: No Evaluations Found

11
NNE
1/4-1/2
0.439 mi.
2317 ft.

VICTORVILLE PBR N-1 **ENVIROSTOR** **S109348520**
32 MILES NORTH OF VICTORVILLE **N/A**
VICTORVILLE, CA 92312

Relative:
Higher

Actual:
3056 ft.

ENVIROSTOR:
- Name: VICTORVILLE PBR N-1
- Address: 32 MILES NORTH OF VICTORVILLE
- City,State,Zip: VICTORVILLE, CA 92312
- Facility ID: 80000403
- Status: Inactive - Action Required
- Status Date: 08/15/2018
- Site Code: 401306
- Site Type: Military Evaluation
- Site Type Detailed: FUDS
- Acres: 560
- NPL: NO
- Regulatory Agencies: SMBRP
- Lead Agency: SMBRP
- Program Manager: Daniel Cordero
- Supervisor: Eileen Mananian
- Division Branch: Cleanup Cypress
- Assembly: 33
- Senate: 21
- Special Program: Not reported
- Restricted Use: NO
- Site Mgmt Req: NONE SPECIFIED
- Funding: DERA
- Latitude: 34.6
- Longitude: -117.1966

VICTORVILLE PBR N-1 (Continued) **S109348520**

APN: NONE SPECIFIED
Past Use: FIRING RANGE - ARTILLERY, FIRING RANGE - SMALL ARMS ETC...
Potential COC: Explosives (UXO, MEC Munitions Debris (MD
Confirmed COC: 30011-NO Munitions Debris (MD
Potential Description: SOIL
Alias Name: CA99799F565700
Alias Type: Federal Facility ID
Alias Name: J09CA0672
Alias Type: INPR
Alias Name: 401306
Alias Type: Project Code (Site Code)
Alias Name: 80000403
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 08/20/2007
Comments: Final TPP memorandum submitted.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Inventory Project Report (INPR)
Completed Date: 08/07/1992
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Site Inspection (SI) Workplan
Completed Date: 11/01/2007
Comments: Final Site Specific Work Plan submitted with suggested DTSC corrections.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Site Inspection (SI) Report
Completed Date: 06/30/2008
Comments: Document finalized with DTSC comments incorporated. Report Complete.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
APPLE VALLEY	S105588622	SOUTHDOWN BLACK MTN QUARRY	BELL MOUNTAIN	92307	LUST
APPLE VALLEY	S107538262		DALE EVANS, 500 YDS ON FALCHIO	92307	CDL
APPLE VALLEY	S107539823		ON FALCHION, 1/2 MI W OF DALE	92307	CDL
APPLE VALLEY	S107538488		FALDHION RD 1/4 W OF DALE EVAN	92307	CDL
SAN BERNARDINO COUNT	S107538260		DALE EVANS RD, W OF CORWIN RD		CDL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 09/06/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/19/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 71

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/03/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 06/21/2022
Number of Days to Update: 6

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/15/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 04/25/2022
Date Data Arrived at EDR: 04/26/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/25/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 04/25/2022
Date Data Arrived at EDR: 04/26/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/25/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/09/2022
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 81

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/08/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78
Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 06/01/2022
Date Data Arrived at EDR: 06/09/2022
Date Made Active in Reports: 08/26/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/07/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 04/25/2022
Date Data Arrived at EDR: 04/26/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/25/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/15/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/21/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/09/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 08/12/2022
Date Data Arrived at EDR: 08/16/2022
Date Made Active in Reports: 08/26/2022
Number of Days to Update: 10

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 08/16/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 04/25/2022
Date Data Arrived at EDR: 04/26/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 07/25/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/30/2022
Date Data Arrived at EDR: 05/24/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 66

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/18/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 09/06/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing
Aboveground storage tank sites

Date of Government Version: 05/05/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/21/2022
Number of Days to Update: 76

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 08/11/2022
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/14/2022
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/03/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/11/2022
Date Data Arrived at EDR: 05/17/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 73

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/03/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 06/20/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/04/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/18/2022
Date Data Arrived at EDR: 07/18/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 11

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/14/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/10/2022
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 69

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/04/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/23/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 04/14/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 89

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/24/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/26/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 14

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 08/22/2022
Number of Days to Update: 68

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 08/30/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/13/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 13

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/07/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/02/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/28/2022
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/01/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/22/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/17/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 73

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 06/21/2022
Date Data Arrived at EDR: 06/21/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 79

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 06/21/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 05/17/2022
Number of Days to Update: 8

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 05/20/2022
Date Data Arrived at EDR: 05/20/2022
Date Made Active in Reports: 08/09/2022
Number of Days to Update: 81

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 08/16/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 08/11/2022
Number of Days to Update: 77

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/30/2022
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/13/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/12/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 42

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/19/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 07/21/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/09/2022
Date Data Arrived at EDR: 08/10/2022
Date Made Active in Reports: 08/30/2022
Number of Days to Update: 20

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/17/2022
Date Made Active in Reports: 08/03/2022
Number of Days to Update: 78

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/17/2022
Date Made Active in Reports: 08/03/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/11/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 06/27/2022
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 05/09/2022
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 07/29/2022
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/08/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 06/10/2022
Date Data Arrived at EDR: 06/10/2022
Date Made Active in Reports: 08/26/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/23/2022
Number of Days to Update: 77
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 07/08/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9
Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 06/06/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 08/16/2022
Date Data Arrived at EDR: 08/17/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 1

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3
Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/17/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A
Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 06/29/2022
Date Data Arrived at EDR: 06/29/2022
Date Made Active in Reports: 07/21/2022
Number of Days to Update: 22

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/22/2022
Date Data Arrived at EDR: 07/27/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 5

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 06/14/2022
Date Data Arrived at EDR: 06/15/2022
Date Made Active in Reports: 09/02/2022
Number of Days to Update: 79

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 04/21/2022
Date Data Arrived at EDR: 04/22/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 81

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 07/20/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/01/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 81

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/06/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 81

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 07/07/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 8

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 06/29/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 04/12/2022
Date Made Active in Reports: 07/05/2022
Number of Days to Update: 84

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/11/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 03/21/2022
Date Made Active in Reports: 06/15/2022
Number of Days to Update: 86

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/24/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 03/22/2022
Date Data Arrived at EDR: 06/24/2022
Date Made Active in Reports: 09/08/2022
Number of Days to Update: 76

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 06/24/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/14/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 04/21/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 82

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 08/16/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/16/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 07/21/2022
Date Data Arrived at EDR: 07/25/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 3

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 07/19/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/03/2022
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/03/2022
Date Made Active in Reports: 07/20/2022
Number of Days to Update: 78

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/01/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/30/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 06/30/2022
Date Made Active in Reports: 07/05/2022
Number of Days to Update: 5

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 06/30/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 04/29/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 6

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 05/12/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/31/2022
Date Data Arrived at EDR: 05/31/2022
Date Made Active in Reports: 08/18/2022
Number of Days to Update: 79

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 08/25/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 05/05/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 05/05/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/20/2022
Number of Days to Update: 75

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 97

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 07/05/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/07/2022
Next Scheduled EDR Contact: 12/26/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/04/2022
Number of Days to Update: 78

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/09/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 08/29/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 05/16/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/04/2022
Number of Days to Update: 78
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 08/15/2022
Next Scheduled EDR Contact: 12/05/2022
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/09/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/03/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 06/14/2022
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 07/11/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 05/03/2022
Date Data Arrived at EDR: 05/27/2022
Date Made Active in Reports: 08/11/2022
Number of Days to Update: 76

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 08/23/2022
Next Scheduled EDR Contact: 12/12/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 07/26/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/18/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 07/12/2022
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 07/13/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 11/14/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 07/12/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 03/28/2022
Date Data Arrived at EDR: 04/28/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 03/28/2022
Date Data Arrived at EDR: 04/28/2022
Date Made Active in Reports: 07/15/2022
Number of Days to Update: 78

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 07/18/2022
Next Scheduled EDR Contact: 10/31/2022
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 05/26/2022
Date Data Arrived at EDR: 06/07/2022
Date Made Active in Reports: 08/24/2022
Number of Days to Update: 78

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/31/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/24/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 06/27/2022
Number of Days to Update: 88

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 06/22/2022
Next Scheduled EDR Contact: 10/10/2022
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/03/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 84

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 08/02/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 05/08/2022
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 80

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/08/2022
Next Scheduled EDR Contact: 11/21/2022
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/28/2022
Next Scheduled EDR Contact: 10/17/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/29/2022
Next Scheduled EDR Contact: 11/07/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/06/2022
Next Scheduled EDR Contact: 10/24/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/10/2022
Next Scheduled EDR Contact: 11/28/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/29/2022
Next Scheduled EDR Contact: 12/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

AGENCY AND OTHER RECORDS – SITE

US Army Corps of Engineers
Rock Island District

111 total pages

U.S. Army Defense Ammunition Center and School
Savanna, Illinois

FINAL

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
for
FORMERLY USED DEFENSE SITES
ORDNANCE AND EXPLOSIVES

ARCHIVES SEARCH REPORT

FINDINGS

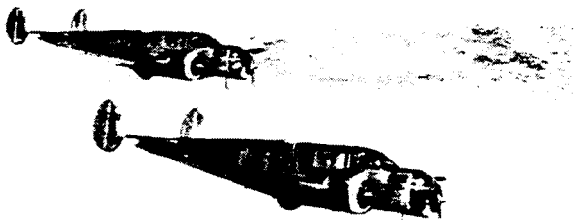
FOR THE FORMER

VICTORVILLE PBR # 1

VICTORVILLE, CALIFORNIA

OE PROJECT NUMBER J09CA067501

SEPTEMBER 1996



DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
for
FORMERLY USED DEFENSE SITES

FINDINGS

ORDNANCE AND EXPLOSIVES ARCHIVES SEARCH REPORT FOR FORMER VICTORVILLE PBR # 1 VICTORVILLE, SAN BERNARDINO COUNTY, CALIFORNIA OE PROJECT NUMBER J09CA067501

July 1996

Prepared For
U.S. Army Engineering and Support Center
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P. O. Box 1600
ATTN: CEHNC-OE
Huntsville, Alabama 35807-4301

Prepared by
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Savanna, Illinois 61074-9639

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
FOR
FORMER VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, FLORIDA
OE PROJECT NUMBER J09CA067501

ACKNOWLEDGEMENT
The following persons provided support as indicated:

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*Team Leader

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
FOR
FORMER VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

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ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
FOR
FORMER VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

1. INTRODUCTION

a. Subject and Purpose

(1) This report presents the findings of an historical records search and site inspection for present-day ordnance and explosives (OE) presence at the former Victorville Precision Bombing Range (PBR) # 1, Victorville, California (see plate 1 for general location map). The OE investigation was conducted under the authority of the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP FUDS).

(2) The investigation focused on the center 20 acres of the 560-acre PBR site, since this was the location of the actual asphalt target and would be the most probable location of present-day OE.

(3) The purpose of this investigation was to characterize the site for potential present-day OE contamination, to include conventional ammunition and chemical warfare material (CWM). The investigation was conducted by experienced ordnance experts through thorough evaluation of historical records, interviews, and on-site visual inspection results.

b. Scope

(1) This report presents the site history, site description, real estate ownership information, and confirmed ordnance presence (prior to and after site closure), based on available records, interviews, site inspections, and analysis. The analysis provides a complete evaluation of all information to assess present-day potential ordnance contamination, where actual ordnance presence has not been confirmed.

(2) For the purpose of this report, OE contamination consists of live ammunition, live ammunition components, CWM or explosives which have been lost, abandoned, discarded, buried, fired, or thrown from demolition pits or burning pads. These items were either manufactured, purchased, stored, used, and/or disposed of by the War

Department (WD)/Department of Defense (DOD). Such ammunition and components are no longer under accountable record control of any DOD organization or activity.

(3) OE includes "explosive soil", which refers to any mixture in soil, sands, clays, etc., such that the mixture itself is explosive. Generally, 10 percent or more by weight of secondary explosives in a soil mixture is considered explosive soil. Expended small arms ammunition (.50 caliber or smaller) is not considered OE contamination.

2. PREVIOUS INVESTIGATIONS

a. 1988 Preliminary Assessment

(1) A 1988 assessment of the 560-acre FUDS was performed by a team from Earth Technology Corporation on 7 December, under the direction of the U.S. Army Corps of Engineers (USACE), Los Angeles Dictrict (see document at E-2). A 28 April 1994 Findings and Determination of Eligibility (FDE) has been signed, showing the site (J09CA067500) had been formerly used by the War Department/Department of Defense (WD/DOD) and one OE project was eligible under the DERP FUDS for further assessment (see document at E-1).

(2) In the accompanying 23 June 1994 Project Survey Summary Sheet (OE Project J09CA067501), the OE project was referred to the Corps' Mandatory Center of Expertise (MCX), Huntsville (see document E-3). The recommendation of the 1988 assessment is summarized in Table 2-1.

TABLE 2-1
DERP-FUDS PRELIMINARY ASSESSMENT PROJECTS

Project Number	DERP Category	Present Phase	Comments	Location
J09CA067501	OE	SI	Assess for present-day OE contamination	Entire site
None	HTRW	--	None recommended	
None	BD/DR	--	None recommended	

b. Other Investigations

No other investigations were uncovered during this assessment.

3. SITE DESCRIPTION

a. Existing Land Usage

(1) Today, the 560 acres are divided into plots, ranging in size from 160 acres (owned by the state of California) to many 2 through 20-acre plots of various ownerships (see documents G-1 and G-2).

(2) In 1996, there is no visible evidence of the weathered remains of the asphalt bomb target rings, as was mentioned in the 1988 preliminary assessment (see document E-2). Aside from the two or three widely-dispersed occupied dwellings present on the site, the most obvious signs of 1996 human presence are the trails left by off-road two- and four-wheeled vehicles, the bullet-riddled metal cans used for civilian target practice, and some trash and debris piles (see photos at J-3, J-6, and J-7). Table 3-1 depicts the current use.

TABLE 3-1
CURRENT LAND USAGE

AREA	FORMER USAGE	PRESENT OWNER	PRESENT USAGE	ACREAGE	COMMENTS
A	Bomb Target	Various	Undeveloped land	20.00	See plate 3
B	Target Buffer	Various	Undeveloped land	150.00	See plate 3
C	Remaining Land	Various	Undeveloped land/ a few dwellings	390.00	See plate 3
				560.00	TOTAL

b. Climatic Data

(1) The information in section 3, paragraphs b.(2) through g. was obtained primarily from reference B-7.

(2) The overall climate in this portion of San Bernardino County is warm and semi-arid to arid. There is one wet season during the year, as 90 percent of all precipitation falls from October through April. Summers are cloudless, hot, and dry. Winters are mild and semi-arid to arid.

c. Topography

The former PBR # 1 is situated in the Mojave Valley and is relatively flat, with an average elevation of 1850 feet.

d. Geology and Soils

The surface material is undifferentiated Holocene alluvium. The predominant soil on the site is Cajon sand, a very deep, somewhat excessively drained soil. Permeability is rapid and water capacity is low. Runoff is slow and water erosion is slight.

e. Hydrology

Due to the dry climate and rapid permeability of the soil, there are no streams on the site. No dry streams, gullies, or rills were noted during the site inspection.

f. Natural Resources

The desert tortoise, a federally-listed endangered species, is likely to be present within the site (see document at F-1). No other threatened or endangered species have been specifically cited within the site.

g. Historical/Cultural Resources

There are five historical or archeological sites specifically designated by the California State Historical Preservation Office (SHPO) for this site (see map at G-3). Before any intrusive activities are initiated on the site, coordination with the SHPO must be accomplished (reference B-15).

TABLE 3-2
NATURAL AND CULTURAL RESOURCES

Resource Classification	Type	Comment
Wildlife	Desert Tortoise	Endangered
Vegetation		None identified
Historical/Cultural	Structure Site Refuse Disposal Site	Coordinate with SHPO

4. HISTORICAL ORDNANCE PRESENCE

a. Chronological Site Summary

(1) In May 1942, 400 acres were obtained by lease from private land owners. Later, another 160 acres were transferred from the U.S. Department of the Interior to the WD through Public Land

Order 125 (see document at F-2). The site was used as a practice bombing area by the Army Air Forces based at Victorville Airfield.

(2) The lease on the 400 acres acquired from private land owners was terminated in December 1942. On 1 November 1948, the 160 acres were transferred back to the U.S. Department of the Interior by a letter of transfer (see document at F-2).

(3) Currently, the site is divided into approximately 51 parcels (see document at G-1). There are no DOD improvements existing on the site. A few occupied civilian dwellings are present on the site. It was obvious from the site inspection that, although the land is broken up into parcels of various ownerships and is mostly undeveloped, the primary use is by recreational, off-road vehicles and for target practice (see photographs at J-3 and J-7).

b. Ordnance-Related Records Review

(1) Research efforts began with a review of all reports, articles, historical documents, and reference materials gathered during the archival records search. During this review, an effort was made to focus on those land areas having the highest potential for present-day OE contamination, as described in the OE project summary sheet, as well as any additional areas which may have been identified during research.

(2) A collection of documents, including drawings, maps, correspondence, reports, and various other records which might prove appropriate to the former PBR #1 was reviewed by the site inspection (SI) team.

(3) Specific information on the exact munitions used at PBR # 1 was not located by either the archival records search team or the SI team. However, a 1948 letter was located by the archival records search team which indicates EOD dedudded this site (see document at F-2).

(4) Documents pertaining to the Victorville Army Flyiing School were reviewed to ascertain whether information relating specifically to the subject FUDS could be gleaned. Although information on storage structures, troop barracks, etc. was obtained, nothing specifically relating to PBR # 1 was located.

(5) Correspondence relating to land purchases for the bombing ranges supporting the Air Corps Advanced Flying School No. 4, Victorville, was reviewed. Nothing in this correspondence specifically addressed the subject FUDS--PBR # 1.

(6) A review of a 1969 aerial photograph of the subject FUDS revealed a very faint outline of the bomb target (see photo at K-1). No other photographs were located which showed the bomb target. A 1989 aerial photograph of the subject FUDS does not show any such bomb target remaining (see photo at K-2).

(7) The SI team reviewed the historical records information for mention of EOD actions related to the subject FUDS, with negative results. The SI team visited the local, supporting EOD unit for information on responses over the years to the subject FUDS. This, too, met with negative response.

(8) Specific sources that were checked in the search for any mention of specific bombing aircraft, assigned units, and/or the specific type(s) of munitions used at the bomb target, included:

National Archives	Regional Archives
Local Highway Patrol Office	Local Police Department
County Court House	State and Local Libraries
Sheriff's Department	Bureau of Land Management

c. Interviews with Site-Related Personnel

(1) SFC Dennis White, 259th Ordnance Detachment (EOD), Fort Irwin, was contacted at his office. SFC White reiterated information he had already given Mrs. Shirley Daniels, USATCES, about there having been no responses to this FUDS by his unit (see interview at I-1)

(2) The California Highway Patrol, Victorville, was visited. The desk sergeant stated to the SI team that his unit has never responded to any OE discoveries at this FUDS (see interview at I-2).

(3) The Sheriff's Office, Victorville, was contacted. A deputy stated, through the intercom with the front desk, that his office has never responded to any OE discoveries at the FUDS (see interview at I-3).

(4) Mr. Edward Laska was interviewed by a member of the SI team. Mr. Laska was aware of the site, but he had no specific information related to present-day OE presence (see interview at I-4).

(5) Mr. Wayne Fowlie was interviewed by a member of the SI team. Mr. Fowlie was aware of the site, but he had no specific information related to present-day OE presence (see interview at I-5).

5. SITE ELIGIBILITY

a. Confirmed Formerly Used Defense Site

Former land usage and legal possession by the WD/DOD was confirmed for the entire 560-acre site, as summarized in section 4.a. of this report.

b. Potential Formerly Used Defense Sites

No additional acreage for this FUDS was located and no other previously unknown sites were discovered during this site visit.

6. VISUAL SITE INSPECTION

a. General Procedures and Safety

(1) During the period 16 April through 19 April 1996, members of the SI team performed an OE assessment of the former PBR # 1, Victorville, California. The primary task of the team was to assess the site for present-day OE contamination, as a result of its former WD/DOD use. The inspection was limited to nonintrusive methods; i.e., subsurface sampling was neither authorized nor performed.

(2) A site safety and health plan (SSHP) was developed and utilized by the assessment team to assure safety from injury during the site inspection (see reference B-3). Prior to the inspection, a briefing was conducted which stressed that OE should be handled by military EOD personnel only.

(3) Prior to the site visit, a thorough review of all available reports, historical documents, texts, and technical ordnance reference materials gathered during the historical records search was made to ensure awareness of potential ordnance types and associated hazards.

b. Area A: Bomb Target

(1) This 20-acre area was the site of three concentric asphalt circles, which denoted the target for which the pilots would aim when dropping their practice bombs (see document at E-1 and plates 2 and 3). The PBR #1 bomb target was near the center of the 560-acre FUDS. It has been reported that as late as 1988, the asphalt circles were still faintly visible on this FUDS. The INPR of the same year mentioned that the weathered circles were visible during the inspection (see document at E-2). Although a 1989 aerial photograph fails to conclusively disclose a bomb target location, a 1969 aerial photograph does show very faint concentric circles, denoting a bomb

target (see photographs K-1, K-2 and plate 2). The SI team relied heavily on target location information contained in the 1969 photo, since no documents other than the 1969 photo at K-1 were discovered which conclusively located the asphalt target in Area A.

(2) The OE SI team drove to the general center of the site and began a search for remnants of the asphalt circles and OE. The team found neither any trace of the asphalt circles nor any OE. The team did locate evidence of heavy usage of the site by recreational two- and four-wheeled vehicles (see photograph at J-3). Additionally, hundreds of bullet-riddled metal cans were seen, indicating use by civilians as a weekend target practice site (see photograph at J-7).

c. Area B: Target Buffer Zone

(1) The two SI team members independently walked much of Area B and later drove a vehicle over most of Area B without finding any OE.

(2) During the ground search and the vehicle search of Area B, the team again located evidence of high usage of the site by recreational two- and four-wheeled vehicles, and bullet-riddled metal cans, indicating extensive use of the FUDS for civilian recreation (see photographs J-3 and J-7).

d. Area C: Remaining Land

(1) The SI team walked portions of the northern part of Area C and found one munitions-related item--a twisted and half-buried rear portion of an M38A2 100 lb., sand-filled practice bomb. Using a global positioning system (GPS), the team determined the exact location of the OE discovery as 34 degrees, 35 minutes, 80 seconds North; 117 degrees, 12 minutes, 20 seconds West (see plate 3 for the OE location and document D-1 for a drawing of the item).

(2) The SI team also walked portions of the southerly portion of Area C and discovered on the southern boundary of the site the remnants of one spotting charge used in the M38A2 practice bomb (see plate 3 for the location of the discovered OE).

(3) Again, Area C (like Areas A and B) has signs of heavy usage by recreational two- and four-wheeled vehicles and by civilian target practice enthusiasts (see photographs J-3, J-7 and J-8).

7. EVALUATION OF ORDNANCE PRESENCE

a. General Procedures

(1) Each area (subsite) was evaluated to determine confirmed OE contamination, potential OE contamination, or a lack of OE contamination since site closure. Confirmed OE contamination is based on verifiable historical evidence or direct witness of OE. Verifiable historical record evidence consists of OE located on-site since site closure and documented by local bomb squads, military EOD teams, newspaper articles, correspondence, and current findings. Direct witness of OE consists of the site inspection team directly locating OE by visual inspection. Additional field data is not needed to identify a confirmed OE-contaminated area (subsite).

(2) Potential OE contamination is based on a lack of confirmed OE presence since site closure. Potential OE contamination is inferred from records, on-site observations, and interviews. Inference from historical records would include common practice in production, storage, training, or disposal at that time, which could have allowed present-day OE contamination. Potential OE contamination could also be inferred from indirect witness (hearsay), and from present-day site features. Corroborative data is needed to verify that an area has potential OE contamination.

(3) Uncontaminated OE areas are based on a lack of confirmed or potential OE presence. Historical records and present-day site inspections do not indicate confirmed or potential OE contamination. There is no reasonable evidence, either direct or inferred, to suggest present-day confirmed or potential OE contamination. Additional field data is not needed to assess uncontaminated ordnance areas.

b. Area A: Bomb Target

(1) **Area A is considered potentially contaminated.** The archival records search team located one 1969 aerial photograph which discloses very faint concentric circles, denoting a bomb target. Neither the records search team nor the SI team located any other maps or documents to confirm the exact location of the practice bomb target. The two SI team members independently walked much of Area A without directly locating any remnants of the asphalt bomb target. Within the 1988 INPR performed by Earth Technology, mention is made of the weathered asphalt bomb target circle being visible (see document at E-2). However, no target is visible from a 1989 aerial photograph of the site and is only very faintly visible in the 1969 aerial photograph (see aerial photographs at K-1 and K-2).

(2) The Earth Technology team which performed the 1988 INPR also wrote of finding metal fragments "scattered throughout the site."

The SI team walked most of Area A and failed to find any munitions-related item. The team later drove a vehicle over most of Area A without discovering any OE. But, because of the manner of recent use of the FUDS by civilians, it is probable that some or most surface and subsurface OE originally located on/in Area A was disturbed and/or moved to Areas B and C.

(a) A 1948 document obtained by the historical research section, shows that the entire site was dedudded and "free of explosives or explosive objects reasonably possible to detect by visual inspection" (see document at F-2). It is possible that some munitions-related items went undetected by the dedudding team.

(b) Photographs of the site taken by the SI team show both extensive recreational vehicle tracks throughout Area A and evidence that portions of Area A have, in the past, been used and are presently still being used by civilians for small arms target practice ("plinking"), suggesting periodic disturbance of foreign objects (possibly OE) on the ground surface (see photographs at J-3 and J-7).

(2) Considering the use to which the site (including Area A) has been subjected over recent years, it is highly probable that OE has been moved from its original resting place and may be in any of the Areas A, B, or C.

c. Area B: Target Buffer Zone

(1) **Area B is considered potentially contaminated.** During the ground search of this area, no munitions-related item was discovered.

(2) Because of the manner of recent use of the FUDS by civilians, compelling reasons exist to suggest the presence of OE on Area B.

(3) It is highly probable that the munitions item discovered by the SI team on the southern boundary of the site (part of Area C) was not always at that location. Civilian recreational use of the site would suggest that most foreign objects on the surface have been disturbed and moved over time.

d. Area C: Remaining Land

(1) Area C is considered contaminated. During the ground search and the vehicle search of this area, two munitions-related items were discovered by the team.

(2) It is highly probable that more OE exists somewhere on Area C. Just as on Areas A and B, visible off-road tire tracks and trails from motorcycles and four-wheel vehicles were evident on Area C.

(3) High usage by such recreational participants suggests the occasional removal of OE from the site, or at least the disturbance of surface OE within the site. Such disturbance would indicate that any munitions item discovered in 1996 would likely be a rediscovery of an earlier discovery. There is little or no assurance that the munitions items discovered in Area C are not also in Areas A and B.

8. SITE ORDNANCE TECHNICAL DATA

a. End Item Technical Data

Table 8-1 has been developed, showing the likely ordnance item used on the practice bomb target range and its explosive/chemical filler(s).

TABLE 8-1
AMMUNITION USED AND EXPLOSIVE/CHEMICAL FILLERS

Item	Model/Type	Filler/Weight	Fuze Type
Bomb, Practice 100 lb. w/spotting charge	M38A2	Sand (inert) 100 lbs. 3 lb. black powder	--

b. Chemical Data of Ordnance Fillers

Table 8-2 lists the chemical compounds of the item in Table 8-1.

TABLE 8-2
CHEMICAL DATA OF ORDNANCE FILLERS

Explosive Material	Synonym	Chemical Compound
Black Powder		
74% Potassium Nitrate	Salt Peter; Niter	NIK on
11% Sulfur	-	S
16% Charcoal	-	C

9. OTHER ENVIRONMENTAL HAZARDS

a. Hazardous, Toxic, and Radiological Waste (HTRW)

There are no HTRW hazards known to exist on this FUDS.

b. Building Demolition/Debris Removal (BD/DR)

During the period that Victorville Precision Bombing Range # 1 was under WD/DOD control, improvements consisted of frame butts and appurtenances, fences, gates, and the asphalt target rings. None of these improvements now exist.

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
FOR
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY, CALIFORNIA
PROJECT NUMBER J09CA067501

APPENDIX A

REFERENCE SOURCES

Reference Sources

The following organizations/personnel are acknowledged for their support

Organizations	Name	Telephone	Nature of Support
	GOVERNMENT SOURCES		
FEDERAL AGENCIES			
Department of Defense			
Historical Accident Data Base 2461 Eisenhower Avenue Alexandria, VA 22331-0600	Computer Search (DDESB)	(703) 325-8624	No information found on this site.
Defense Library On Disk Pentagon Library, Room 1A518 Washington, DC 20301-6000	Computer Search (DLOD)	(703) 697-4658	No information found on this site.
Defense Logistics Studies Information Exchange U.S. Army Logistics Management College Ft. Lee, VA 23801	Computer Search (DLSIE)	(804) 734-4007	No information found on this site.
Defense Technical Info Center Cameron Station Alexandria, VA 22304-6145	Computer Search (DTIC)	(202) 274-7633 (312) 922-6571	No information found on this site.
Defense Mapping Agency ATTN: PMSC 6001 McArthur Blvd Bethesda, MD 20816	James Ferguson	(301) 227-2495 DSN 287-2495	Source of topographical and aeronautical charts.
Department of Defense **Army**			
Army Safety Management Information System Fort Rucker, AL 36322	Computer Search (ASMIS)	(205) 255-6485	No information found on this site.

Reference Sources (continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of Defense (continued)			
Army (continued)			
Aberdeen Proving Ground Ordnance Museum Aberdeen Proving Ground, MD 21005	Roger Godin	DSN 298-3602	Source of old Army ordnance and Navy publications.
Center of Military History ATTN: DAMH-RAS 1099 14th Street N.W. Washington, DC 20536	Contractor	(202) 761-5416	See Appendix B, Section II, Parts A and B.
Office of History ATTN: AMSIO-EAH Rock Island Arsenal Rock Island, IL 61299-5000	Tom Slattery	(309) 794-1450	No information found on this site.
Rock Island Arsenal Museum Rock Island, IL 61299-6000	Kris Gayman Leinicke	(309) 794-5021 DSN 793-5021	Technical information furnished for USATCES reference area.
U. S. Marine Corps EOD Unit, MCAGCC 29 Palms, CA 92272	Sgt. Meyer	(619) 830-7215	No information found on this site.
U.S. Army Chemical & Biological Defense Command Historical Division Aberdeen Proving Ground, MD 21010	Kathleen Ciolfi	(410) 671-4430	Chemical information database furnished.
U.S. Army Chemical Corps Museum ATTN: ATZN-CM-MM Bldg 2299 Fort McClellan, AL 35205	Sgt Maj Murray	(205) 848-6555	Reference source only. Nothing found on this site.

Reference Sources (continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of Defense (continued)			
Army (continued)			
U.S. Army Chemical School Fisher Library, Building 1081 Ft. McClellan, AL 36205-5000	Dick Pastorett	(205) 848-4414 DSN 854-4414	Many documents are available that apply to chemical, biological and nuclear subjects if needed.
U.S. Army Technical Center for Explosives Safety ATTN: SIOAC-ESL Savanna, IL 61074-9639	Reference Center	(815) 273-8749	Excerpts from airport directory, U.S. Military History Institute, Carlisle Barracks.
U.S. Army Technical Center for Explosives Safety ATTN: SIOAC-ESM Savanna, IL 61074-9639	Technical Library	(815) 273-8771	Technical reference sources.
U.S. Army, 259th Ordnance Disposal Unit Ft. Irwin Barstow, CA 92301-5051	SGT 1st Class Marshall White	(619) 380-4092	(See interview at I-1).
U.S. Army 70th Explosive Ordnance Disposal Unit P.O. Box 6376 San Diego, CA 92166	Sgt. McFarlen	(619) 553-8500 DSN 553-8500	Not responsible for this area of California.
U.S. Military History Institute Photo Archives Carlisle Barracks Carlisle, PA 17013	Mike Winey	(717) 245-3434 DSN 242-3434	No information on this site.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of the Defense (continued)			
Army (continued)			
U.S. Military History Institute Textual Archives Carlisle Barracks Carlisle, PA 17013	Richard Sommers	(717) 245-3601 DSN 242-3601	No information on this site.
U.S. Military History Institute Carlisle Barracks, Bldg 22 Carlisle, PA 17013-5003	Dennis Vetock John Slonaker	(717) 245-3611 DSN 242-3611	Miscellaneous information.
USACE, Los Angeles District 300 North Los Angeles St. Room 6003Los Angeles, CA 90024	Deborah Castens	(213) 894-2865	Obtained copies of documents.
USACE, Los Angeles District 300 North Los Angeles St. Room 6003Los Angeles, CA 90024	Greg Boghossian	(213) 894-3760	Greg is program manager for FUDS/BRAC at this district.
USACE, Los Angeles District 360 East 2nd Street Room 501 Los Angeles, CA 90012	Richard Nagle	(213) 894-2951	Real estate maps.
USACE, Los Angeles District Real Estate Div 360 East 2nd Street Room 508 Los Angeles, CA 9001	Deloris Henderson	(213) 894-5583	Real estate information.

Reference Sources (continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of Defense (continued)			
Army (continued)			
USACE Office of History 7701 Telegraph Road Alexandria, VA 22310-3865	Contractor	(703) 355-3558	See Appendix B, Section II, Parts A and B.
Department of Defense			
Air Force			
AFHRA/Air University Library 600 Chennault Circle Maxwell AFB, AL 36112-6424	Leroy Bell	(205) 953-2888 DSN 493-2888	No information found on this site.
U.S. Air Force History Research Agency 600 Chennault Drive Maxwell AFB, AL 36112-6424	IRIS System	(205) 953-2439	Reports of histories and George AFB. See Appendix B, Section III, Parts A and B.
U.S. Air Force History Research Agency 600 Chennault Drive Maxwell AFB, AL 36112-6424	CPT. Petters	DSN 493-2437 (205) 953-2437	See Appendix B, Section III, Parts A and B.
U.S. Air Force Museum P.O. BOX 1903 Wright-Patterson AFB, OH 45433	Reference	(513) 555-3286 DSN 785-3286	No information found on this site.
U.S. Air Force, 1st Camera Squadron DET9, 1CTCS/DOV 3720 Fetchet Ave Andrews AFB, MD 20331	James Ferguson	(301) 981-2257	Source of aerial photos.

Reference Sources (continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of Defense (continued)			
Navy (continued)			
Marine Corps Historical Center Building 58 Washington Navy Yard Washington, DC 20374	Contractor	(202) 433-3483	See Appendix B, Section II, Parts A and B.
Naval Construction Battalion Center 621 Pleasant Valley Road Port Hueneme, CA 93032	Vince Transano	(805) 982-5913	No information found on this site.
Naval Historical Center Building 57 Washington Navy Yard Washington, DC 20374	Contractor	(202) 433-3171	See Appendix B, Section II, Parts A and B.
U.S. Marine Base Explosive Ordnance Disposal Unit Twenty-nine Palms, CA 92272	Sgt. Phillips	(619) 830-7215	Not responsible for this area. Referred us to Ft. Irwin.
National Archives and Record Administration			
National Archives Records Center ATTN: Military Records 9700 Page Avenue St. Louis, MO 63132	Bill Siebert Wilson Sullivan	(314) 538-4085	See Appendix B, Section III, Parts and B.
National Archives Federal Records Center 1000 Commodore Drive San Bruno, CA 94066	Barbara Bepler	(415) 876-9001	See Appendix B, Section III, Parts A and B.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
National Archives and Records Administration (continued)			
National Archives Federal Records Center 2400 Avila Road Laguna Niguel, CA 92607-6719	Greg Pearman	(714) 643-4220	See Appendix B, Section III, Parts A and B.
National Archives Archives I (Navy) Pennsylvania Avenue & 7TH Washington, DC 20408	Contractor	(202) 501-5385	See Appendix B, Section II, Parts A and B.
National Archives Archives I (Old Military) Pennsylvania Avenue & 7th Washington, DC 20408	Contractor	(202) 501-5385	See Appendix B, Section II, Parts A and B.
National Archives Archives II (Cartographic/Architect) 8601 Adelphi Road College Park, MD 20740	Contractor	(301) 713-7040	See Appendix B, Section II, Parts A and B.
National Archives Archives II (Civil Reference Branch) 8601 Adelphi Road College Park, MD 20740	Contractor	(301) 713-7250	See Appendix B, Section II, Parts A and B.
National Archives Archives II (Motion Picture Branch) 8601 Adelphi Road College Park, MD 20740	Contractor	(301) 713-7060	See Appendix B, Section II, Parts A and B.

Reference Sources (continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
National Archives and Record Administration (continued)			
National Archives Archives II (Still Picture Branch) 8601 Adelphi Road College Park, MD 20740	Contractor	(301) 713-6660	See Appendix B, Section II, Parts A and B.
National Archives Archives II (Textual Branch) 8601 Adelphi Road College Park, MD 20740	Contractor	(301) 713-7250	See Appendix B, Section II, Parts A and B.
National Archives Federal Records Center 2400 Avila Road Laguna Niguel, CA 92656	Greg Pearman	(714) 643-4220	See Appendix B, Section III, Parts A and B.
National Archives Pacific Sierra Region 1000 Commodore Drive San Bruno, CA 94066	Lisa Miller	(415) 876-9009	See Appendix B, Section III, Parts A and B.
National Archives Pacific Southwest Region 2400 Avila Road Laguna Niguel, CA 92656	Suzanne Dewberry	(714) 643-4220	See Appendix B, Section III, Parts A and B.
National Archives Suitland Branch (Civil/Military) 4205 Suitland Road Suitland, MD 20409	Contractor	(301) 457-7190	See Appendix B, Section II, Parts A and B.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Library of Congress			
Library of Congress Washington, DC 20536	Contractor	(202) 707-5522	See Appendix B, Section II, Parts A and B.
Smithsonian Institute			
Smithsonian Institution Historical Research Division Washington, DC 20560	Contractor	(202) 357-3133	See Appendix B, Section II, Parts A and B.
Department of Agriculture			
Aerial Photography Field Office P.O. Box 30010 Salt Lake City, UT 84131-0010	Sherrie Holyoak	(801) 975-3503	Source of USDA aerial photographs for post-1956 timeframe.
Consolidated Farm Service Agency North 13th Street West Lancaster, CA 93534	Doug Brand	(805) 942-9549	Source of aerial photos for the county.
Natural Resources Conservation Service 18484 Highway 18, Suite 195 Apple Valley, CA 92307	Jackie Lindgren Rick Aguay	(619) 242-2906	Soil survey for San Bernardino County and old aerial photos.
Natural Resources Conservation Service 222 East Main Street Barstow, CA 92311	Peter Fahnestock	(619) 256-5004	Referred to the Apple Valley office.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of Commerce			
NOAA, Air Force Weather Service 151 Patton Ave, Room 120 Asheville, NC 28801	Janet Wall	(704) 271-4404	Local Climatological Data.
NOAA, National Climatic Data Center Federal Building Asheville, NC 28801	Yolanda Goosch Sam McCowan	(704) 271-4272	Climatography of U.S., NO. 60.
Department of the Interior			
Bureau of Land Management 6221 Box Springs Boulevard Riverside, CA 92507-0714	John Keyes	(909) 697-5383	Several documents on dedudding.
Bureau of Land Management Barstow Resource Area 150 Coolwater Lane Barstow, CA 92311	Tim Reab	(619) 255-8700	Real estate records for the Victorville area.
U.S. Fish and Wildlife 2730 Loker Avenue West Carlsbad, CA 92008	Beth Burr	(619) 431-9440	Referred to the local office in Ventura, CA.
U.S. Fish and Wildlife Ecological Service 2493 Portola Road, Suite B Ventura, CA 93003	Ray Branfield	(805) 644-1766	Listing of endangered species, plants and animals.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
Department of the Interior (continued)			
U.S. Geological Survey, (ESIC) Box 25046, Bldg 810 Denver Federal Center Denver, CO 80225	Tim Hannon	(303) 202-4200	Aerials for all targets.
U.S.G.S. (DISTRIBUTION) Box 25286, Building 810 Denver Federal Center Denver, CO 80225	Customer Service	(303) 202-4700	Source of all topographical maps.
U.S.G.S.(ESIC) 507 National Center Reston, VA 22092	Customer Service	(703) 860-6045	No information ordered for this site.
State Agencies			
California SHPO Archeological Information Center 2024 Orange Tree Lane Redland, CA 92374	Robin Laska	(909) 792-1497	Archeological and historical sites on site.
California State Archives 1020 East O Street Sacramento, CA 92415-0795	Mr. Metzer	(916) 653-2246	Referral.
California State Library 914 Capital Hall Library and Courts Building Sacramento, CA 94237-0001	John Gonzales	(916) 654-0176	No information found on this site.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
State Agencies (continued)			
California State University San Bernardino Library 5500 University Parkway San Bernadino, CA 92407-2397	Reference Librarian	(909) 880-5084 FAX: 880-7048	No information available on bombing targets.
County Agencies			
San Bernardino County Archives 777 East Rialto Avenue San Bernardino, CA 92415-0795	Jim Hoffer	(909) 387-2030	Have vertical file of news articles, aerial photos and some maps.
San Bernardino County Assessor 172 West 3rd Street San Bernardino, CA 92415-0022	Recorded message	(909) 387-8307	Source for plat maps.
San Bernardino County Flood Control Planning 825 East 3rd Street San Bernardino, CA 92415	Gary Duncan	(909) 387-2529	Aerial photos for entire county.
San Bernardino County Library Lucerne Valley Branch 33103 Old Woman Springs Road Lucern Valley, 92356	Reference Desk	(619) 248-7521	No information on the bombing ranges of Victorville.
San Bernardino County Library Victorville Branch 15011 Circle Drive Victorville, CA 92392	Mr. Booker	(619) 245-4222	No information found on this site.

Reference Sources (continued)

Organizations	Name	Telephone	Nature of Support
GOVERNMENT SOURCES			
County Agencies (continued)			
San Bernardino County Museum 2024 Orange Tree Lane Redlands, CA 92374	Robin Laska Noella Benvenuti	(909) 798-8570	Cross reference for SHPO.
San Bernardino County Planning 385 N. Arrowhead Avenue San Bernardino, CA 92415	Marla Taub	(909) 387-4131	Land use and hazard information.
San Bernardino County Recorder 222 West Hospitality Land San Bernardino, CA 92415-0022	Recorded message	(909) 387-8322	Source for real estate deeds.
San Bernardino County Sheriff and Bomb Squad 655 East 3rd Street San Bernardino, CA 92415	Detective Abernathy	(909) 387-3583	No calls to the Victorville sites.
San Bernardino Director of Airports 825 East 3rd Street San Bernardino, CA 92415-0831	Robert Olislagers	(909) 387-2877	No information found on this site.
San Bernardino Public Library 555 West 6th Street San Bernardino, CA 92410	Chris Shovey	(909) 381-8208	Newspaper files on history of WWII and excerpts from publications.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
	NON-GOVERNMENT SOURCES		
National Agencies			
Northern Illinois Library System 4034 East State Street Rockford, IL 61108	Computer Search (NILS)	(815) 229-0330	No information found on this site.
Online Computer Library Center 6565 Franz Road Dublin, OH 43017-3395	Computer Search (OCLC)	(800) 848-5878 (614) 764-6000	Received several publications regarding this site.
Scientific & Technical Information Library Automation System Huntsville, AL 35806	Computer Search (STILAS)	(205) 922-9820	No information found on this site.
Do You Graphics 14827 Old Frederick Road Woodbine, MD 21797-8615	Cyndy Gilley	(410) 442-1060	Photos, prints, and other items which have been referenced by National Archives research.
Local			
Personal Contact 19446 Corwin Road Apple Valley, CA 92307	Edward Laska	(619) 242-5746	(See interview at I-4)
Personal Contact 518 Why Worry Lane Phoenix, AZ 85021	John Lynch	(205) 922-9820 (800) 398-4693	No information on Victorville targets.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
NON-GOVERNMENT SOURCES			
Local (continued)			
Personal Contact 809 Standish Way Redlands, CA 92373	Arda Haenszal	(909) 798-0550	No information found on this site.
Personal Contact 2162 Belhaven Avenue Simi Valley, VA 93063	Jerry Theaker	(805) 527-6758	No information found on this site.
San Bernardino Visitor and Convention Bureau 201 North E Street San Bernardino 92401	Staff	(909) 889-3980	Information packets on the area.
Scholarly Resource Inc. 104 Green Hill Avenue Wilmington, DE 19805-1897	Customer Service	(800) 772-8937	Source of historical microfiche and histories.
Victor Valley Community College Library 18422 Bear Valley Road Victorville, CA 92392-9699	Reference Desk	(619) 245-4271	No information on targets around Victorville. Referral.
Victor Valley Economic Development Authority 13246 Eagle Street Victorville, CA 92394-0000	Richard Cole Michael Pexton	(619) 246-6115	No information found on this site.

Reference Sources
(continued)

Organizations	Name	Telephone	Nature of Support
NON-GOVERNMENT SOURCES			
Local (continued)			
Victorville Chamber of Commerce 14174 Greentree Boulevard Victorville, CA 92392	Sally Martinez	(619) 245-6506	Informational packet on the area.
Victorville Museum 11873 Apple Valley Road Apple Valley, CA	Walter Day	(619) 240-2111	Exhibit of the air base history; photographs, old uniforms and other items.
Victorville Museum 11873 Apple Valley Road Apple Valley, CA	Wayne Fowlie	(619) 240-2111	(See interview at I-5)

ORDNANCE AND EXPLOSIVES ARCHIVES SEARCH REPORT for the former VICTORVILLE PBR # 1 SAN BERNARDINO COUNTY VICTORVILLE, CALIFORNIA OE PROJECT NUMBER J09CA067501

APPENDIX B

REFERENCES AND ABSTRACTS

APPENDIX B

REFERENCES AND ABSTRACTS

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Section I: Bibliographies

Section II: National Capitol Region Archives Search

Part A: Positive Findings

Part B: Negative Findings

Section III: Regional National Archives Findings

Part A: Positive Findings

Part B: Negative Findings

APPENDIX B

BIBLIOGRAPHIES

SECTION I

B-1 Mandatory Plan for Ordnance and Explosives (OE), Mandatory Center of Expertise (MCX) and Design Center, CEHND 1105-3-9, U.S. Army Corps of Engineers, Huntsville Division, 10 August 1992.

B-2 DERP FUDS OE Archives Search Report Instructions, Version 1.0 w/changes, U.S. Army Corps of Engineers, Rock Island District, 17 April 1992.

B-3 Site Safety & Health Plan for OE Investigations (Appendix B-63), USACE, Rock Island District, 25 June 1992.

B-4 U.S. Army Corps of Engineers, Huntsville Division, "Defense Environmental Restoration Program for Formerly Used Defense Sites, Ordnance and Explosives, Archives Search Report Procedural Document," CEHND 1115-3-521, June 1994.

B-5 Department of the Army, AR 200-1, Environmental Protection and Enhancement, 23 April 1990.

B-6 War Department, TM 9-1904, Ammunition Inspection Guide, March 1944 (D-1).

B-7 Climatography of the United States No. 60 - Climate of California, National Oceanic and Atmospheric Administration June 1982.

B-8 Archives Search Report Manual - Defense Environmental Restoration Program for Formerly Used Defense Sites, Ordnance and Explosives, USACE-Rock Island District, 17 April 1995.

B-9 DERP FUDS FDE for Site J09CA067500 - Victorville PBR # 1 28 April 1994 (E-1).

B-10 Site Survey Summary Sheet for DERP FUDS J09CA067500 - Victorville PBR # 1, 7 December 1988 (E-2).

B-11 Project Summary Sheet for DERP FUDS OE Project J09CA067501 - 23 June 1994 (E-3).

B-12 Letter, Species List for Victorville PBR # 1 Area, U.S. Department of Interior - Fish & Wildlife Service 30 January 1996 (F-1).

B-13 Letter, USACE, Subj: Dedudding of PBR #1, 1 November 1948 (F-2).

B-14 Memo, Director of Real Estate, USACE, Subj: PBR #1 declared Surplus, 23 January 1946 (F-3).

B-15 Letter, Archeological Center (SHPO), Subj: Victorville #1 Historical Resources Record Search, 17 January 1996.

B-16 Assessor's Map, Book 463 Page 23 - San Bernardino County Section 21 (G-1).

B-17 Current Land Owners for Victorville PBR # 1 Site (G-2).

B-18 Map of Cultural Sites at former Victorville PBR # 1 (G-3).

B-19 Aerial photograph of Victorville PBR # 1, dated 6 July 1969 (K-1)

B-20 Aerial photograph of Victorville PBR #1, dated 1 September 1989 (K-2)

B-21 Topographical map of Victorville PBR #1 (Section 21) (L-1)

SECTION II
NATIONAL CAPITOL REGION ARCHIVES FINDINGS
PART A
POSITIVE FINDINGS

VICTORVILLE PRECISION BOMBING RANGE #1, CA

CENTER FOR AIR FORCE HISTORY
WASHINGTON, DC

Microfilm Roll No. B2647

Page 1481 thru Roll No. B2648
Historical Record of Victorville Army Airfield, Victorville, CA, January 1939-30 June 1944

CENTER OF MILITARY HISTORY
WASHINGTON, DC

Historical Research Branch

Posts, Camps, and Stations - WWII Vol. XII (T-Z)
Data Sheet, Victorville, CA, 1943-1945

NARA - ARCHIVES I
WASHINGTON, DC

RG 18 (Records of the Army Air Corps)

Entry: Project Files - Airfields, 1939-1942
Box 1834
Correspondence Relative to Proposed Construction Victorville Advanced Twin Engine School, (Bombadier), June 6, 1941

Entry: Project Files - Airfields, 1939-1942
Box 1834
Correspondence Relative to Funding for Bombing Range Targets at Victorville Army Airfield, 30-31 January 1942

Entry: Project Files - Airfields, 1939-1942
Box 1834

Correspondence Relative to Government Owned Lands Required for Advance Flying School No. 4, Victorville Bombing Ranges, February-March 1942

Entry: Project Files - Airfields, 1939-1942
Box 1834

Memorandum Relative to Real Estate Data For Victorville Army Flying School Ordnance Storage Facilities, March 1942

Entry: Project Files - Airfields, 1939-1942
Box 1834

Memoranda Relative to Real Estate Acquisition for Victorville Army Flying School Target Ranges, Ordnance Facilities, Etc, March-April 1942

Entry: Project Files - Airfields, 1939-1942
Box 1834

Memoranda Relative to Land Acquisition for Victorville Military Airport Bombing Ranges, June-October 1942

Entry: Project Files - Airfields, 1939-1942
Box 1834

Memorandum Relative to Land Acquisition, Victorville Army Airfield Bombing Ranges, September 17, 1942

Entry: Project Files - Airfields, 1939-1942
Box 1835

Authorized Ordnance Storage Facility Construction, Victorville Army Flying School, November 1941-May 1942

Entry: Project Files - Airfields, 1939-1942
Box 1835

Detailed Real Estate Acquisition Data, Victorville Army Flying School Bombing Ranges, January-August 1942

NARA - ARCHIVES II
COLLEGE PARK, MD

RG 18 (Records of the Army Air Corps)

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Memorandum Relative to Status and Proposed Usage of Victorville Army Airfield, 1945

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Memorandum Relative to Hangar Modifications, Victorville Army Airfield, 1945

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Correspondence Relative to Installation of Sonic Bomb Scoring Targets, Victorville Army Airfield Bombing Ranges, March-April 1945

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Letter Relative to Status of Victorville Army Airfield, 4 October 1945

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Memorandum Relative to Use of Victorville Army Airfield for Surplus Aircraft Storage, 13 November 1945

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Memorandum Relative to Assignment of Victorville Precision Bombing Ranges to Fourth Air Force, 6 February 1946

Entry 2: Air Adjutant General's Unclassified Decimal File, 1944-1946
Box 2281

Correspondence Relative to Decontamination of Bombing and Target Ranges, August -September 1946

Entry 292: Air Adjutant General's Central Decimal Files, October 1942-1944
Box 1592

Rolled Map, Bombing Range Target Areas, Advanced Twin Engine School, Victorville Army Airfield

Entry 292: Air Adjutant General's Central Decimal File, October 1942-1944
Box 1592

Correspondence Relative to Bombing Target Site Acquisition, Victorville Advanced Twin Engine School, January 1943

Entry 292: Air Adjutant General's Central Decimal File, October 1942-1944
Box 1592

Memorandum Relative to Bombing Target Situation, Victorville Army Airfield, 26 October 1943

Entry 292: Air Adjutant General's Central Decimal File, October 1942-1944
Box 1641

Correspondence Relative to Status and Requirements of Bombing and Gunnery Ranges, Victorville Advanced Twin Engine School, 12 August 1943

RG 48 (Records of the Department of the Interior)

Entry 749B: Central Classified Files, 1937-1953
Box 3221

Correspondence Relative to Withdrawal of Public Lands for Use by Victorville Army Flying School, May 1943

RG 77 (Records of the Office of the Chief of Engineers)

Entry 1011: Security Classified Subject Files, 1940-1945
Box 855

Memorandum Relative to Cost Estimate for Bombing Target Site Construction, Victorville Military Airfield, 14 January 1942

Entry 1023: General Correspondence Relating to Airfields, Part II, Progress Reports, 1940-1945
Box 69

Construction Program at Air Corps Stations, Advanced Twin Engine School, Victorville, 15 June 1941

Entry 1023: General Correspondence Relating to Airfields, Part II, Progress Reports, 1940-1945
Box 80

Construction Program at Air Corps Stations, Advanced Twin Engine School, Victorville, 15 September 1941

Entry 1023: General Correspondence Relating to Airfields, Part II, Progress Reports, 1940-1945
Box 85

Construction Program at Air Corps Stations, Advanced Twin Engine School, Victorville, 30 September 1941

Entry 1023: General Correspondence Relating to Airfields, Part II, Progress Reports, 1940-1945
Box 90

Construction Program at Air Corps Stations, Advanced Twin Engine School, Victorville, 31 October 1941

Entry 1023: General Correspondence Relating to Airfields, Part II, Progress Reports, 1940-1945
Box 105

Construction Program at Air Corps Stations, Advanced Twin Engine School, Victorville, 31 January 1942

RG 107 (Records of the Secretary of War)

Entry 102: Administrative Assistant to the Secretary of War, Project Decimal File, 1943-January 1946
Box 133

Correspondence Relative to Land Acquisition, Victorville Army Airfield Bombing Ranges, April 1943

SMITHSONIAN AIR AND SPACE MUSEUM WASHINGTON, DC

Videodisc 3B-21786

Aerial View, Test Area, Victorville Army Airfield

Videodisc 3B-48582 thru 48621

17 Aerial Views of Landing Field, Surrounding Area, and Ranges, Victorville Army Airfield

USACE OFFICE OF HISTORY
ALEXANDRIA, VA

Real Estate Records

Realty Control File Summary
Victorville Precision Bombing Range #1

SECTION II
NATIONAL CAPITOL REGION ARCHIVES FINDINGS
PART B
NEGATIVE FINDINGS

VICTORVILLE PRECISION BOMBING RANGE #1, CA

LIBRARY OF CONGRESS
WASHINGTON, DC

Geography and Map Division

NARA - ARCHIVES I
WASHINGTON, DC

RG 18 (Records of the Army Air Corps)
Entry: Central Decimal File, 1939-1942

RG 49 (Records of the Bureau of Land Management)
Entry 1515: Central Files (Division of Technical Programs - Range Staff), 1937-1955
Entry 1519: Records Relating to District Grazing Boundaries, 1935-1961

RG 69 (Records of the Work Projects Administration)
Entry: Central Files, 1935-1944
Entry: Civil Works Administration Central Files, 1931-1954
Entry: FERA, New General Subject Series
Entry: General Subject Series, National Defense Program, 1940-1946
Entry: WPA General Series, National Defense, 1940-1942

RG 135 (Records of the Public Works Administration)
Entry: Project Files

RG 153 (Records of the Office of the Judge Advocate General)
Entry: Reservations File, 1800-1950

RG 162 (Records of the Federal Works Agency)
Entry 7: Central Decimal Files, 1941-1949
Entry 21: Records of the War Public Works Program, 1941-1949

RG 337 (Records of the Headquarters, Army Ground Forces)
Entry 55A: Project Decimal Files, 1942-1947
Entry: Western Defense Command, Airfields

RG 407 (Records of the Adjutant General's Office, 1917-)
Entry: Army - AG Decimal File, 1940-1945

NARA - ARCHIVES II
COLLEGE PARK, MD

RG 18 (Records of the Army Air Corps)
Entry: Air Adjutant General, Bulky File, October 1944-1946
Entry 294: Air Adjutant General, Bulky Files, October 1942-1944

RG 22 (Records of the Bureau of Fish and Wildlife)
Entry 243: Cooperative Agreements with the Corps of Engineers, 1943-1962

RG 30 (Records of the Bureau of Public Roads)
Entry 54: Correspondence, 1941-1945

RG 48 (Records of the Department of the Interior)
Entry 749B: Central Classified Files, 1937-1953

RG 57 (Records of US Geological Survey)
Entry 27: Correspondence and Related Records, 1906-1948

RG 77 (Records of the Office of the Chief of Engineers)
Accession 51A-277: District Files, 1945
Accession 52A-40: Division Files, 1945
Accession 53A-132: Miscellaneous Files, 1945
Accession 58A-1076: Real Estate Files
Entry 18: Correspondence, 1789-1942
Entry 106B: General Correspondence, 1918-1945
Entry 1019: General Correspondence with Service Commands, 1918-1949

RG 92 (Records of the Office of the Quartermaster General)
Entry 1890: General Correspondence (Subject File), 1936-1961
Entry 1890AA: Formerly Classified General Correspondence (Subject Files), 1936-1954
Entry 1892: Classified Geographic File, 1936-1945
Entry 1892A: General Correspondence (Geographic File), 1936-1945

RG 107 (Records of the Office of the Secretary of War)
Entry 211: Office, Assistant Secretary of War for Air, Establishment of Airfields and Airbases, 1940-1945
Entry 158: Special Assistant for Construction - MJ Madigan, General Correspondence, 1940-1945
Entry 159: Special Assistant for Construction - MJ Madigan, Projects, 1940-1945

RG 111 (Records of the Office of the Chief Signal Officer)
Entry: Unclassified Central Decimal Files, 1941-1957

RG 112 (Records of the Office of the Surgeon General)
Entry: Historical Unit, Medical Detachment - Records Used for Preparing WW II Era Medical Unit Histories
Entry 31: Geographic Series, 1938-1946
Entry 32: Geographic Series (Formerly Security Classified), 1938-1946

RG 115 (Records of the Bureau of Reclamation)
Entry 7: General Administrative and Program Records, 1919-1945

RG 160 (Records of the Army Service Forces)
Entry 25: Director of Plans and Operations, Liaison and Control Branch, Subject Files, 1942-1944
Entry 27: Mobilization Division, Command Installation Branch, Correspondence File, 1942-1946
Entry 138: Readjustment Division, Central Decimal Files, 1943-1944
Entry 139: Readjustment Division, Central Decimal Files, 1943-1946

RG 165 (Records of War Department General and Special Staffs)
Entry 258: Installations Branch, Reports and Correspondence Relating to Construction, Utilization, and Disposal of Army Installations, 1944-1947
Entry 484D: Federal Works Agency Project Files, 1940-1946
Entry 484G: Federal Agencies Branch, Airport Development Project Files, 1940-1942

RG 168 (Records of the Bureau of the National Guard)
Entry 344: State Decimal Files, 1941-1947
Entry 348: State Guard State Files, 1941-1949

RG 175 (Records of the Chemical Warfare Service)
Accession 67A-4900: General Correspondence, 1946-1954
Accession 67A-4900: Miscellaneous Files, 1946-1954
Accession 67A-4900: Station Files, 1946-1954
Entry 2A: General Correspondence (Subject Series), 1942-1945
Entry 2B: Correspondence with the War Department and Other Government Agencies, Army Commands and Units, and Schools (Miscellaneous Series), 1942-1945

RG 207 (Records of the Housing and Home Finance Agency)
Entry 24: General National Housing Records, War Housing Program, 1942-1947

RG 218 (Records of the U.S. Joint Chiefs of Staff)
Entry: Series, 1942-1959, Geographic File

RG 269 (Records of the General Services Administration)
Entry 62: Real Property Disposal Case Files Transferred from the Farm Credit Administration, 1945-1953)

RG 270 (Records of the War Assets Administration)
Entry 3: Office of Information, Subject Files, 1946-1959

RG 291 (Records of the Federal Property Resources Service)
Entry 5: Real Property Disposal Case Files, 1962

RG 319 (Records of the Army Staff)
Entry 47: Army Intelligence Project Decimal File, 1941-1945

RG 340 (Records of the Office of the Secretary of the Air Force)
Entry 53: Air Coordinating Committee, General File, 1945-1950

RG 341 (Records of the Headquarters, US Air Force)
Entry 468: General File, Subject, 1944-1950

RG 342 (Records of US Air Force Commands)
Entry: "Sarah Clarke" Decimal Correspondence File

NARA - CARTOGRAPHIC BRANCH COLLEGE PARK, MD

Record Groups Specified in Project Work Plan

NARA - MOTION PICTURE BRANCH COLLEGE PARK, MD

Record Groups Specified in Project Work Plan

NARA - STILL PICTURES BRANCH COLLEGE PARK, MD

Record Groups Specified in Project Work Plan

NARA - SUITLAND REFERENCE BRANCH SUITLAND, MD

RG 77 (Records of the Office of the Chief of Engineers)
Entry 391: Construction Completion Reports, 1917-1943
Entry 393: Historical Records of Buildings at Active Army Posts, 1905-1942

RG 156 (Records of the Office of the Chief of Ordnance)
Entry 36: General Correspondence, 1917-1941
Entry 39: Confidential Correspondence, 1917-1940

RG 175 (Records of the Chemical Warfare Service)
Entry 1: Central Correspondence, 1918-Oct 1942
Entry 4: Secret & Confidential Central Correspondence, 1918-1942

RG 336 (Records of the Office of the Chief of Transportation)
Entry: Historical Program Files, 1940-1950

RG 338 (Records of U.S. Army Commands, 1942-)
Entry: Records of Posts, Camps and Stations
9th Service Command
Western Defense Command

RG 394 (Records of U.S. Army Continental Commands, 1920-1942)
Entry 296: General Correspondence of the Construction Division, 1916-1945
Entry 298: Historical Reports Relating to Post Planning, 1899-1945

RG 407 (Records of the Adjutant General's Office, 1917-)
Entry 427: WWII Operations Reports

WASHINGTON NATIONAL RECORDS CENTER SUITLAND, MD

RG 77 (Records of the Office of the Chief of Engineers)
Accession A52-117
Accession A52-259
Accession A52-434
Accession 68A-1932

SECTION III
REGIONAL NATIONAL ARCHIVES FINDINGS
PART A
POSITIVE FINDINGS

VICTORVILLE PBR 1, CA

NARA, PACIFIC SOUTHWEST REGION
LAGUNA NIGUEL, CA

RG 49, Records of the Bureau of Land Management
Box 1029
Memo, Subject: Contamination of Land by Defense Agencies, dated April 27, 1962

RG 77, Records of the Office of the Chief of Engineers
Box 2, Realty Historical Files
Affidavit in Support of Motion to Dismiss, and Order Thereon (As to Tracts 14 and 15)
Judgement by Default
(As to Tracts 11)
Preliminary Certificate of Title No. 140863
Tract No. 11
Victorville Airport Extension
Judgement for Deficiency
(As to Tract No. 12 Only)
Quitclaim Deed, Dated 28 August 1942 for 4.195 Acres, Victorville Army Flying School
List of Documents Pertaining to Victorville AAF, California Transmitted to Division Engineer, South Pacific Div, California
Map, Victorville Military Airport Bombing Targets, File No. L-113, CAL-26, No Date Listed
Map, Real Estate, Victorville Army Air Field, Expansion of Facilities, dated 3 February 1945, Drawing No. 208-P

RG 270, Records of the War Assets Administration

Box 161, Real Property Disposal Case Files
Public Land Order 125, California, Withdrawing Public Lnads for Use of the War Department as Bombing Target Sites

Memo, Subject: Report on the Dedudding of Victorville Bombing Targets, San Bernardino County, California, dated 20 October 1947 Nos. 6, 8, 9, 15, Y, 1-Z and 2-Z

Memo, Subject: Report of the Dedudding of Victorville Bombing Targets, San Bernardino County, California, dated 4 February 1948 Nos. 3, 7, 10, 11, 12, 13, 14, 16, 17, 19 and 20

Certificate of Clearance, Victorville Bombing Targets, Nos. 3, 7, 10, 11, 12, 13, 14, 16, 17, 19 and 20, dated 22 March 1948

Memo to Surplus Property Disposal, Farm Credit Administration, re: Decontamination certificate covering Victorville Bombing Targets Nos. 6, 8, 9, 15, Y, 1-Z and 2-Z, dated June 4, 1948

Map, Auxiliary Landing Fields Location Map, Victorville Military Airport, Victorville, California, dated December 1941, File No. 514/68

NARA, FEDERAL RECORDS CENTER
LOS ANGELES, CA

Accession No. 77-82-0045

Box 12/20, George Air Force Base, Title Insurance to Tract #11

NARA, NATIONAL PERSONNEL RECORDS CENTER
ST. LOUIS, MO

Location: K110.5035-1, 1941-1950, IRIS 00905362

Brief History of George AFB, 1941-1950

SECTION III
REGIONAL NATIONAL ARCHIVES FINDINGS
PART B
NEGATIVE FINDINGS

VICTORVILLE PBR 1, CA

NARA, PACIFIC SOUTHWEST REGION
LAGUNA NIGUEL, CA

RG 18, Records of the Army Air Forces
All Entries
Nothing found

RG 49, Records of the Bureau of Land Management
All Entries
Nothing found

RG 92, Records of the Quartermaster General
All Entries
Nothing found

RG 121, Records of the Public Buildings Service
All Entries
Nothing found

RG 156, Records of the Chief of Ordnance
All Entries
Nothing found

RG 219, Records of the Office of Defense Transportation
All Entries
Nothing found

RG 72, Records of the Bureau of Aeronautics
Nothing of value to this ASR found

RG 77, Records of the Office of the Chief of Engineers
LA District, Military Construction Projects Log Books 1948-1970, George AFB
Nothing of value to this ASR found

NARA, PACIFIC SIERRA REGION
SAN BRUNO, CA

RG 30, Records of the Bureau of Public Roads
All records
Nothing found

RG 49, Records of the Bureau of Land Management
Boxes 1098G-1098J
Box 1015, Series 98
Index to Investigation Case Files 1927-1945
Nothing of value to this ASR found

RG 92, Records of the Office of the Quartermaster
All records
Nothing found

RG 112, Records of the Office of the Surgeon General (Army)
All records
Nothing found

RG 156, Records of the Office of the Chief of Ordnance
All records
Nothing found

RG 219, Records of the Office of Defense Transportation
All records
Nothing found

RG 291, Records of the Federal Property Resources Service
All records
Nothing found

RG 392, Records of the U.S. Army Coast Artillery Districts and Defenses, 1901-1942
All records
Nothing found

RG 406, Records of the Federal Highway Administration
Accession Number 72A1388
Box 9
Nothing of value to this ASR found
Boxes 3, 4, 5, 6, California FAP Route Reports, 1920-1969,

NARA, FEDERAL RECORDS CENTER
LOS ANGELES, CA

Accession No. 70A 1364
Boxes 1 and 2
Nothing found

Accession No 77-82-0045
Boxes 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 13, 14, 15, 18, 19, 20
Nothing found

Accession No 77-85-0006
Boxes 1, 9, 10
Box 3, 6, 8 transferred to U.S. Army Corps of Engineers, Los Angeles, 8/6/87 and Box 7, 1/29/95
Nothing found

Accession No 77-85-0003
Boxes 1, 2, 3, 4, 6, 7, 8, 9
Nothing found

Accession No 77-70A132
Boxes 1, 2, 3, 4, 5 were destroyed
Box 6 transferred to Los Angeles Corps of Engineers District (Not found at COE by researchers)
Nothing found

NARA, NATIONAL PERSONNEL RECORDS CENTER
ST. LOUIS, MO

Location: IRIS 1017448
Nothing of value to this ASR found

Box 36, Geigen thru George
Nothing of value to this ASR found

Boxes 23, 28, 53, George, George-Gila Bend
Nothing of value to this ASR found

Accession Number 342-50A4042

Box 06-38-18-1-3 (1 of 2)

Box 06-38-18-1-5 (2 of 2)

Nothing of value to this ASR found

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX C

GLOSSARY

APPENDIX C

GLOSSARY

ASR	Archives Search Report
BD/DR	Building Demolition & Debris Removal
DA	Department of the Army
DERP FUDS	Defense Environmental Restoration Program for Formerly Used Defense Sites
DOD	Department of Defense
EOD	Explosive Ordnance Disposal
F	Fahrenheit
FDE	Findings and Determination of Eligibility
FUDS	Formerly Used Defense Site(s)
gm	gram
gr	grain
GSA	General Services Administration
HTRW	Hazardous, Toxic and Radiological Waste
INPR	Inventory Project Report
OE	Ordnance and Explosives
PA	Preliminary Assessment
QASAS	Quality Assurance Specialist (Ammunition Surveillance)
RAC	Risk Assessment Code
SHPO	State Historical Preservation Office
SI	Site Inspection
WD	War Department

ORDNANCE AND EXPLOSIVES ARCHIVES SEARCH REPORT for the former VICTORVILLE PBR # 1 SAN BERNARDINO COUNTY VICTORVILLE, CALIFORNIA OE PROJECT NUMBER J09CA067501

APPENDIX D

TEXTS/MANUALS

APPENDIX D

TEXTS/MANUALS

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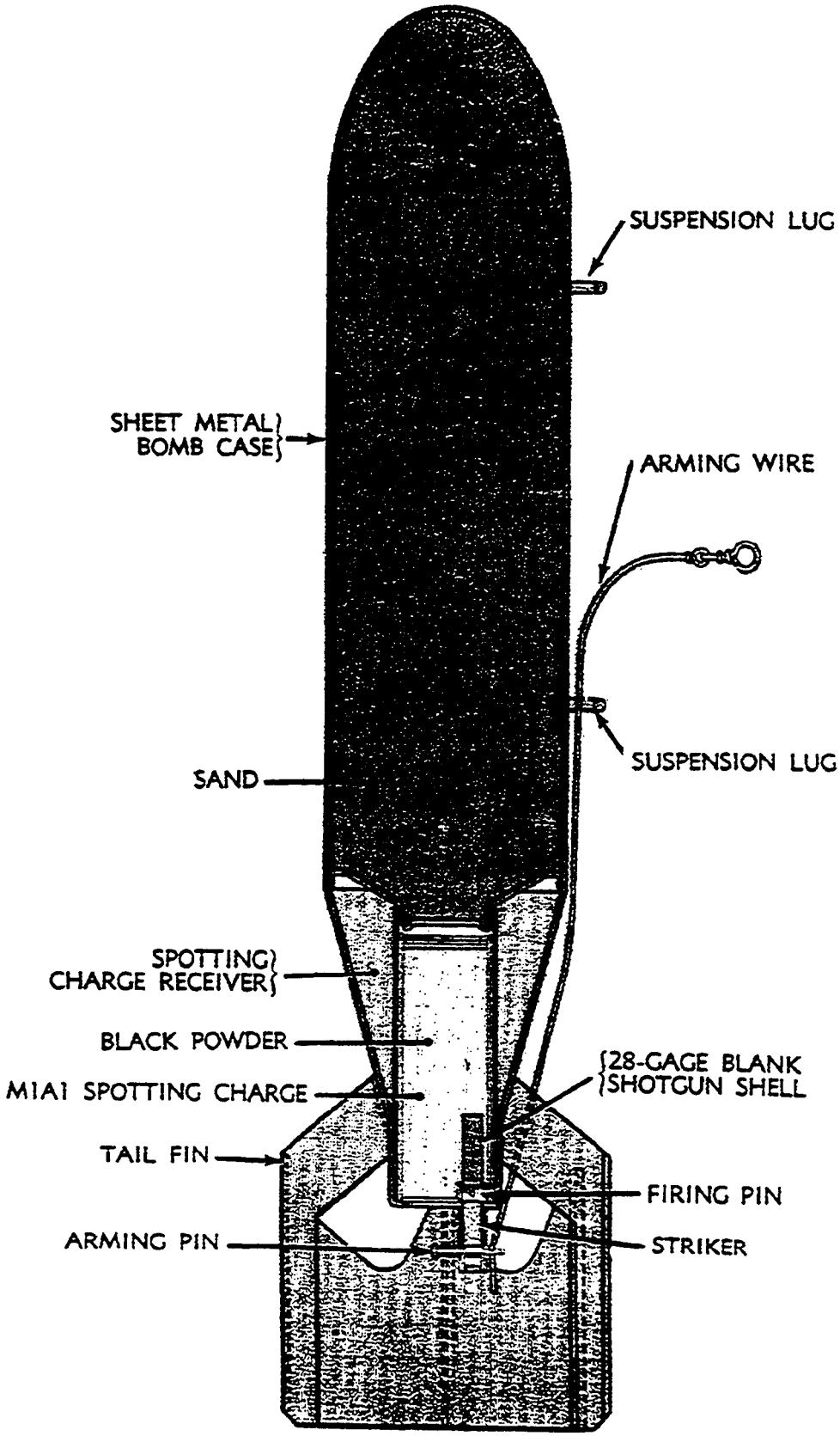
D-1 Bomb, Practice, 100 lb., M38A2 (B-6).



100-pound, M38A2—Sectioned

ORDNANCE AND EXPLOSIVES ARCHIVES SEARCH REPORT for the former VICTORVILLE PBR # 1 SAN BERNARDINO COUNTY VICTORVILLE, CALIFORNIA OE PROJECT NUMBER J09CA067501

APPENDIX E

REPORTS/STUDIES

APPENDIX E

REPORTS/STUDIES

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E-1 DERP FUDS FDE for Site J09CA067500 - Victorville PBR # 1
28 April 1994 (B-9)

E-2 Site Survey Summary Sheet for DERP FUDS J09CA067500
Victorville PBR # 1, 7 December 1988 (B-10)

E-3 Project Summary Sheet for DERP FUDS OE Project J09CA067501
Victorville PBR # 1, 23 June 1994 (B-11)

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX F

LETTERS/MEMORANDUMS/MISCELLANEOUS ITEMS

APPENDIX F

LETTERS/MEMORANDUMS/MISCELLANEOUS ITEMS

TABLE OF CONTENTS

F-1 Letter, Species List for Victorville PBR # 1 Area, U.S. Department of Interior - Fish & Wildlife Service 30 January 1996 (B-12).

F-2 Letter, USACE, Subject: Dedudding of PBR #1, 1 November 1948 (B-13).

F-3 Memorandum, Director of Real Estate, USACE, Subject: PBR #1 declared Surplus, 23 January 1946 (B-14).

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services
Ventura Field Office
2493 Portola Road, Suite B
Ventura, California 93003

January 30, 1996

Shirley Daniels
Information Management Specialist
Attention: SIOAC-ESL
Department of the Army
U. S. Army Technical Center for Explosive Safety
Savanna, Illinois 61074-9639

Subject: Species List for Specified Areas near Victorville, San Bernardino County, California

Dear Ms. Daniels:

This letter is in response to your facsimile transmission, dated and received on January 8, 1996 requesting a compilation of listed and candidate species that may occur in the following specific areas near Victorville, California.

PBR Y- Township 4N, Range RE, Sections 24 and 25
PBR 1- Township 6N, Range 5E, Sections 19 and north ½ of 30
PBR 13 - Township 3N, Range 4E, Section 6

These areas may contain unexploded ordnance and explosive wastes. The U.S. Army Technical Center for Explosive Safety (USATCES) is preparing to survey the above areas for unexploded ordnance. The information enclosed in this letter will be used by the USATCES in preparation for the survey.

Our records indicate that the federally listed desert tortoise (*Gopherus agassizii*) is likely to occur within the survey area.

This letter fulfills the requirements of the Service under section 7(c) of the Endangered Species Act of 1973, as amended (Act). If the subject project may affect a listed species, the Department of the Army (Army) has the responsibility to prepare a biological assessment if the project is a construction project which may require an environmental impact statement[1/]. If a biological assessment is not required, the Army still has the responsibility to review its proposed activities and determine whether the listed species will be affected.

During the assessment or review process, the Army may engage in planning efforts, but may not make any irreversible commitment of resources. Such a commitment could constitute a violation of section 7(d) of the Endangered Species Act. If a listed species may be affected, the Army should request, in writing through our office, formal consultation pursuant to section 7 of the Act. Informal consultation may be used to exchange information and resolve conflicts with respect to listed species prior to a written request for formal consultation.

Should you have any questions regarding the species listed, or your responsibilities under the Act, please contact Doug Laye of my staff at (619) 255-8844.

Sincerely,

Diane K. Noda

Diane K. Noda
Field Supervisor

Enclosure

1/ "Construction Project" means any major Federal action which significantly affects the quality of the human environment designed primarily to result in the building or erection of man-made structures such as dams, buildings, roads, pipelines, channels and the like. This includes Federal actions such as permits, grants, licenses, or other forms of Federal authorizations or approval which may result in construction.

W A R N I N G N O T I C E
(Continental United States)

D: DIRECTOR OF REAL ESTATE, OFFICE OFTHE CHIEF OF ENGINEERS
CHIEF, PLANNING BRANCH, ACQUISITION DIVISION, REAL ESTATE, O.C.E.
CHIEF, REALTY CONTROL BRANCH, REQUIREMENTS DIVISION, REAL ESTATE, O.C.E.
CHIEF, MANAGEMENT AND DISPOSAL DIVISION, REAL ESTATE, O.C.E.
CHIEF, MANAGEMENT BRANCH, MANAGEMENT AND DISPOSAL DIVISION, REAL ESTATE, O.C.E.
CHIEF, DISPOSAL BRANCH, MANAGEMENT AND DISPOSAL DIVISION, REAL ESTATE, O.C.E.
CHIEF, OFFICE SERVICE DIVISION, O.C.E. (Surplus Properties)
DIRECTOR OF MILITARY CONSTRUCTION, O.C.E., Attention, Mr. Lanier
CHIEF, REDISTRIBUTION & SALVAGE DIVISION, READJUSTMENT, O.C.E.,
Attention: Major Walker

CHIEF, MILITARY RESERVATION DIVISION, OFFICE OF JUDGE ADVOCATE GENERAL,
(Surplus Government Owned Properties)
DIVISION ENGINEER, PACIFIC DIVISION, Attention: Real Estate Officer,
For Information Only

1. Notice was received on 6 February 1946 that, effective 23 January 1946, the following described property has been classified as

INACTIVE ____ STANDBY ____ EXCESS ____ SURPLUS X REESTABLISHED ____ REDISTRIBUTED ____

Name of Installation: Victorville A.A.F., Bombing Targets

Location nearest: Victorville (City) San Bernardino (County) Calif. (State)

Acreage: Total * W.D. Owned ____ Public Lands ____ Lesser Interests ____ Leased ____

Entire Installation X Portion of Installation

Land Only ____ Land and Improvements X Improvements Only

Industrial Installation ____ Command Installation X

Property Used By A.T.S.C. For Bombing Targets

2. Proposed disposition and remarks:

* Correct Area being determined. Declaration covers Bombing Targets Nos. 1, 2, 3, 4, 5, 7, 10, 11, 12, 13, 14, 16, 17, 18, 19, and 20, Demolition Target "Y" (1) and Mirage Lake Glider School.

602 Victorville Precision Bombing Range,
California. ENGLT

1 November 1948

Director,
Bureau of Land Management,
Department of the Interior,
Washington, D. C.

Dear Sir:

Reference is made to Public Land Order No. 125, dated 27 May 1943, authorizing the use by this Department of certain public lands in the State of California for bombing targets for use in connection with Victorville Airfield, California.

Bombing targets 1, 5, 10, 11, 12, 13, 14 and 18, covered by Public Land Order 125, are no longer required by this Department and it is recommended that action be taken to cancel Public Land Order 125 insofar as applicable to these bombing targets. The lands used for the bombing targets are more particularly described in the inclosed Exhibit A.

Bombing targets 16, 20, Y & Z, also described in Exhibit A, are no longer required by this Department, and the use of these lands is hereby relinquished. These targets were apparently used by this Department under informal arrangements with your Department since no records of a permit or Public Land Order can be located.

All of the aforementioned bombing targets have been dedudded and have been certified to be free and clear of explosives or explosive objects reasonably possible to detect by visual inspection. Copies of the dedudding certificates are inclosed and designated as Exhibits F, G, H and I.

Government improvements placed on the property consisted of concentric rings of light oil penetration, frame butts and appurtenances, fences and gates. All removable improvements have been removed. The light oil rings will be obliterated by weather action and no restoration work is deemed necessary by this Department.

Your cooperation in making these lands available is appreciated.

FOR THE CHIEF OF ENGINEERS:

Sincerely yours,

CY FURNISHED LA DIST ATTN RE
11/10/48 - rbc

1 Inclosure:
Exhibits A thru J

W. H. HASTINGS
Colonel, Corps of Engineers
Assistant Chief of Engineers for Real Estate

CY FOR SPD ENGR

EXHIBIT "E"

F-2

ORDNANCE AND EXPLOSIVES ARCHIVES SEARCH REPORT for the former VICTORVILLE PBR # 1 SAN BERNARDINO COUNTY VICTORVILLE, CALIFORNIA OE PROJECT NUMBER J09CA067501

APPENDIX G

REAL ESTATE DOCUMENTS

APPENDIX G

REAL ESTATE DOCUMENTS

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G-1 Assessor's Map, Book 463 Page 23 - San Bernardino County Section 21 (B-16).

G-2 Current Land Owners for Victorville PBR # 1 Site (B-17).

G-3 Map of Cultural Sites at former Victorville PBR # 1 (B-18).

COUNTY OF SAN BERNARDINO 1853

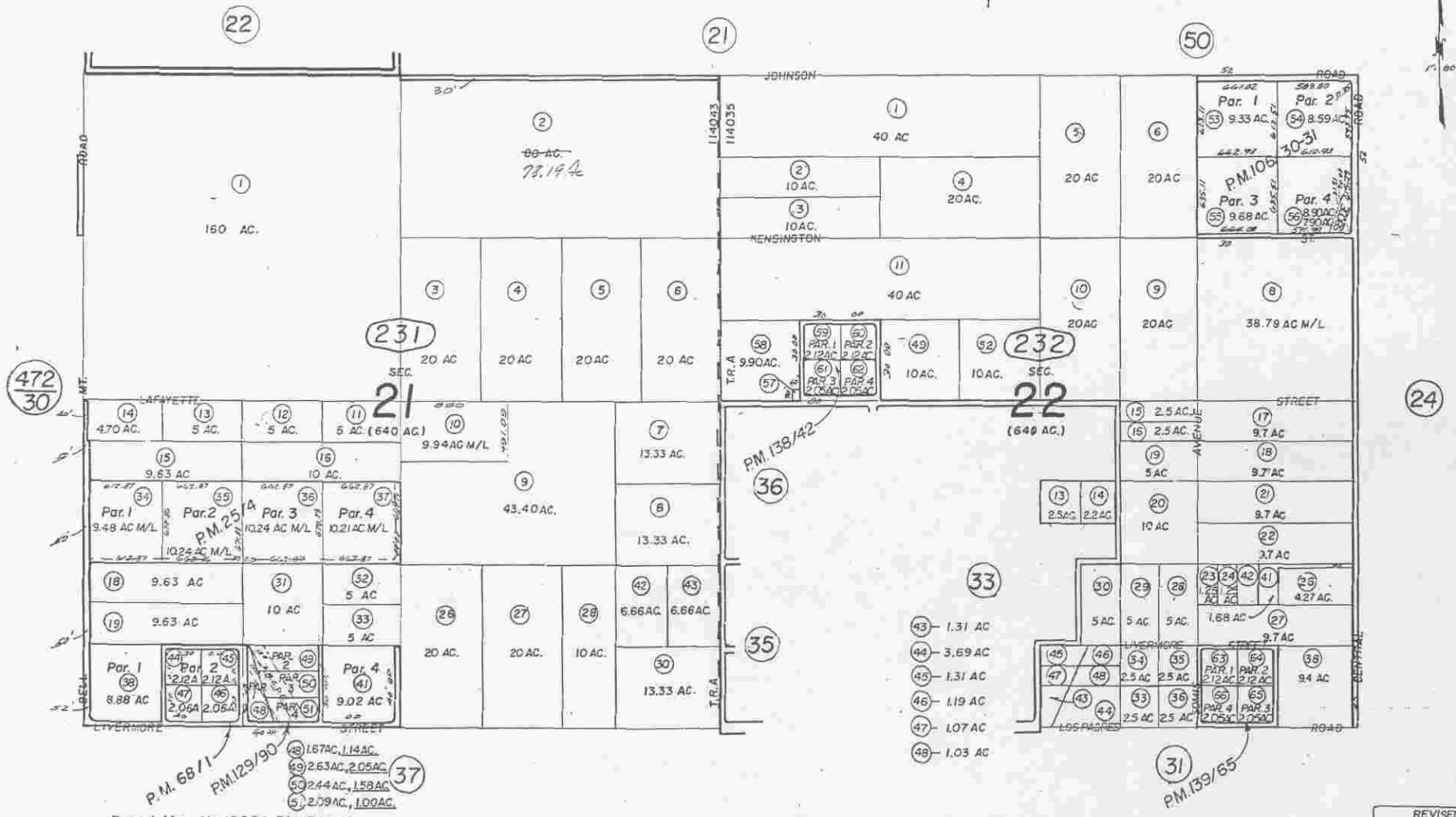
Sec 21 & Por. Sec 22, T.6N, R.3W, S.B.B. & M.

Victor Out
Tax Rate Area
114035, 114043

463-23

471-7

Victorville #1



G-1

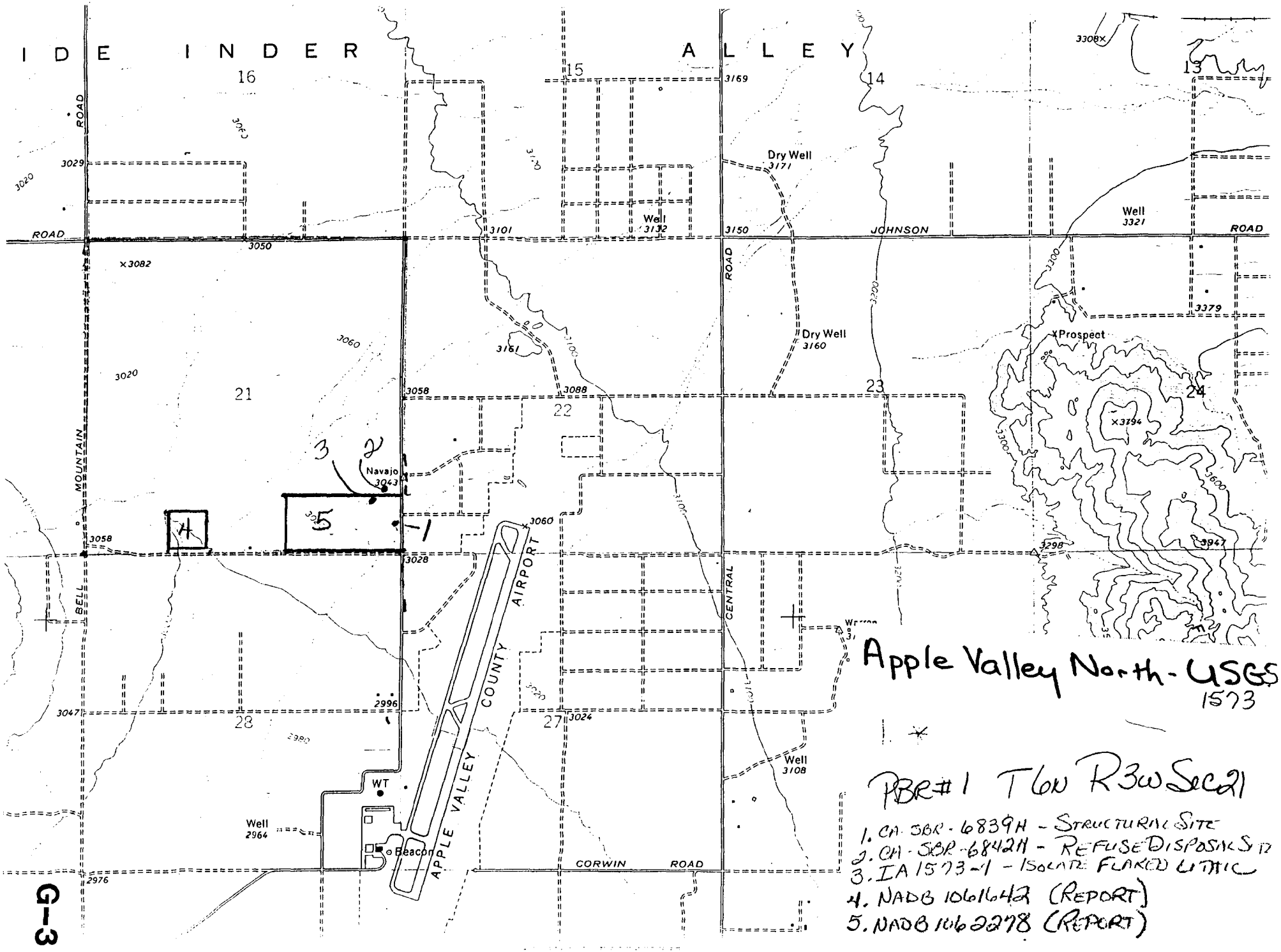
Parcel Map No 10088, P.M. 136/42
Parcel Map No. 10863, P.M. 129/90
Parcel Map No. 9574, P.M. 106/30-31
Parcel Map No. 6738, P.M. 68/1
Parcel Map No. 2805, P.M. 25/4

Parcel Map No. 11998, P.M. 139/65

Assessor's Map
Book 463 Page 23
San Bernardino County

REVISED	
12-22-87	JE
10-11-88	JE
6 5 89	KB
7 21 89	KB
4/7/93	GP
7/28/87	KB
10-9-87	JES

August, 1957



Apple Valley North - USGS
1573

PBR#1 T6N R3W Sec21

1. CA-SBR-6839H - Structural Site
2. CA-SBR-6842H - Refuse Disposal Site
3. IA 1573-1 - Isolate Flaked Lithic
4. NADB 1061642 (Report)
5. NADB 1062278 (Report)

G-3

FRIPP ISLAND, SC 29920 TRACT NO 5526 LOT 27 EX MNL RTS AS RESER VED BY THE STATE OF CALIF		0463 222 11 BY90	20000					20000	
BRILLANTES, MARY G BRILLANTES, GILDA B 162 HAMPSHIRE AVE DALY CITY, CA 94015 TRACT NO 5526 LOT 28 EX MNL RTS AS RESER VED BY THE STATE OF CALIF	21027	0463 222 12 0463 222 12 0 000 DR= J RFC= R 0463 222 12 BY90	20000					20000	
MALINDOG, MANUEL C ETAL MALINDOG, MARK E 324 MAGELLAN DR #5 PACIFICA, CA 94044 TRACT NO 5526 LOT 29 EX MNL RTS AS RESER VED BY THE STATE OF CALIF	21027	0463 222 13 0463 222 13 0 000 DR= J RFC= R 0463 222 13 BY90	20000					20000	
GRIFFIS, RUBY P 110 AGATE PL ANAHEIM, CA 92804 TRACT NO 5526 LOT 30 EX MNL RTS AS RESER VED BY THE STATE OF CALIF	21027	0463 222 14 0463 222 14 0 000 DR= R RFC= 0463 222 14 BY79	2228					2228	
GRIFFIS, RUBY P 110 AGATE PL ANAHEIM, CA 92804 TRACT NO 5526 LOT 31 EX MNL RTS AS RESER VED BY THE STATE OF CALIF	21027	0463 222 15 0463 222 15 0 000 DR= R RFC= 0463 222 15 BY79	2228					2228	
		PAGE TOTALS	84456					84456	

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LEE, SCOTT W K LEE, MIRI C 4875 HAWAII KAI DR HONOLULU, HI 96825 TRACT NO 5526 LOT 32 EX MNL RTS AS RESER VED BY THE STATE OF CALIF	21027	0463 222 16 0463 222 16 0 000 DR= J RFC= R 0463 222 16 BY89	20000					20000	
STATE OF CALIFORNIA 1807 13TH ST SACRAMENTO, CA 95814 SW 1/4 SEC 21 TP 6N R 3W 160 AC	21038	0463 231 01 0463 231 01 0 000 DR= R RFC= 0463 231 01 BY			"EXEMPT"				
SON OF CADUCEUS 22530 CALVERT ST WOODLAND HILLS, CA 91367 N 1/2 NE 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 02 0463 231 02 0 000 DR= R RFC= 0463 231 02 BY88	139483					139483	
DE STEFANO, FRANK C/O DE STEFANO, FRANK TR 2221 MONTEREY AVE WEST BURBANK, CA 91506 N 1/2 N 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 03 0463 231 03 0 000 DR= R RFC= 0463 231 03 BY88	58171					58171	
SPENDER, DAVID B 15910 VENTURA BLVD #1525 ENCINO, CA 91436 S 1/2 N 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 04 0463 231 04 0 000 DR= J RFC= R 0463 231 04 BY95	65000					65000	
VERETENNIKOFF, GEORGE K VERETENNIKOFF, JOAN A 6 ROARKE CIRC IRVINE, CA 92714 N 1/2 S 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 05 0463 231 05 0 000 DR= R RFC= 0463 231 05 BY88	58171					58171	
		PAGE TOTALS	340825					340825	

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SACRAMENTO, CA 95814 NW 1/4 SEC 21 TP 6N R 3W 160 AC		DR= R RFC= 0463 231 01 BY			"EXEMPT"				
DON C/P CADUCEUS 22330 CALVERT ST WOODLAND HILLS, CA 91367 N 1/2 NE 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 02 0463 231 02 0 000 DR= R RFC=							
		0463 231 02 BY88	139485					139485	
DE STEFANO, FRANK C/O DE STEFANO, FRANK TR 2221 MONTEREY AVE WEST BURBANK, CA 91506 W 1/2 W 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 03 0463 231 03 0 000 DR= R RFC= 0463 231 03 BY88	58171					58171	
SPENDER, DAVID S 15910 VENTURA BLVD #1525 ENCINO, CA 91436 E 1/2 W 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 04 0463 231 04 0 000 DR= J RFC= R 0463 231 04 BY95	69000					69000	
VERSTEEGHOFF, GEORGE K VERSTEEGHOFF, JOAN A 6 ROANNE CIRC IRVINE, CA 92714 W 1/2 E 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 05 0463 231 05 0 000 DR= R RFC= 0463 231 05 BY88	58171					58171	
		PAGE TOTALS	340825					340825	

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WATCHER, JOHN ETAL WATCHER, PATRICIA E 25198 CINERIA WY EL TORO, CA 92630 E 1/2 E 1/2 S 1/2 NE 1/4 SEC 21 TP 6N R 3W 20 AC M/L	21038	0463 231 06 0463 231 06 0 000 DR= R RFC= 0463 231 06 BY88	56046					56046	
GORSHOWITZ, ROLLIN & MICKEY R(HW/LT) SPENDER, DAVID M TR 5315 YARMOUTH AVE ENCINO, CA 91316 E 13.33 AC N 1/2 NE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX MRL RTS RESERVATION OF RECORD 13.33 AC M/L	21038	0463 231 07 0463 231 07 0 000 DR= R RFC= 0463 231 07 BY79	13379					13379	
WISC INVESTMENTS C/O SUSAN CABARA 450 P. GUEVARRA, CORNER WILSON ST. SAN JUAN RIZAL, PHILIPPINES E 13.33 AC S 1/2 NE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX MRL RTS RESERVATION OF RECORD 13.33 AC M/L	21038	0463 231 08 0463 231 08 0 000 DR= R RFC= 0463 231 08 BY79	13379					13379	
FAY, JAMES G TR 124 OAKHILL DR LOMPOC, CA 93436 W 2/3 : 1/2 SE 1/4 SEC 21 TP 6N R 3W EX THEREFROM N 491.09 FT W 1/3 THEREOF 43.00 AC M/L	21038	0463 231 09 0463 231 09 0 000 DR= R RFC= 0463 231 09 BY79	44354					44354	
BOURNE, JAMES F BOURNE, JUANITA T 8805 12TH AVE INGLEWOOD, CA 90305 N 491.09 FT OF FOL DESC PROP W 1/2 W 1/2 SE 1/4 AND W 1/3 E 1/2 W 1/2 SE 1/4	21038	0463 231 10 0463 231 10 0 000 DR= R RFC=							
		PAGE TOTALS	131338					131338	

		0463 231 07 0Y75	15579					15579	
MISC INVESTMENTS C/O SUSAN CABADA	21038	0463 231 08 0463 231 08 0 000							
430 P. GUEVARRA, CORNER WILSON ST. SAN JUAN RIZAL, PHILIPPINES E 13.33 AC E 1/2 NE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX RR. RTS RESERVATION OF RECORD 13.33 AC M/L		DR= R RFC=							
		0463 231 08 0Y75	15579					15579	
FAY, JAMES G TR 124 OAKHILL DR LOMPOC, CA 93436	21038	0463 231 09 0463 231 09 0 000 DR= R RFC=							
W 2/3 OF E 1/2 SE 1/4 SEC 21 TP 6N R 3W EX THEREFROM N 491.09 FT W 1/3 THEREOF 43.40 AC M/L									
		0463 231 09 0Y75	44354					44354	
BOURRE, JAMES F BOURRE, JUANITA V 8805 12TH AVE INGLEWOOD, CA 90305 N 491.09 FT OF FOL DESC PROP W 1/2 N 1/2 SE 1/4 AND W 1/3 E 1/2 N 1/2 SE 1/4	21038	0463 231 10 0463 231 10 0 000 DR= R RFC=							
		PAGE TOTALS	131358					131358	

/CONTINUED/ SEC 21 TP 6N R 3W 9.96 AC M/L		0463 231 10 0Y75	11615					11615	
COTE, ARTHUR J COTE, ELAINE R 5105 MERRILL ST TORRANCE, CA 90503 N 1/2 NE 1/4 NE 1/4 SW 1/4 SEC 21 TP 6N R 3W S AC M/L	21038	0463 231 11 0463 231 11 0 000 DR= R RFC=							
		0463 231 11 0Y82	15330					15330	
COTE, ARTHUR J COTE, ELAINE R 5105 MERRILL ST TORRANCE, CA 90503 N 1/2 NE 1/4 NE 1/4 SW 1/4 SEC 21 TP 6N R 3W S AC M/L	21038	0463 231 12 0463 231 12 0 000 DR= R RFC=							
		0463 231 12 0Y82	15330					15330	
BAGSAY, ROMULO B BAGSAY, NORMA L 11245 MERTHMILL RD SAN DIEGO, CA 92126 N 1/2 NE 1/4 NW 1/4 SW 1/4 SEC 21 TP 6N R 3W S AC M/L	21038	0463 231 13 0463 231 13 0 000 DR= R RFC=							
		0463 231 13 0Y86	30233					30233	
TEJADA, ALFREDO T TEJADA, ERLINDA R 10146 SAN RAMON DR SAN DIEGO, CA 92126 N 1/2 NW 1/4 NW 1/4 SW 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 14 0463 231 14 0 000 DR= R RFC=							
		0463 231 14 0Y86	35333					35333	
MINS, ROBERT TR HU, JOY TR 17960 HAVERLINE ST GRANADA HILLS, CA 91344 S 1/2 N 1/2 NW 1/4 SW 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 15 0463 231 15 0 000 DR= J RFC= R							
		0463 231 15 0Y86	32000					32000	
		PAGE TOTALS	140461					140461	

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TORRANCE, CA 90503 N 1/2 SW 1/4 NE 1/4 SW 1/4 SEC 21 TP 6N R 3W 5 AC M/L		0463 231 12	BY82	15930					15930
GAGGAY, ROMULO S GAGGAY, NORMA L 11345 WESTMINSTER AV SAN DIEGO, CA 92126 N 1/2 NE 1/4 SW 1/4 SW 1/4 SEC 21 TP 6N R 3W 5 AC M/L	21038	0463 231 13 0463 231 13 0 000 DR= R RFC= 0463 231 13	BY86	30233					30233
TEJADA, ALFREDO T TEJADA, ERLINDA N 10146 SAN RAMON DR SAN DIEGO, CA 92126 N 1/2 SW 1/4 SW 1/4 SW 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 14 0463 231 14 0 000 DR= R RFC= 0463 231 14	BY86	35553					35553
HEMS, ROBERT TR HU, JOY TR 17968 HAVERLINE ST GRANADA HILLS, CA 91344 S 1/2 N 1/2 SW 1/4 SW 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 15 0463 231 15 0 000 DR= J RFC= R 0463 231 15	BY89	32000					32000
		PAGE TOTALS		140461					140461

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MANILDI, GARY R MANILDI, JANET M 4158 OLIVERA CT CHINO, CA 91710 N 1/2 N 1/2 NE 1/4 SW 1/4 SEC 21 TP 6N R 3W 10 AC M/L	21038	0463 231 16 0463 231 16 0 000 DR= R RFC= 0463 231 16	BY85	48372					48372
BYRNE, MICHAEL G BYRNE, TERRY 4444 E BROADWAY TUCSON, AZ 85711 N 1/2 N 1/2 SW 1/4 SW 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 18 0463 231 18 0 000 DR= J RFC= R 0463 231 18	BY90	32000					32000
BYRNE, MICHAEL G BYRNE, TERRY 4444 E BROADWAY TUCSON, AZ 85711 N 1/2 N 1/2 SW 1/4 SW 1/4 SEC 21 TP 6N R 3W EX ST	21038	0463 231 19 0463 231 19 0 000 DR= J RFC= R 0463 231 19	BY91	32000					32000
WANG, JUNG-JI WANG, CHIAO-CHIUNG 125 SAN JOSE LN PLACENTIA, CA 92670 W 1/2 SW 1/4 SE 1/4 SEC 21 TP 6N R 3W 20 AC	21038	0463 231 26 0463 231 26 0 000 DR= J RFC= R 0463 231 26	BY91	66000					66000
RAY, JAMES G TR C/O SIMONA, GEORGINA 1317 N V ST NO 220 LOMPOC, CA 93436 E 1/2 SW 1/4 SE 1/4 SEC 21 TP 6N R 3W 20 AC	21038	0463 231 27 0463 231 27 0 000 DR= R RFC= 0463 231 27	BY75	20430					20430
BOWMAN, MONTE L ETAL SCHULTZ, GERHARD L & EILEEN A TRS 18351 QUINA VISTA AVE YORBA LINDA, CA 92686 W 1/2 SE 1/4 SE 1/4 SEC 21 TP 6N R 3W 10 AC	21038	0463 231 28 0463 231 28 0 000 DR= J RFC= R 0463 231 28	BY89	33000					33000
		PAGE TOTALS		231802					231802

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BYRNE, MICHAEL G BYRNE, TERRY 4444 E BROADWAY TUSTON, AZ 85711 S 1/2 N 1/2 SW 1/4 SW 1/4 SEC 21 TP 6N R	21038	0463 231 19 0463 231 19 0 000 DB= J RFC= R						
3W EX ST		0463 231 19 BY91	33000					33000
WANG, JUNG-JI WANG, CHIAO-CHIUNG 123 SAN JOSE LA PLACENTIA, CA 92670 N 1/2 SW 1/4 SE 1/4 SEC 21 TP 6N R 3W 20 AC	21038	0463 231 26 0463 231 26 0 000 DB= J RFC= R 0463 231 26 BY91	66000					66000
RAY, JAMES G TR	21038	0463 231 27 0463 231 27 0 000						
C/O SINORA, GEORGINA 1317 N V ST NO 220 LOMPOC, CA 93436 E 1/2 SW 1/4 SE 1/4 SEC 21 TP 6N R 3W 20 AC		DB= R RFC= 0463 231 27 BY79	20430					20430
BOWKINS, MONTE L ETAL SCHULTZ, GERHARD L & EILEEN A TRS 18351 BUENA VISTA AVE YORBA LINDA, CA 92686 N 1/2 SE 1/4 SE 1/4 SEC 21 TP 6N R 3W 10 AC	21038	0463 231 28 0463 231 28 0 000 DB= J RFC= R 0463 231 28 BY89	33000					33000
		PAGE TOTALS	231862					231862

1995

ASSESSMENT YEAR

NAME, POST OFFICE ADDRESS, IF KNOWN, AND DESCRIPTION OF PROPERTY	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL PROPERTY		EXEMPTIONS	TOTAL TAXABLE VALUE	
KIPLINGER, PHILIP R P O BOX 1224 APPLE VALLEY CA 92307 E 13.33 AC S 1/2 SE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX MNL RTS RESERVATION OF RECORD 13.33 AC	21038	0463 231 30 0463 231 30 0 000 DB= R RFC= 0463 231 30 BY81	64807					64807	
BYRNE, MICHAEL G BYRNE, TERRY 4444 E BROADWAY TUSTON, AZ 85711 SW 1/4 SE 1/4 SW 1/4 SEC 21 TP 6N R 3W	21038	0463 231 31 0463 231 31 0 000 DB= J RFC= R 0463 231 31 BY89	33000					33000	
SUMMIER, GLENN W 14253 HWY 138 HESPERIA, CA 92345 N 1/2 NE 1/4 SE 1/4 SW 1/4 SEC 21 TP 6N R 3W	21038	0463 231 32 0463 231 32 0 000 DB= J RFC= R 0463 231 32 BY90	17000					17000	
HOWDESHA, BARBARA L 2804 LOUISE AVE KINGMAN, AZ 86401 S 1/2 NE 1/4 SE 1/4 SW 1/4 SEC 21 TP 6N R 3W	21038	0463 231 33 0463 231 33 0 000 DB= RFC= R 0463 231 33 BY90	17000					17000	
KIPLINGER, PHILIP R TR 19459 SHASTA RD APPLE VALLEY, CA 92307 PARCEL MAP 2805 PARCEL NO 1	21038	0463 231 34 0463 231 34 0 000 DB= R RFC= 0463 231 34 BY80	25119					25119	
		PAGE TOTALS	156926					156926	

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ASSESSMENT YEAR

		0463 231 31 BY98	33000					33000	10
SUDHEIER, GLENN W 14253 HWY 138 HESPERIA, CA 92345 N 1/2 NE 1/4 SE 1/4 SW 1/4 SEC 21 TP 6N R 3W	21038	0463 231 32 0463 231 32 0 000 DR= J RFC= R 0463 231 32 BY98	17000					17000	20
NEWSOME, RANDELL M NEWSOME, BARBARA L 2604 LOUISE AVE KINGMAN, AZ 86401 S 1/2 NE 1/4 SE 1/4 SW 1/4 SEC 21 TP 6N R 3W	21038	0463 231 33 0463 231 33 0 000 DR= RFC= R 0463 231 33 BY98	17000					17000	30
KIPLINGER, PHILIP R TR 19459 SHASTA RD APPLE VALLEY, CA 92307 PARCEL MAP 2805 PARCEL NO 1	21038	0463 231 34 0463 231 34 0 000 DR= R RFC= 0463 231 34 BY88	25119					25119	40
		PAGE TOTALS	156926					156926	48
									54

1995

ASSESSMENT YEAR

SECURED ROLL

NAME, POST OFFICE ADDRESS, IF KNOWN, AND DESCRIPTION OF PROPERTY	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTIONS REAL ESTATE	EXEMPTIONS OTHER	TOTAL TAXABLE VALUE	
KIPLINGER, PHILIP R TR 19459 SHASTA RD APPLE VALLEY, CA 92307 PARCEL MAP 2805 PARCEL NO 2	21038	0463 231 35 0463 231 35 0 000 DR= R RFC= 0463 231 35 BY88	14473					24473	8
KIPLINGER, PHILIP R TR 19459 SHASTA RD APPLE VALLEY, CA 92307 PARCEL MAP 2805 PARCEL NO 3	21038	0463 231 36 0463 231 36 0 000 DR= R RFC= S 0463 231 36 BY95	34000					34000	12
LEVIT, WILLIAM R ETAL &LEVINE, SUSAN T 7753 AMILLO WAY CARLSBAD, CA 92008 PARCEL MAP 2805 PARCEL NO 4	21038	0463 231 37 0463 231 37 0 000 DR= R RFC= 0463 231 37 BY76	8195					8195	16
WILLIAMSON, ROBERT J WILLIAMSON, LINDA D 14527 CORRY CT CHINO, CA 91709 PARCEL MAP 6738 PARCEL NO 1	21038	0463 231 38 0463 231 38 0 000 DR= J RFC= R 0463 231 38 BY94	32000					32000	20
FORDOSH, JOSEPH A FORDOSH, FRANCHONY P O BOX 6092 VICTORVILLE, CA 92392 PARCEL MAP 6738 PARCEL NO 4	21038	0463 231 41 0463 231 41 0 000 DR= R RFC= S 0463 231 41 BY95	30000					30000	28
RUSSELL, DONNA S RUSSELL, DONNA S 23754 LA SALLE CANYON NEWHALL, CA 91321 W 1/2 E 13.33 AC N 1/2 SE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX RDS ETC	21038	0463 231 42 0463 231 42 0 000 DR= P RFC=							40
		PAGE TOTALS	128668					128668	48

1995

ASSESSMENT YEAR

SECURED ROLL

NAME, POST OFFICE ADDRESS, IF KNOWN, AND DESCRIPTION OF PROPERTY	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTIONS REAL ESTATE	EXEMPTIONS OTHER	TOTAL TAXABLE VALUE	

NAME, POST OFFICE ADDRESS, IF KNOWN, AND DESCRIPTION OF PROPERTY	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTIONS	TOTAL TAXABLE VALUE	
							34000	10
LENTZ, WILLIAM R ETAL BLEVINS, SUSAN T 7733 ARELLO WAY CARLSBAD, CA 92008 PARCEL MAP 5805 PARCEL NO A	21038	0443 231 37 0443 231 37 0 000 DR= R RFC=						24
		0443 231 37 8Y78	8195				8195	
WILLIAMSON, ROBERT J WILLIAMSON, LINDA D SADDY CREST CT CHINO, CA 91709 PARCEL MAP 6738 PARCEL NO 1	21038	0443 231 38 0443 231 38 0 000 DR= A RFC= B						29
		0443 231 38 8Y94	32000				32000	
FORDEEN, JOSEPH A FORDEEN, FRANCHINT P O BOX 6092 VICTORVILLE, CA 92392 PARCEL MAP 6738 PARCEL NO 4	21038	0443 231 41 0443 231 41 0 000 DR= R RFC= S						39
		0443 231 41 8Y95	30000				30000	
RUSSELL, DONNA S RUSSELL, DONNA S 23754 LA SALLE CANYON NEWHALL, CA 91321 N 1/2 E 13.33 AC N 1/2 SE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX MNL RTS	21038	0443 231 42 0443 231 42 0 000 DR= F RFC=						49
		PAGE TOTALS	128646				128646	54

L06

1995

NAME, POST OFFICE ADDRESS, IF KNOWN, AND DESCRIPTION OF PROPERTY	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTIONS	TOTAL TAXABLE VALUE	
/CONTINUED/ RESERVATION OF RECORD		0443 231 42 8Y86	21678				21678	
CHEEK, H DAVID ETAL BAILEY, DAVID J & DOREEN TR 4594 BLANCA DR CYPRESS, CA 90630 E 1/2 E 13.33 AC N 1/2 SE 1/4 SE 1/4 SEC 21 TP 6N R 3W EX MNL RTS RESERVATION OF RECORD	21038	0443 231 43 0443 231 43 0 000 DR= R RFC=						9
		0443 231 43 8Y84	7789				7789	19
JAMES, BRADLEY W 10000 CHALON RD LOS ANGELES, CA 90077 PARCEL MAP 6738 W 1/2 N 1/2 PARCEL 2 (CC 4-6-87 87F-117019 AND 00 2-12-87 87F-047811)	21038	0443 231 44 0443 231 44 0 000 DR= R RFC=						19
		0443 231 44 8Y89	6291				6291	29
DE ROBERTIS, MARK DE ROBERTIS, ELIZABETH F 479 JACKSON ST PASADENA, CA 91104 PARCEL MAP 6738 E 1/2 N 1/2 PARCEL 2 (CC 4-6-87 87F-117019 AND 00 2-12-87 87F-047811)	21038	0443 231 45 0443 231 45 0 000 DR= R RFC=						39
		0443 231 45 8Y89	6291				6291	
STARK, HENRY DE ROBERTIS	21038	0443 231 46 0443 231 46 C 000 DR= R RFC=						49
1490 LOMA VISTA ST PASADENA, CA 91104 PARCEL MAP 6738 E 1/2 S 1/2 PARCEL 2 (CC 4-6-87 87F-117021 AND 00 2-12-87 87F-047811)								52
		0443 231 46 8Y89	6291				6291	
		PAGE TOTALS	48340				48340	59
								64

M06

M06

1995

NAME, POST OFFICE ADDRESS, IF KNOWN	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL	EXEMPTIONS	TOTAL	

PARCEL MAP 6738 W 1/2 N 1/2 PARCEL 2 (CC 4-9-87 887-117019 AND 00 2-12-87 887-047811)		0463 231 44 BY89	6291					6291	24
DE ROBERTIS, MARK DE ROBERTIS, ELIZABETH P 475 JACKSON ST PASADENA, CA 91104	21038	0463 231 45 0463 231 45 0 000 OR= R RFC=							26
PARCEL MAP 6738 E 1/2 N 1/2 PARCEL 2 (CC 4-9-87 887-117019 AND 00 2-12-87 887-047811)		0463 231 45 BY89	6291					6291	28
STARK, HENRY DE ROBERTIS	21038	0463 231 46 0463 231 46 C 000							30
1490 LOMA VISTA ST PASADENA, CA 91104		OR= R RFC=							47
PARCEL MAP 6738 E 1/2 S 1/2 PARCEL 2 (CC 4-9-87 887-117021 AND 00 2-12-87 887-047811)		0463 231 46 BY89	6291					6291	48
		PAGE TOTALS	48340					48340	49
									94

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1993

NAME, POST OFFICE ADDRESS, IF UNKNOWN, AND DESCRIPTION OF PROPERTY	TAX RATE AREA	PARCEL	LAND	IMPROVEMENTS	PERSONAL PROPERTY	EXEMPTION REAL PROPERTY	EXEMPTION OTHER	TOTAL TAXABLE VALUE	
JANSSEN, KENT G JANSSEN, GALE M 10888 CHALON RD LOS ANGELES, CA 90077	21038	0463 231 47 0463 231 47 0 000 OR= R RFC=							6
PARCEL MAP 6738 W 1/2 S 1/2 PARCEL 2 (CC 4-9-87 887-117022 AND 00 2-12-87 887-047811)		0463 231 47 BY88	6291					6291	12
WATANABE, LYNN N TR 62 PUIWA RD HONOLULU, HI 96817.	21038	0463 231 48 0463 231 48 0 000 OR= R RFC=							15
PARCEL MAP 10863 PARCEL NO 1		0463 231 48 BY89	4971					4971	26
WATANABE, LYNN N TR 62 PUIWA RD HONOLULU, HI 96817.	21038	0463 231 49 0463 231 49 0 000 OR= R RFC=							28
PARCEL MAP 10863 PARCEL NO 2		0463 231 49 BY89	8937					8937	30
WATANABE, LYNN N TR 62 PUIWA RD HONOLULU, HI 96817.	21038	0463 231 50 0463 231 50 0 000 OR= R RFC=							39
PARCEL MAP 10863 PARCEL NO 3		0463 231 50 BY89	6890					6890	41
WATANABE, LYNN N TR 62 PUIWA RD HONOLULU, HI 96817.	21038	0463 231 51 0463 231 51 0 000 OR= R RFC=							43
PARCEL MAP 10863 PARCEL NO 4		0463 231 51 BY89	4361					4361	45
		PAGE TOTALS	31450					31450	49
									94

886

ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX H

NEWSPAPERS/JOURNALS
(not used)

ORDNANCE AND EXPLOSIVES ARCHIVES SEARCH REPORT for the former VICTORVILLE PBR # 1 SAN BERNARDINO COUNTY VICTORVILLE, CALIFORNIA OE PROJECT NUMBER J09CA067501

APPENDIX I

INTERVIEWS

APPENDIX I

INTERVIEWS

TABLE OF CONTENTS

I-1 SFC Marshall White

I-2 California Highway Patrol Office Representative

I-3 Sheriff's Office, Victorville

I-4 Edward Laska

I-5 Wayne Fowlie

CONVERSATION RECORD TIME: 1100 hours DATE: 17 April 1996

TYPE

[x] VISIT [ ] CONFERENCE [ ] TELEPHONE
[ ] INCOMING
[ ] OUTGOING

Person Contacted:	Organization:	Telephone Number:
SFC Marshall White	259th EOD	(619) 380-4092

Subject: Interview related to Present-day OE Contamination Assessment of former Victorville PBR

Summary: SFC White had been contacted months ago by telephone by the historical research team. He reiterated to the SI team the negative information he had previously given the historical research team. SFC White stated that his unit has never responded to any OE discoveries at Victorville PBR # 1.

ACTION REQUIRED: None.

ACTION TAKEN: None.

INTERVIEWER:	ORGANIZATION:	TELEPHONE NUMBER:
W. Akins	USATCES, SIOAC-ESL Savanna, IL	(815) 273-8538
SIGNATURE:	TITLE:	DATE:
	QASAS	3 June 1996

CONVERSATION RECORD TIME: 1440 hours Date: 18 April 1996

TYPE

[x] VISIT [ ] CONFERENCE [ ] TELEPHONE
[ ] INCOMING
[ ] OUTGOING

Person Contacted:	Organization:	Telephone Number:
	Highway Patrol Office, Victorville	

Subject: Interview related to Present-day OE Contamination Assessment of former Victorville PBR

SUMMARY: The Highway Patrol's Office representative with whom the SI team spoke had no knowledge of OE discoveries at the FUDS. The representative was certain the Victorville office has never been notified of any OE discoveries at the FUDS.

ACTION REQUIRED: None

ACTION TAKEN: None

INTERVIEWER:	ORGANIZATION:	TELEPHONE NUMBER:
W. Akins	USATCES, SIOAC-ESL	(815) 272-8538

SIGNATURE:	TITLE:	DATE:
	QASAS	3 June 1996

CONVERSATION RECORD TIME: 1400 hours Date: 18 April 1996

TYPE

[x] VISIT [ ] CONFERENCE [ ] TELEPHONE
[ ] INCOMING
[ ] OUTGOING

Person Contacted:	Organization:	Telephone Number:
	Sheriff's Office, Victorville	

Subject: Interview related to Present-day OE Contamination Assessment of former Victorville PBR # 1

SUMMARY: The Sheriff's Office representative with whom the SI team spoke had no knowledge of OE discoveries at the FUDS. The representative was certain the Victorville office has never responded to any OE discoveries at the FUDS.

ACTION REQUIRED: None

ACTION TAKEN: None

INTERVIEWER:	ORGANIZATION:	TELEPHONE NUMBER:
W. Akins	USATCES, SIOAC-ESL	(815) 272-8538
SIGNATURE:	TITLE:	DATE:
	QASAS	3 June 1996

CONVERSATION RECORD TIME: 1030 hours DATE: 20 April 1996

TYPE

[x] VISIT [ ] CONFERENCE [ ] TELEPHONE
[ ] INCOMING
[ ] OUTGOING

Person Contacted:	Organization:	Telephone Number:
Edward Laska	Civilian	(619) 242-5746

Subject: Interview related to Present-day OE Contamination Assessment of former Victorville PBR # 1

SUMMARY: Mr. Edward Laska was stationed at Victorville in 1943-1945. He was involved in the tear down and preservation of aircraft. He stated that he knew of the bombing ranges lacated around Victorville, but did not know of their exact location nor the exact purpose of each target. When asked specifically about PBR's 1, 13, or Y he did not know any details about any of the targets.

Mr. Laska was familiar with present-day active ranges located in the Cuttieback region. (This is the area that is used by the Marine Corps at Twenty Nine Palms, California.)

Mr. Laska had no knowledge of any ammunition items that might have been found on the subject targets nor did he know what type of munitions might have been used on the ranges.

ACTION REQUIRED: None

ACTION TAKEN: None

INTERVIEWER:	ORGANIZATION:	TELEPHONE:
W. Akins	USATCES, SIOAC-ESL Savanna, IL	(815) 273-8538

SIGNATURE:	TITLE:	DATE:
	QASAS	3 June 1996

CONVERSATION RECORD TIME: 1500 hours DATE: 20 April 1996

TYPE

[x] VISIT [ ] CONFERENCE [ ] TELEPHONE
[ ] INCOMING
[ ] OUTGOING

Person Contacted:	Organization:	Telephone Number:
Wayne Fowlie	Civilian	(619) 240-2111

Subject: Interview related to Present-day OE Contamination Assessment of former Victorville PBR # 1

SUMMARY: Mr. Wayne Fowlie was not involved with ranges and target associated with Victorville. He had no knowledge of PBR 1, 13, or Y.

Mr. Fowlie was a rocket engineer working at China Lake. He was involved in the Tiny Tim rocket.

Mr. Fowlie knew of no ammunition items, demolition ranges, or targets relevant to this investigation.

ACTION REQUIRED: None

ACTION TAKEN: None

INTERVIEWER:	ORGANIZATION:	TELEPHONE:
W. Akins	USATCES, SIOAC-ESL Savanna, IL	(815) 273-8538

SIGNATURE:	TITLE:	DATE:
	QASAS	3 June 1996

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX J
PRESENT SITE PHOTOGRAPHS

APPENDIX J

PRESENT SITE PHOTOGRAPHS

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J-2 View of FUDS from northwestern corner of site.

J-3 View looking northwest, showing vehicle tracks running through a portion of the site.

J-4 Remnant of partially-buried M38A2 100 lb sand-filled practice bomb.

J-5 Remnant of spotting charge used in M38A2 practice bomb - discovered on southern boundary of site.

J-6 View of some debris piles located on site.

J-7 An example of hundreds of bullet-riddled metal cans - evidence of civilian target practice.

J-8 Northward view. Extensive vehicle use evidenced by tire tracks.

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX L

REFERENCE MAPS/DRAWINGS

APPENDIX L

REFERENCE MAPS/DRAWINGS

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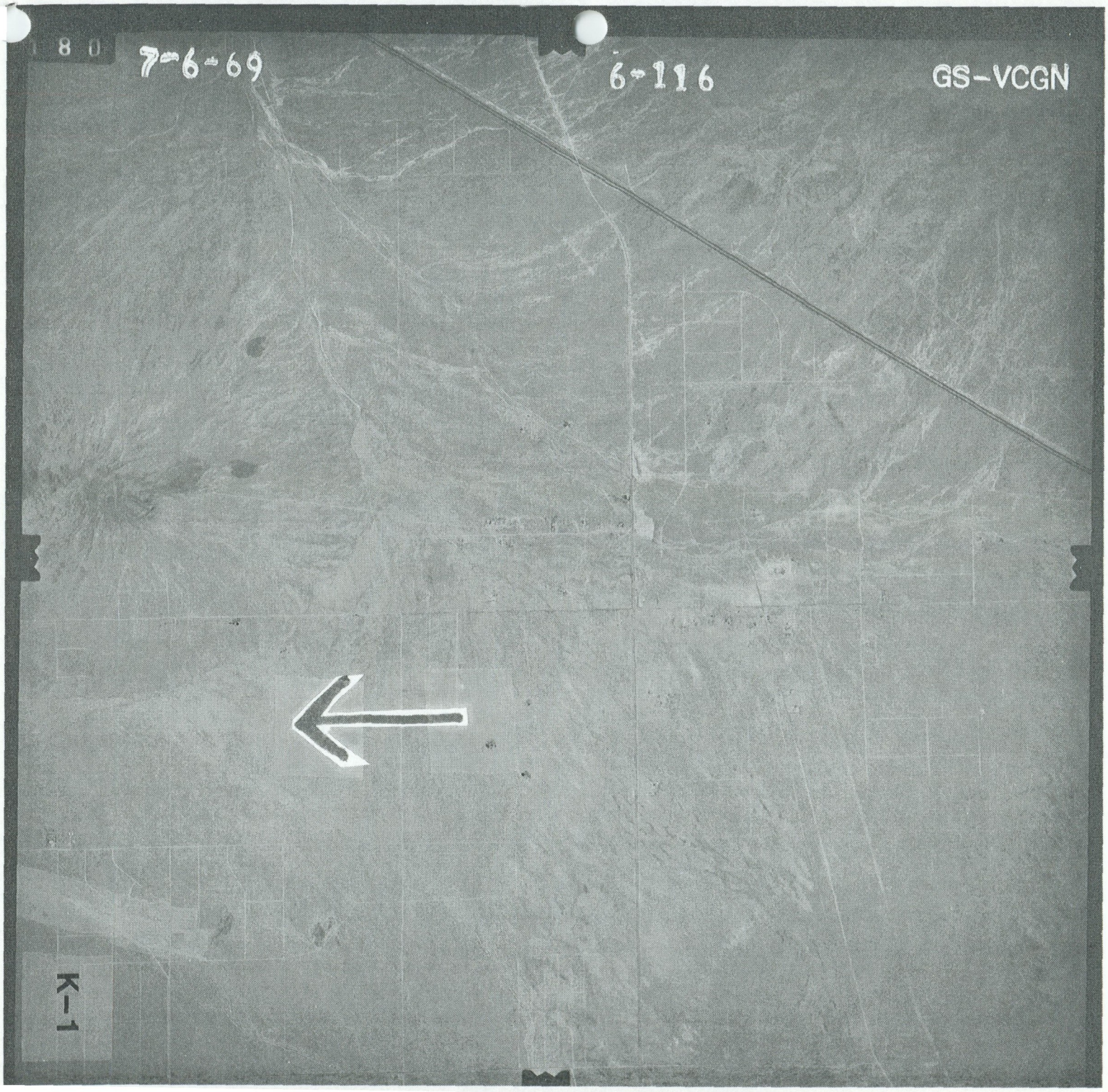
L-1 Topographical map of Victorville PBR # 1 (Section 21) (B-21)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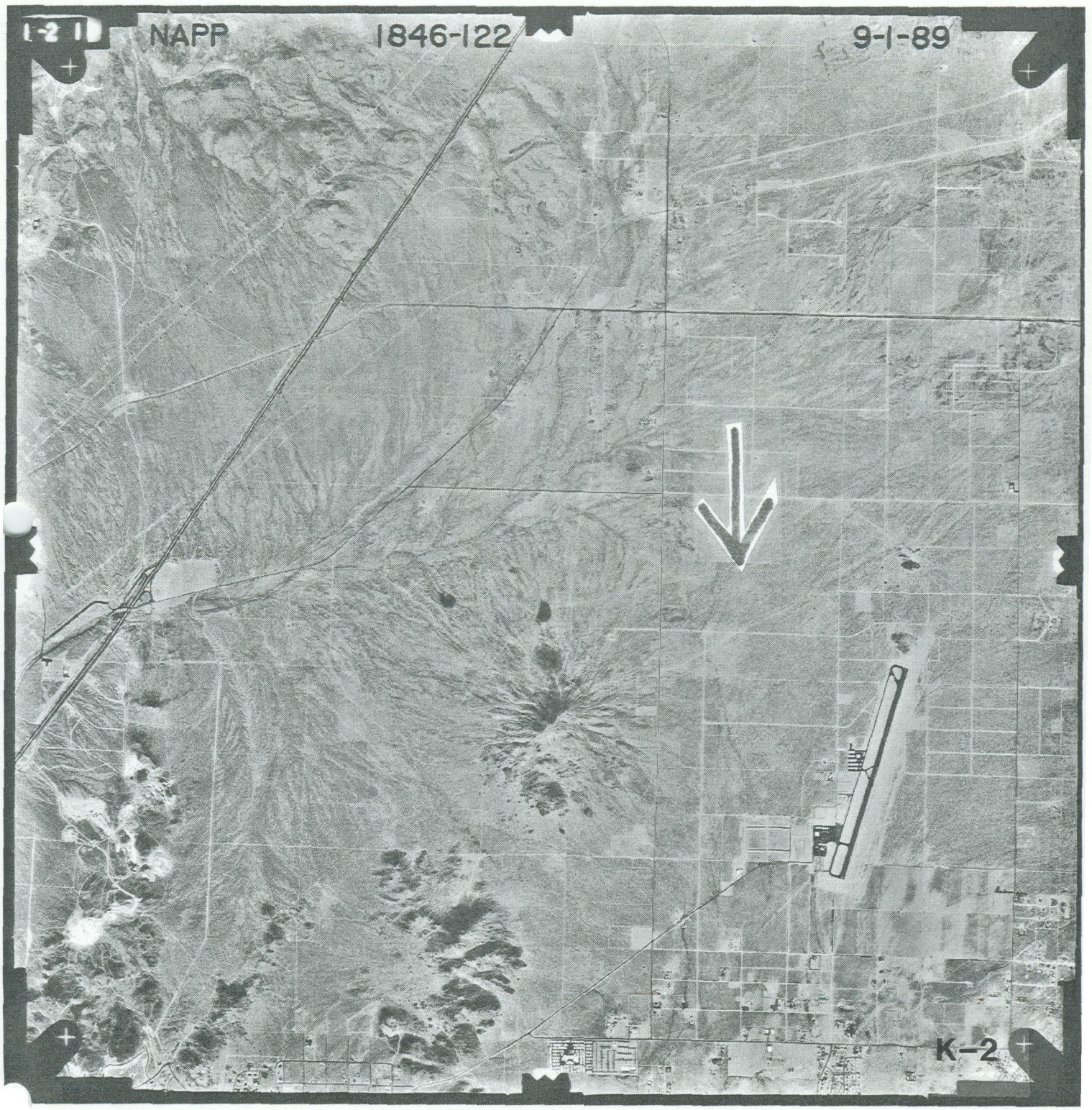
GS-VCGN
K-1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9-1-89
K-2

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX K

HISTORICAL PHOTOGRAPHS

J-1 View of FUDS from southwestern corner of site.

J-2 View of FUDS from northwestern corner of site.

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J-4 Remnant of partially-buried M38A2 100 lb sand-filled practice bomb.

J-5 Remnant of spotting charge used in M38A2 practice bomb - discovered on southern boundary of site.

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J-7 An example of the hundreds of bullet-riddled cans on site - evidence of civilian target practice.

J-8 Northward view. Extensive vehicle use evidenced by tire tracks.

APPENDIX K

HISTORICAL PHOTOGRAPHS

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K-1 Aerial photograph of Victorville PBR # 1, dated 6 July 1969 (B-19).

K-2 Aerial photograph of Victorville PBR #1, dated 1 September 1989 (B-20).

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

APPENDIX M

ARCHIVES SEARCH REPORT CORRESPONDENCE

(not used)

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

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II - Findings Report
III - Routed Final Report

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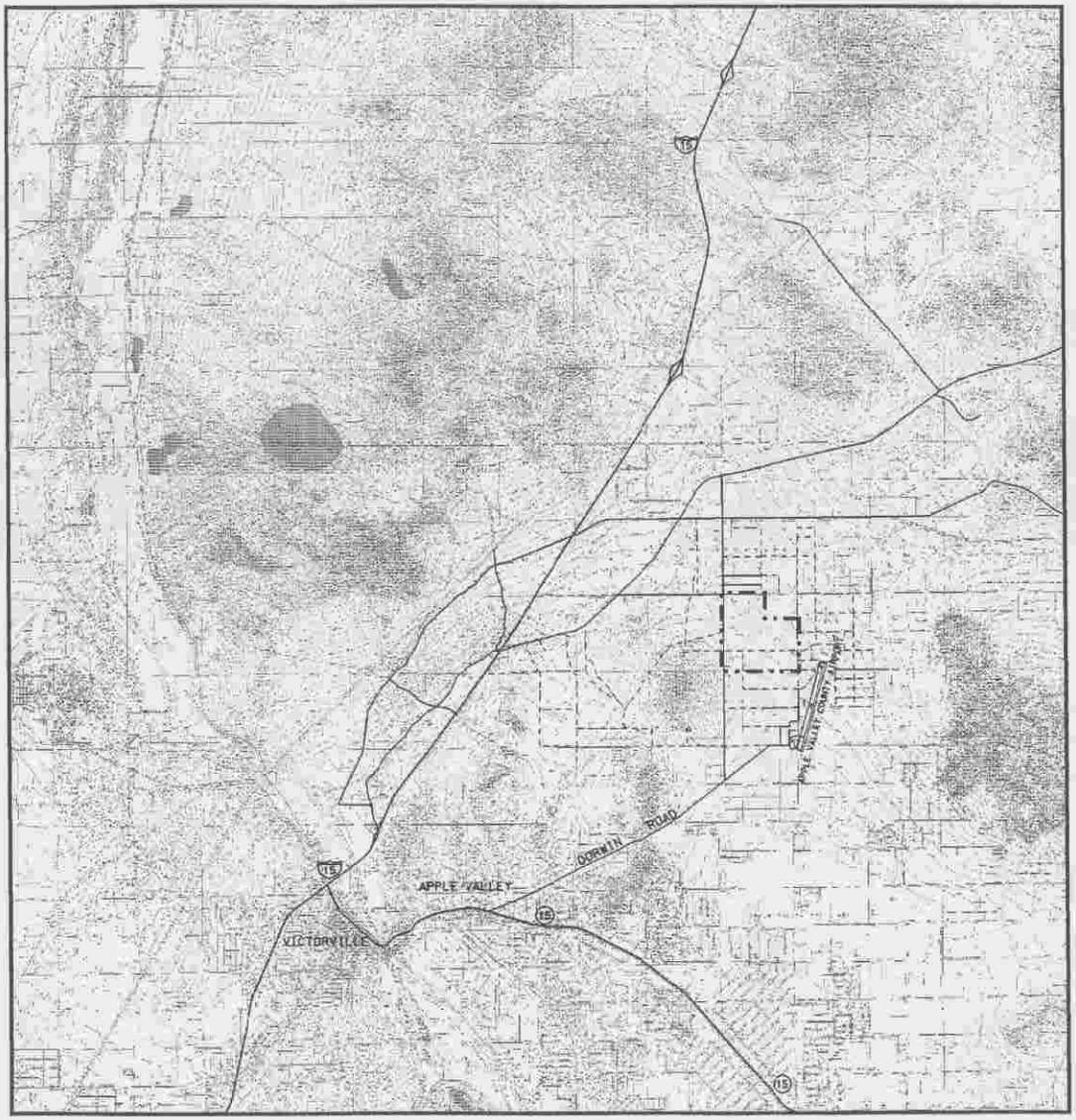
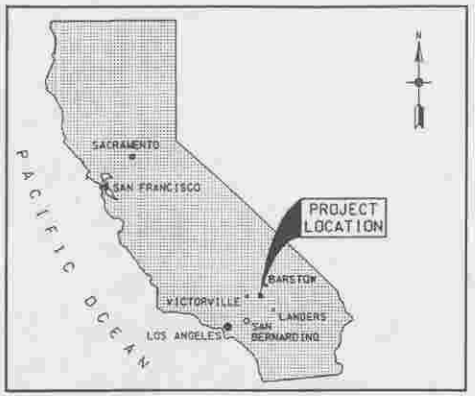
PD	-	-	1
RE	-	-	1

I - Final Report
II - Findings Report
III - Routed Final Report

ORDNANCE AND EXPLOSIVES
ARCHIVES SEARCH REPORT
for the former
VICTORVILLE PBR # 1
SAN BERNARDINO COUNTY
VICTORVILLE, CALIFORNIA
OE PROJECT NUMBER J09CA067501

REPORT PLATES





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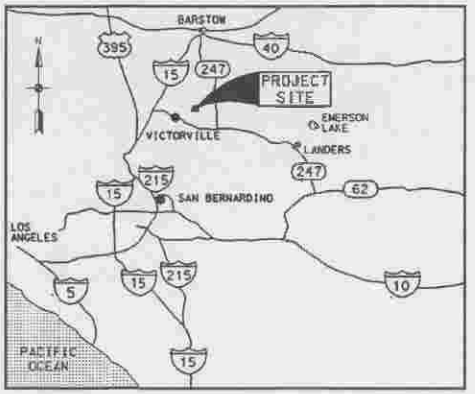

VICINITY MAP

LEGEND

- PGR #1 SITE BOUNDARY
- PAVED ROAD
- DIRT ROAD
- STATE HIGHWAY
- INTERSTATE HIGHWAY

4000 0 4000 8000

Revisions		
Symbol	Description	Date Approved

U.S. ARMY ENGINEER DISTRICT
CORPS OF ENGINEERS
ROCK ISLAND, ILLINOIS

Designed by: B. AKINS	VICTORVILLE PRECISION BOMB RANGE #1 Victorville, California
Drawn by: B.G. HUNTER	SITE MAP
Checked by: B. SPALDING	
Reviewed by: D. HOLMES	Scale: AS SHOWN
Approved by:	Date:
	Drawing Code:
	Sheet reference number:
	Project Number: J09CA067501
	PLATE 1

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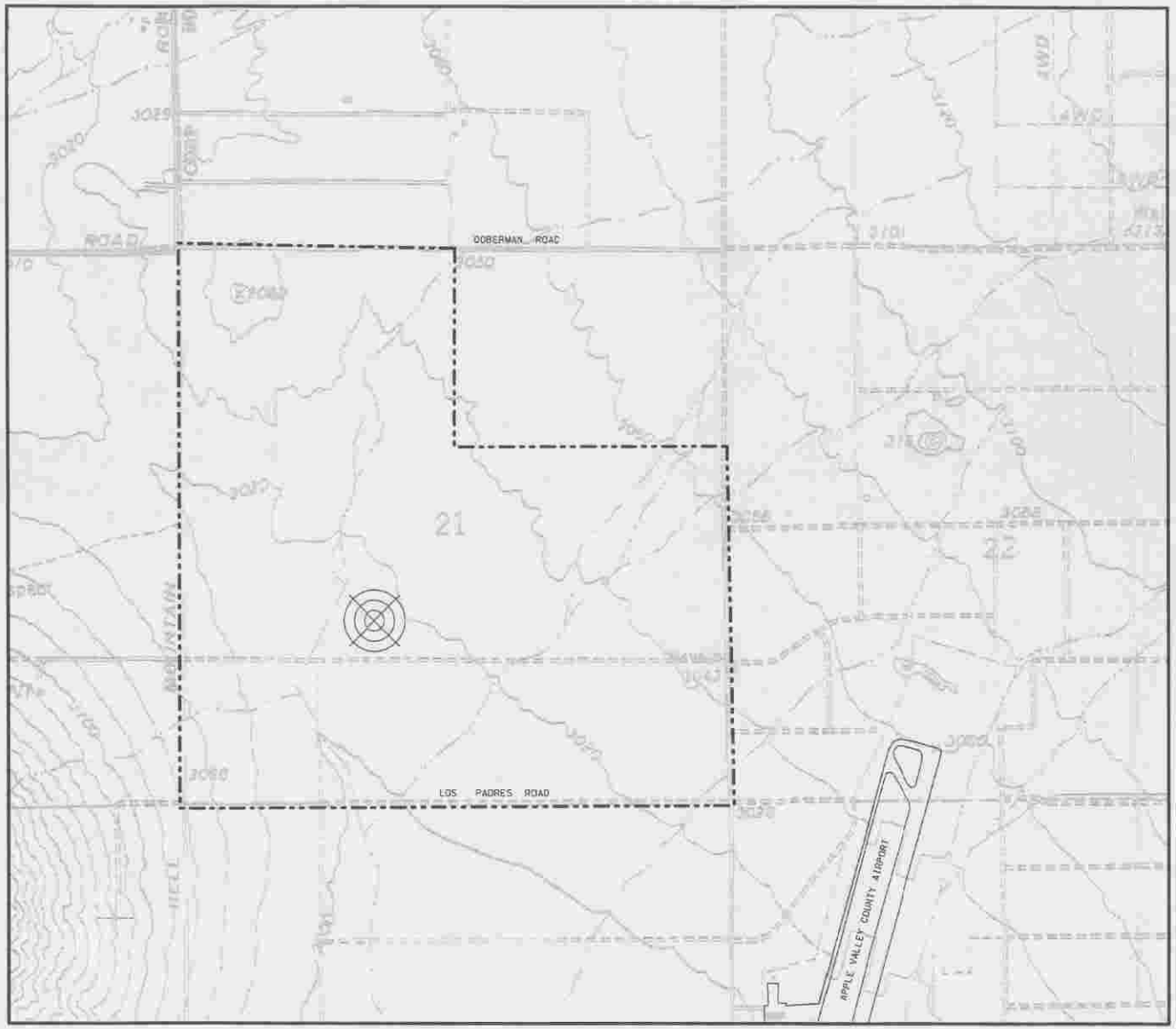

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Checked by: B. SPALDING
Reviewed by: D. HOLMES
Approved by:

VICTORVILLE
PRECISION BOMB RANGE #1
Victorville, California

FACILITY LAYOUT
CIRCA 1942

Scales: AS SHOWN
Dates:
Drawing Code:
Sheet reference number:
Project Number: J09CA067501

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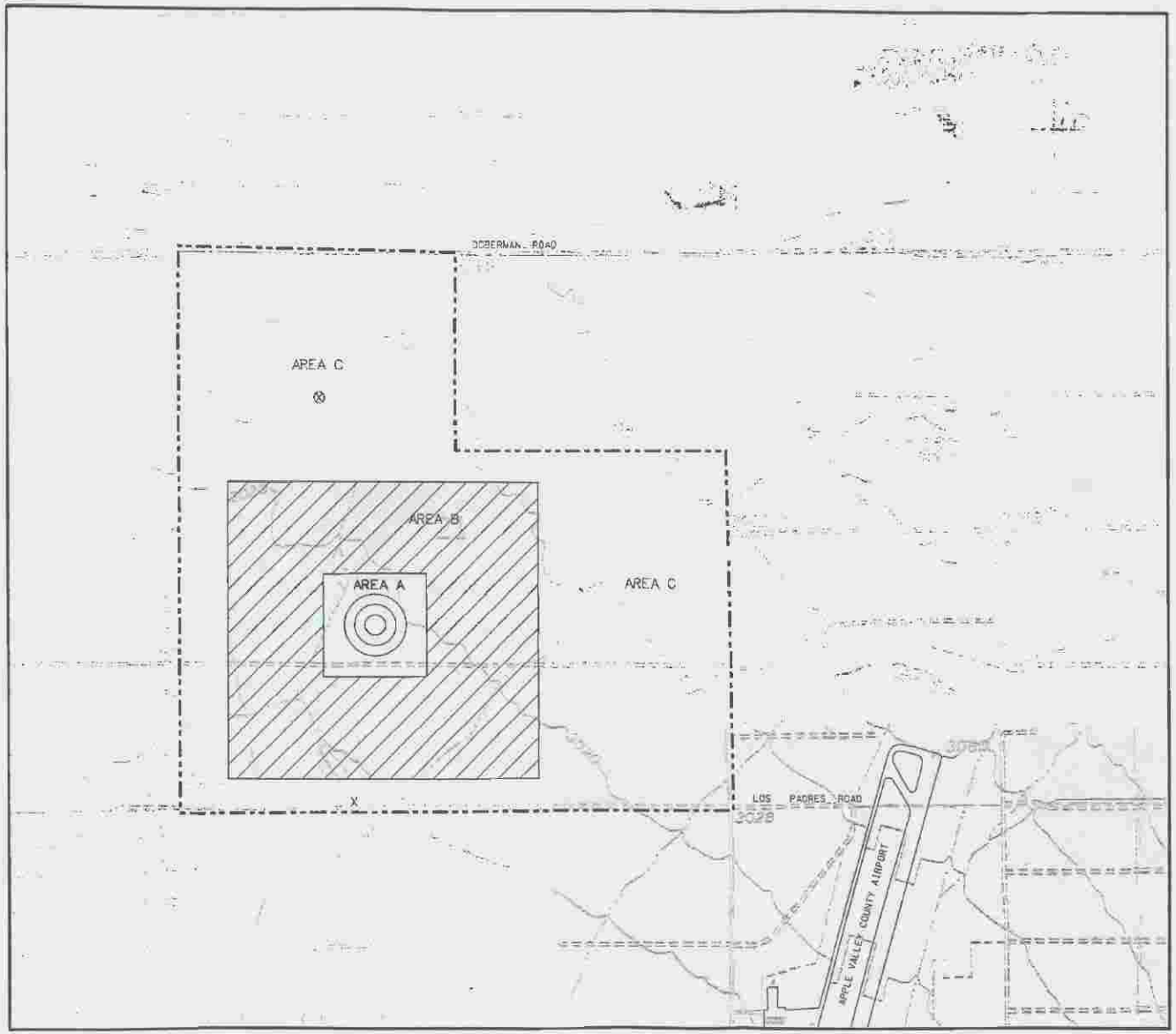

SUMMARY OF AREAS			
AREA	FORMER USAGE	OE PRESENCE	ACREAGE
A	TARGET AREA	POTENTIAL	20
B	TARGET BUFFER AREA	POTENTIAL	178
C	REMAINING LAND	CONFIRMED	362
		TOTAL ACREAGE	560

LEGEND

- FDR #1 SITE BOUNDARY
- ⊗ ORDNANCE FOUND-PRACTICE BOMB REMNANTS
- X ORDNANCE FOUND-SPOTTING CHARGE REMNANTS

500 0 500 1000'

Revisions			
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CORPS OF ENGINEERS
ROCK ISLAND, ILLINOIS

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Drawn by: B.G. HUNTER
Checked by: B. SPALDING
Reviewed by: D. HOLMES
Approved by:

VICTORVILLE
PRECISION BOMB RANGE #1
Victorville, California

PROJECT AREAS

Scales: AS SHOWN
Dates:
Drawing Codes:
Sheet reference numbers:
Project Number: J09CA067501

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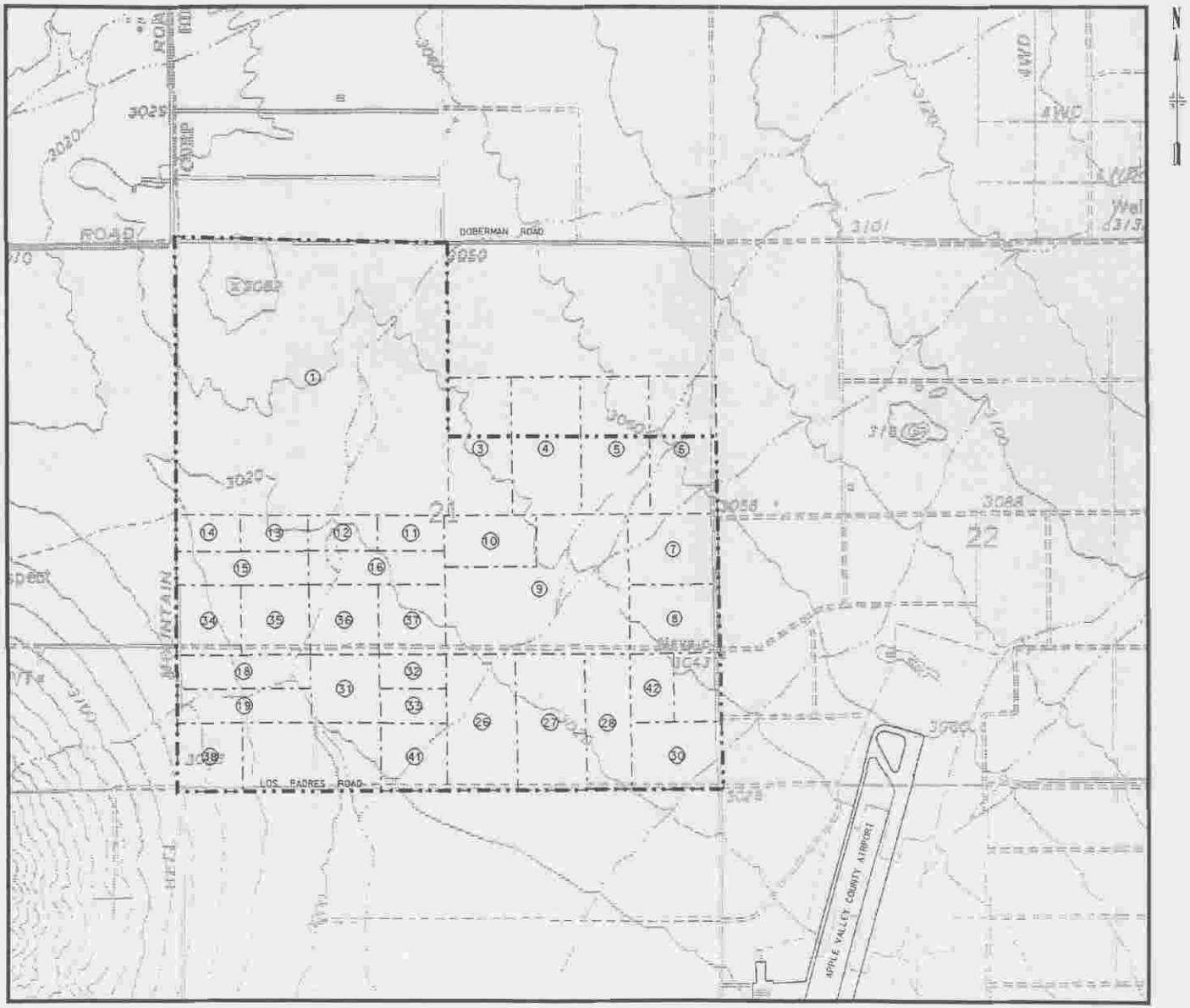

PARTIAL LIST OF CURRENT OWNERSHIP		
PARCEL	OWNER	ACREAGE
1	STATE OF CALIFORNIA	160.00
3	F. DESTEFANO	20.00
4	O. SPERBER	20.00
5	C. VERETENIKOFF	20.00
6	J. WATCHER	20.00
7	R. RABINOWITZ	13.33
8	WISE INVESTMENTS	13.33
9	J. FAY	43.40
10	J. BOWDRE	9.94
11	A. COTE	5.00
12	A. COTE	5.00
13	R. BAUGAY	5.00
14	A. TEJADA	4.70
15	R. MING	9.63
16	G. MANIDI	10.00
18	M. BYRNE	9.63
19	M. BYRNE	9.63
26	WANG, J-J	20.00
27	J. FAY	20.00
28	M. DOWNING	10.00
30	P. KIPLINGER	13.33
31	M. BYRNE	10.00
32	G. SUDMEIER	5.00
33	D. NOWDESHA	5.00
34	P. KIPLINGER	9.48
35	P. KIPLINGER	10.24
36	P. KIPLINGER	10.24
37	W. LENTZ	10.21
38	R. WILLIAMSON	8.88
41	J. FORDOSH	9.02
42	D. RUSSEL	6.66

NOTE: SEE ALSO DOCUMENT G-2

LEGEND

PBR AFI SITE BOUNDARY
PAVED ROAD
DIRT ROAD
OWNERSHIP BOUNDARY

500 0 500 1000'

Revisions		
Symbol	Description	Date Approved

U.S. ARMY ENGINEER DISTRICT
CORPS OF ENGINEERS
ROCK ISLAND, ILLINOIS

Designed by:
Drawn by: B.C. HUNTER
Checked by: B. SPALDING
Reviewed by: D. HOLMES
Approved by:

VICTORVILLE
PRECISION BOMB RANGE #1
Victorville, California

CURRENT OWNERSHIP

Section: SHOWN
Details:
Drawing Code:
Sheet reference number:
Project number: J09CA067501

PLATE 4

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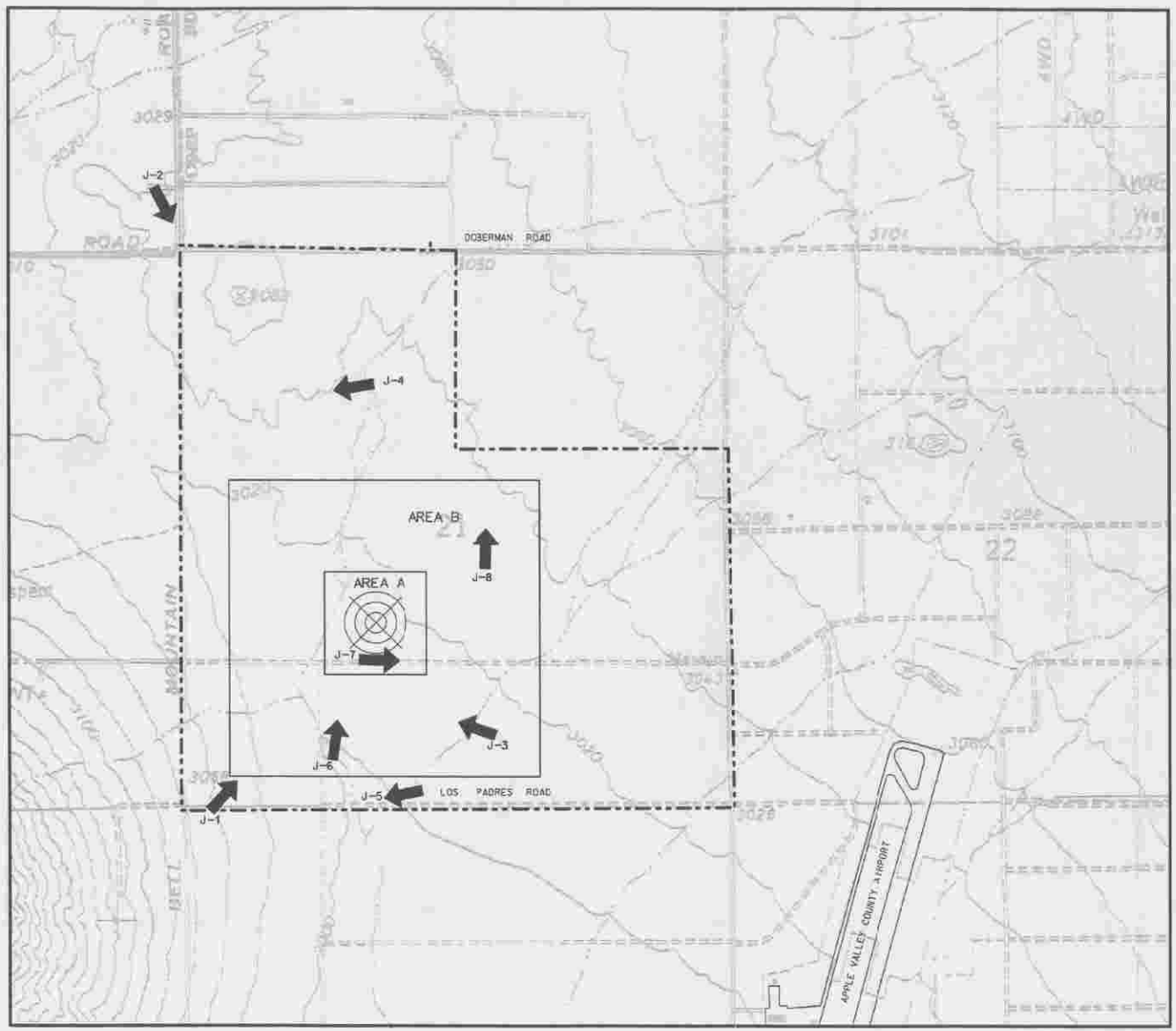

LEGEND

- PBR #1 SITE BOUNDARY
- PAVED ROAD
- DIRT ROAD
- BOMB TARGET
- PHOTO LOCATION

500 0 500 1000'

Revisions			
Symbol	Description	Date	Approved

U.S. ARMY ENGINEER DISTRICT
CORPS OF ENGINEERS
ROCK ISLAND, ILLINOIS

VICTORVILLE
PRECISION BOMB RANGE #1
Victorville, California

PHOTO LOCATIONS

Designed by: B. AKINS	Scale: AS SHOWN	Sheet reference number:	Project Number: J09CA067501
Drawn by: B.G. HUNTER	Date:		
Checked by: B. SPALDING	Drawing Code:		PLATE 5
Reviewed by: D. HOLMES			
Approved by:			

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DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FORMERLY USED DEFENSE SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY

VICTORVILLE PRECISION BOMBING RANGE NO. 1
SAN BERNARDINO COUNTY, CALIFORNIA
PROJECT NO. J09CA067500
FINDING OF FACT

1. The former Victorville Precision Bombing Range (PRB) No. 1 was located in San Bernardino County, California approximately 7 miles northeast of Victorville, California. The site originally consisted of 560 acres. In May 1942, 400 acres were acquired by lease from private land owners. The other 160 acres were transferred from the U.S. Department of the Interior to the War Department through Public Land Order 124 on 20 May 1943.

2. Victorville PRB No. 1 was used by the Army Air Forces based at Victorville Airfield as a practice bombing area. There were no buildings on the site. The War Department improvements on the site consisted of frame butts and appurtenances, fences and gates, and a bombing target. The bombing target, located in the center of the site, was composed of asphalt strips approximately 5 feet wide configured as three concentric circles with approximate radii of 100, 200, and 300 feet. In addition, there were two strips of asphalt which transected the concentric circles at right angeles to each other.

3. The leases on the 400 acres acquired from private land owners were terminated on 1 December 1942. On 1 November 1948, 160 acres of Victorville PRB No. 1 were informally returned to the U.S. Department of the Interior by a Letter of Transfer. The Letter of Transfer declared the bombing target to have been dedudded and certified to be free and clear of explosives or explosive objects reasonably possible to detect by visual inspection. Transfer of land from the DOD to the U.S. Department of the Interior became official on 29 March 1954, by Public Land Order 948. Currently, the site is divided into 46 parcels owned by private land owners. The site is undeveloped land.

DETERMINATION OF ELIGIBILITY

Based on the foregoing Finding of Fact, Victorville Precision Bombing No 1, Project No. J09CA067500 has been determined to be formerly used by Department of Defense. It is therefore eligible for the Defense Environmental Restoration Program - Formerly Used Defense Sites established under 10 U.S.C. 2701 et seq.

28 Apr 94
DATE

for MILTON HUNTER
Brigadier General, U.S.Army
Commanding

SITE SURVEY SUMMARY SHEET
DERP-FUDS SITE NO. J09CA067500
VICTORVILLE PRECISION BOMBING RANGE NO. 1
SAN BERNARDINO COUNTY, CALIFORNIA

SITE NAME: Formerly Victorville Precision Bombing Range No. 1.

LOCATION: The former Victorville PBR No. 1 was located approximately eight (8) miles northeast of Victorville, California (see site location map).

SITE HISTORY: The site originally consisted of 560 acres. In May 1942, 400 acres were obtained by lease from private land owners. The other 160 acres were transferred from the U.S. Department of the Interior to the War Department through Public Land Order 125. The site was used by the Army Air Forces based at Victorville airfield as a practice bombing area. The lease on the 400 acres acquired from private land owners was terminated in December 1942. On 1 November 1948, 160 acres were transferred back to the U.S. Department of the Interior by a letter of transfer Currently, the site is divided into 46 parcels owned by private land owners. The only DOD improvements still on the site are the weathered remains of the asphalt bombing target. There is no visible evidence of unsafe debris, hazardous or toxic waste, or unexploded ordnance resulting from DOD use of the site. However, there are fragments from exploded ordnance dropped on the bombing target scattered throughout the site. The fragments are spaced approximately 15-20 feet apart within the 300 foot bombing target and 75-100 feet apart throughout the remainder of the site.

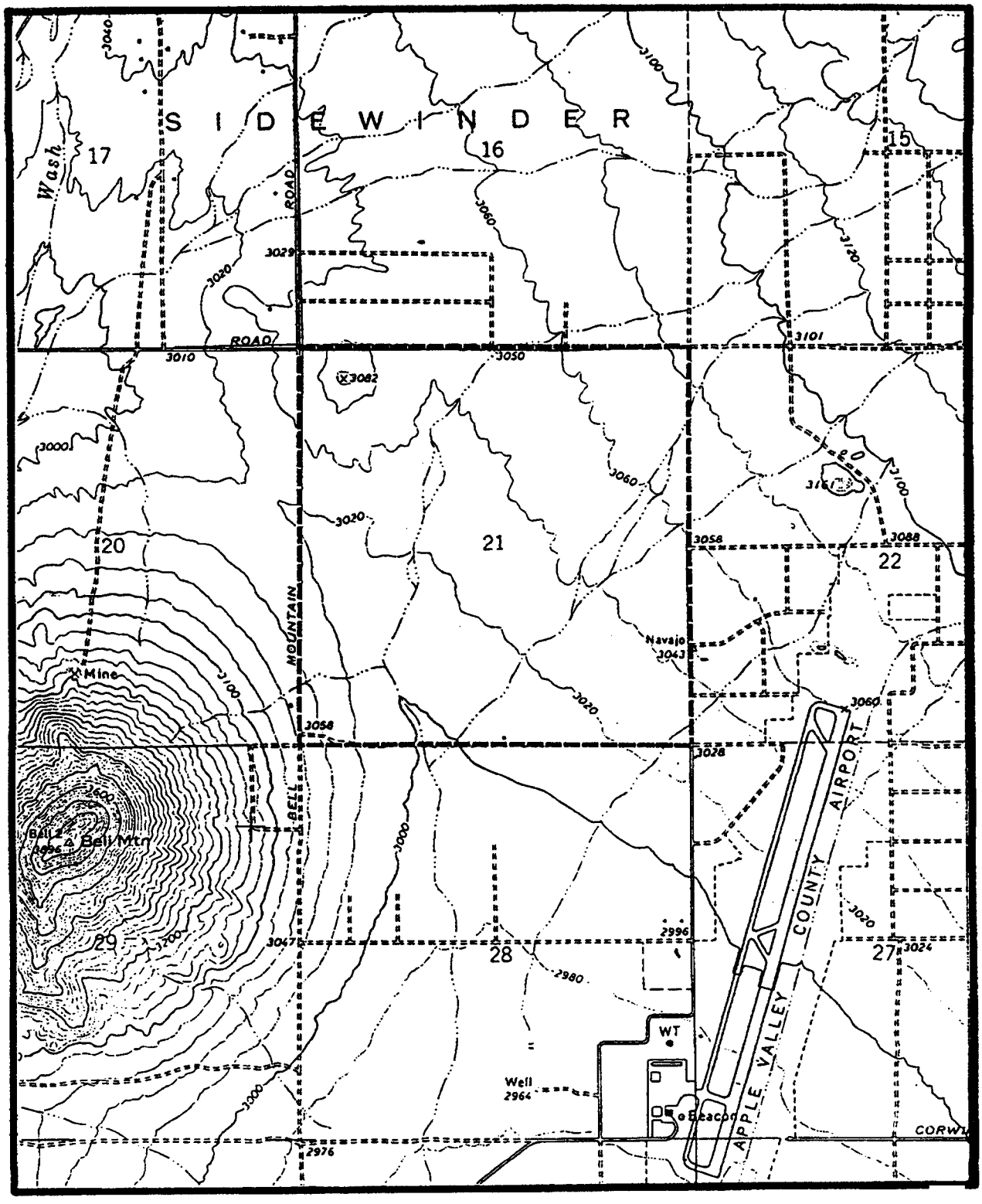
SITE VISIT: Dennis Parker and Paul Robinsion, Earth Technology Corp, visited the site on 7 December 1988.

CATEGORY OF HAZARDS: Potential OEW.

PROJECT DESCRIPTION: CEHND to determine if further study and remedial action are needed at the site.

AVAILABLE STUDIES AND REPORTS: A real estate file is maintained by the Real Estate Division, Los Angeles District, Corps of Engineers. The real estate file contains partial acquisition and disposal records for the site. The real estate file also contains a document declaring the bombing target to be free and clear of explosives and explosive objects reasonably possible to detect by visual inspection. San Bernardino County Health and Fire Departments records do not indicate any hazards associated with the site.

PA/POC: Joe Burwell, (213) 894-6266, Los Angles District Corps of Engineers.



SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET

TOPOGRAPHIC SITE MAP OF THE FORMER VICTORVILLE PRECISION BOMBING RANGE NO. 1

PROJECT SUMMARY SHEET
FOR
DERP-FUDS OEW PROJECT NO. J09CA067501
VICTORVILLE PRECISION BOMBING RANGE NO. 1
DERP-FUDS SITE NO. J09CA067500
23 JUNE 1994

PROJECT DESCRIPTION: Site was formerly used as a practice bombing area by Army Air Forces stationed at Victorville Airfield. The site was declared excess in 1948 and the Letter of Transfer declared the site dedudded and certified ordnance free. It is assumed that only a visual surface survey was conducted, the standard at that time. A subsurface investigation may be appropriate. Besides local trailer homes, most of the site is currently undeveloped desert land.

PROJECT ELIGIBILITY: Victorville Precision Bombing Range No. 1 was used by the Army Air Force during the 1940s. Any ordnance found could be the result of past DOD activities.

POLICY CONSIDERATIONS: There appears to be no policy consideration that would prohibit the proposal of this project.

PROPOSED PROJECT: Recommend the Corps' Mandatory Center of Expertise (MCX) for OEW at Huntsville Division make a determination if further action is appropriate. If the MCX decides an Archives Search Report is necessary, it is suggested that one ASR be done for all the Victorville Precision Bombing Ranges.

RAC FORM: Attached

DISTRICT POC: Request that CEHND inform Mr. Jatin Desai, (213) 894-6266, Los Angeles District, when a determination is made in regard to project status.

RISK ASSESSMENT PROCEDURES FOR

ORDNANCE AND EXPLOSIVES (OE) SITES

Site Name: Victorville PBR # 1
Site Location: Victorville, California
DERP Project #: J09CA067501
Date Completed SI: 20 April 1996
Date Revised: 3 Oct 1996

Rater's Name: Bill Akins
Phone No.: (815) 273-8538
Organization CENCR-ED-DO
SIOAC-ESL
Area: Entire Site
RAC Score: 3

OE RISK ASSESSMENT:

This risk assessment procedure was developed in accordance with MIL-STD 882C and AR 385-10. The RAC score will be used by CEHND to prioritize the remedial action at Formerly Used Defense Sites. The OE risk assessment should be based upon best available information resulting from records searches, reports of Explosive Ordnance Disposal (EOD) detachment actions, and field observations, interviews, and measurements. This information is used to assess the risk involved based upon the potential OE hazards identified at the site. The risk assessment is composed of two factors: hazard severity and hazard probability. Personnel involved in visits to potential OE sites should view the CEHND video tape entitled "A Life Threatening Encounter: OE."

Part 1. Hazard Severity. Hazard severity categories are defined to provide a qualitative measure of the worst credible mishap resulting from personnel exposure to various types and quantities of unexploded ordnance items.

TYPES OF ORDNANCE LOCATED SINCE SITE CLOSURE (Circle all values that apply)

A. Conventional Ordnance and Ammunition	VALUE
Medium/Large Caliber (20 mm and larger)	10
Bombs, Explosive	10
Grenades, Hand and Rifle, Explosive	10
Landmines, Explosive	10
Rockets, Guided Missiles, Explosive	10
Detonators, Blasting Caps, Fuzes, Boosters, Bursters	6
Bombs, Practice (w/spotting charges)	(6)
Grenades, Practice (w/spotting charges)	4
Landmines, Practice (w/spotting charges)	4
Small Arms, Complete round (.22 cal - .50 cal)	1
Small Arms, Expended	0

(Select the largest single value)..... .....(6)

What evidence do you have regarding conventional OE discoveries on the site?
The SI team discovered remnants of one M38A2 practice bomb in one location in Area C and in another location within Area C the remnants of the spotting charge for the M38A2 were found.

B. Pyrotechnic Discoveries since closure. (For munitions not described above)

	VALUE
Munition (Container) Containing White Phosphorous or other Pyrophoric Material (i.e., Spontaneously Flammable)	10
Munition Containing a Flame or Incendiary Material (i.e., Napalm, Triethlaluminum Metal Incendiaries)	6
Flares, Signals, Simulators, Screening Smoke (other than WP)	4

(Select the largest single value).....0

What evidence do you have regarding pyrotechnic discoveries at this FUDS? NONE

C. Bulk High Explosives Discoveries Since Closure
(Not an integral part of conventional ordnance; uncontainerized.)

	VALUE
Primary or Initiating Explosive (Lead Styphnate, Lead Azide, Nitroglycerin, Mercury Azide, Mercury Fulminate, Tetracene, etc.) Demolition Charges	10
Secondary Explosives (PETN, Composition A, B, C, Tetryl, TNT, RDX, HMX, HBX, Black Powder, etc).	8
Military Dynamite	6
Less Sensitive Explosives (Ammonium Nitrate, Explosive D, etc).	3

(Select the largest single value).....0

What evidence do you have regarding bulk explosives discoveries at this FUDS? NONE

D. Bulk Propellant Discoveries Since Closure
(Not an integral part of rockets, guided missiles, or other conventional ordnance; uncontainerized)

	VALUE
Solid or Liquid Propellants	6

Propellants.....0

What evidence do you have regarding propellant discoveries at this FUDS? NONE

E. Chemical Warfare Material and Radiological Weapons

	VALUE
Toxic Chemical Agents (Choking, Nerve, Blood, Blister)	25
War Gas Identification Sets	20
Radiological	15
Riot Control and Miscellaneous (Vomiting, Tear)	5

(Select the largest single value).....0

What evidence do you have of chemical/radiological OE discoveries at this FUDS? NONE

==========

TOTAL HAZARD SEVERITY VALUE

(Sum of Largest Values for A through E--Maximum of 61).....6

Apply this value to Table 1 to determine Hazard Severity Category.

TABLE 1

HAZARD SEVERITY*

Description	Category	Hazard Severity Value
CATASTROPHIC	I	21 and greater
CRITICAL	II	10 to 20
MARGINAL	III	5 to 9
NEGLIGIBLE	IV	1 to 4
**NONE		0

* Apply Hazard Severity Category to Table 3.

** If Hazard Severity Value is 0, you need not complete Part II. Proceed to Part III and use a RAC score of 5 to determine your appropriate action.

Part II. Hazard Probability. The probability that a hazard has been or will be created due to the presence and other related factors of unexploded ordnance or explosive materials on a formerly used WD/DOD site.

AREA, EXTENT, ACCESSIBILITY OF CONTAMINATION
(Circle all values that apply)

A. Locations of OE Hazards

	VALUE
On the surface	(5)
Within Tanks, Pipes, Vessels or Other confined locations	4
Inside walls, ceilings, or other parts of Buildings or Structures	3
Subsurface	2 _

(Select the single largest value)..... (5)

What evidence do you have regarding location of OE? In Area C, the SI team found a partially-buried rear section of an M38A2 practice bomb and the remnants of a spotting charge.

B. Distance to nearest inhabited locations or structures likely to be at risk from OE hazard (roads, parks, playgrounds, and buildings).

	VALUE
Less than 1250 feet	(5)
1250 feet to 0.5 miles	4
0.5 miles to 1.0 miles	3
1.0 miles to 2.0 miles	2
Over 2 miles	1

(Select the single largest value)..... (5)

What are the nearest inhabited structures? Although a "5" value is assigned here, the two or three scattered dwellings present are not at risk from the type of munitions one would discover at this site. There is neither a mass detonation hazard nor a fragmentation hazard associated with the type of muntions-related items one would find on this site. Additional comments are found in Part IV narrative.

C. Number of buildings within a 2 mile radius measured from the OE hazard area, not the installation boundary.

	VALUE
26 and over	5
16 to 25	4
11 to 15	(3)
6 to 10	2
1 to 5	1
0	0

(Select the single largest value)..... (3)

Narrative: There is no mass detonation or fragmentation quantity distance (QD) safety hazard associated with the munitions one would find on this site. The inhabited buildings are not at risk. There is no applicable inhabited building distance (IBD) safety problem. Additional comments can be found in Part IV narrative.

D. Types of Buildings (within a 2 mile radius)

	VALUE
Educational, Child Care, Residential, Hospitals, Hotels, Commercial, Shopping Centers	(5)
Industrial, Warehouse, etc.	4
Agricultural, Forestry, etc.	3
Detention, Correctional	2
No Buildings	0

(Select the largest single value)..... (5)

Describe types of buildings in the area: A very small county airport is located within a mile. Sparsely-located modest single-family dwellings are within the subject radius. The munitions-related items one might find do not present any IBD hazard. Additional comments can be found in Part IV narrative.

E. Accessibility to site refers to access by humans to ordnance and explosives. Use the following guidance:

BARRIER	VALUE
No barrier or security system	(5)
Barrier is incomplete (e.g., in disrepair or does not completely surround the site). Barrier is intended to deny egress from the site, as for a barbed wire fence for grazing.	4
A barrier, (any kind of fence in good repair) but no separate means to control entry. Barrier is intended to deny access to the site.	3
Security guard, but no barrier	2
Isolated Site	1
A 24-hour surveillance system (e.g., television monitoring or surveillance by guards or facility personnel) which continuously monitors and controls entry onto the facility, or An artificial or natural barrier (e.g., a fence combined with a cliff), which completely surrounds the facility; and a means to control entry, at all times, through the gates or other entrances to the facility (e.g., an attendant, television monitor, locked entrance, or controlled roadway access to the facility).	0

(Select the single largest value)..... (5)

Describe the site accessibility: Anyone can enter the site at any time.

F. Site Dynamics - This deals with site conditions that are subject to change in the future, but may be stable at the present. Example would be excessive soil erosion by beaches or streams, increasing land development that could reduce distance from the site to inhabited areas or otherwise increase accessibility.

	VALUE
Expected	5
None Anticipated	(0)

(Select largest value)..... (0)

Describe the site dynamics:

Total Hazard Probability Value..... (23)
(Sum of Largest Values for A through F--Maximum of 30)

Apply this value to Hazard Probability Table 2 to determine Hazard Probability Level.

TABLE 2

HAZARD PROBABILITY*

Description	Level	Hazard Probability Value
FREQUENT	A	27 or greater
PROBABLE	B	21 to 26
OCCASIONAL	C	15 to 20
REMOTE	D	8 to 14
IMPROBABLE	E	less than 8

* Apply Hazard Probability Level to Table 3.

Part III. Risk Assessment. The risk assessment value for this site is determined using the following Table 3. Enter with the results of the hazard probability and hazard severity values.

TABLE 3

Probability Level		FREQUENT A	PROBABLE B	OCCASIONAL C	REMOTE D	IMPROBABLE E
Severity Category:						
CATASTROPHIC	I	1	1	2	3	4
CRITICAL	II	1	2	3	4	5
MARGINAL	III	2	(3)	4	4	5
NEGLIGIBLE	IV	3	4	4	5	5

RISK ASSESSMENT CODE (RAC)

RAC 1 Expedite INPR, recommending further action by CEHNC - Immediately call CEHNC-OE-ES--commercial (205) 895-1582 or DSN 645-1582.

RAC 2 High priority on completion of INPR - Recommend further action by CEHNC.

[RAC 3] Complete INPR - Recommend further action by CEHNC.

RAC 4 Complete INPR - Recommend further action by CEHNC.

RAC 5 indicates that no further action (NOFA) is necessary. Submit NOFA and RAC to CEHNC.

Part IV. Narrative. Summarize the documented evidence that supports this risk assessment. If no documented evidence was available, explain all the assumptions you have made.

There was no visible surface OE-related metal parts found in either the bomb target (Area A) or the buffer zone (Area B). However, OE-related metal parts were found in Area C. Areas A, B, and C are heavily used by recreationalists. The SI team found vehicle tire tracks and vehicle trails throughout the site. The team also found hundreds of bullet-riddled metal cans throughout the site, which is evidence of recent recreational target practice by civilians. Because of this heavy recreational use by civilians, it is highly probable that surface disturbance of OE has taken place over the years. There is a distinct probability that the OE discovered by the SI team in Area C actually originated in Areas A and/or B. Even though no OE was located in Areas A and B, and the RAC worksheet computes as RAC 5, a score of 4 is more appropriate. Some limited sampling as part of an EE/CA is recommended to determine if there is actual OE contamination in Areas A and/or B.

FINAL

Site Inspection Report Former Victorville Precision Bombing Range No. 1

San Bernardino County, California

U.S. Army Corps of Engineers
Southwest IMA Region

FUDS Project No. J09CA067501
Contract: W912DY-04-D-0005
Task Order: 0009

Prepared For:
U.S. Army Corps of Engineers, Los Angeles District
915 Wilshire Blvd., Suite 15018
Los Angeles, California 90017-3401
and
U.S. Army Corps of Engineers
South Pacific Division Range Support Center

The views, opinions, and/or findings contained in this report are those of the author(s) and should not be construed as an official Department of the Army position, policy, or decision, unless so designated by other documentation.

Prepared By:
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March 2008

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Secretary for
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March 11, 2008

Ms. Alexandria Long
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Los Angeles District
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DRAFT FINAL SITE INSPECTION REPORT FOR FORMER VICTORVILLE PRECISION BOMBING RANGE 1, VICTORVILLE, CALIFORNIA

Dear Ms. Long:

The Department of Toxic Substances Control (DTSC) completed the final Site Inspection Report (SI) review. The final SI Report documents the munitions and explosive of concern (MEC) and munitions constituent (MC) field investigation results, data analysis result and recommendation.

DTSC concurs with the final SI Report recommendation to proceed to the Remedial Investigation and Feasibility Study (RI/FS) phase. However, DTSC does not agree with the SI Report recommendation that no additional sampling during the RI/FS is needed. Do to the fact that an SI does not thoroughly characterize a site and the time frame between the end of the SI and implementation of the RI/FS, soil sampling should be carried forward. Therefore, an ecological screening should be performed that meets the California Department of Fish and Game (CDFG) ecological screening approach recommendations, including "terrestrial wildlife site-specific receptors" screening.

Furthermore, DTSC would like to reiterate that the USEPA Ecological Soil Screening Levels (ESSL) currently used by the Army Corp for ecological screening must be the most recent USEPA Ecological Soil Screening Levels and must have been accepted by the State of California Agencies (CDFG and DTSC) Eco-toxicologist.

Printed on Recycled Paper

If you have any questions or comments regarding this transmittal or other project matters, please do not hesitate to contact me at (714) 484-5428.

Sincerely,

Mr. Daniel Cordero Jr.
Southern California Branch
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Cypress Office

cc: Ms. Edythe Seehafer
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Response to DTSC Comment Letter Dated 11 March 2008

Draft Final Site Inspection Report for Former Victorville Precision Bombing Range 1, Victorville, California

Comment 1 noted.

Comment 2 noted.

CONTRACTOR STATEMENT OF INDEPENDENT TECHNICAL REVIEW

Parsons has completed the Final Site Inspection report for Victorville PBR No. 1, San Bernardino County, California. Notice is hereby given that an independent technical review has been conducted that is appropriate to the level of risk and complexity inherent in the project, as defined in the Quality Control Plan. During the independent technical review, compliance with established policy principles and procedures, utilizing justified and valid assumptions was verified. This included review of assumptions; methods, procedures, and material used in analyses; alternatives evaluated; the appropriateness of data used and level of data obtained; and reasonableness of the results, including whether the product meets the customer's needs consistent with law and existing Corps policy.

Study/Design Team Leader and Team Members March 14, 2008

March 14, 2008

Independent Technical Review Team Leader

Significant concerns and the explanation of the resolution are as follows:

None

As noted above, all concerns resulting from independent technical review of the project have been considered.

March 14, 2008

Parsons Program Manager(s)

PARSONS
Parsons Infrastructure & Technology Group, Inc.
5390 Triangle Parkway • Suite 100 • Norcross, Georgia 30092 • (770) 446-4900 • Fax: (770) 446-4910 • www.parsons.com

March 14, 2008

U.S. Army Corps of Engineers, Los Angeles District
ATTN: CESPL-PM-M (Ms. Alexandria Long)
915 Wilshire Blvd., Suite 15018
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(213) 452-3997

Subject: Contract W912DY-04-D-0005, Delivery Order 0009
MMRP SI for SW IMA Region –Final SI Report
Victorville Precisions Bombing Range (PBR) No. 1, San Bernardino County, California

Dear Ms. Long:

Parsons has prepared this Final Site Inspection (SI) Report in accordance with the Performance Work Statement (PWS) to include the completed Munitions Response Site Prioritization Protocol (MRSPP). All USACE and stakeholder comments received on the Draft Final SI Report have been addressed. One copy has been provided for your records. Six additional copies are provided for your distribution to the regulators (DTSC), and other key project stakeholders.

We have forwarded single copies of the document to Jeff Waugh (USACE HQ) and Monique Ostermann (SW Region Program Manager), and EM CX. Electronic copies have also been provided.

If you have any questions or comments, please contact me at (678) 969-2384 or (404) 606-0346 (cell) or the Co-Program Manager (Ms. Laura Kelley) at (678) 969-2437.

Sincerely,

PARSONS

Don Silkebakken, P.E.
MMRP SI Project/Program Manager

cc: HQ Jeff Waugh–1 CD
SPD Monique Ostermann –1 copy/1 CD
EM CX Brad McCowan / Deborah Walker – 1 copy/1 CD
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Laura Kelley (Parsons DPM - Project File 744653.74000)

U.S. Army Corps of Engineers
Southwest IMA Region

FINAL
Site Inspection Report
Former Victorville Precision Bombing Range No. 1
San Bernardino County, California

FUDS Project No. J09CA067501
March 2008

In Support of
FUDS MMRP Site Inspections Project

Prepared by:
PARSONS
5390 Triangle Parkway, Suite 100
Norcross, Georgia 30092

Prepared for:

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U.S. Army Corps of Engineers
South Pacific Division Range Support Center

Contract: W912DY-04-D-0005
Task Order: 0009

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LIST OF ACRONYMS

af	Acre Feet
AHA	Activity Hazard Analysis
ARC	Annual Report to Congress
ASR	Archives Search Report
bgs	Below Ground Surface
BLM	Bureau of Land Management
BTAG	Biological Technical Assistance Group
CDF&G	California Department of Fish and Game
CEHNC	Huntsville U.S. Army Engineering and Support Center
CEMVS	U.S. Army Corps of Engineers, St. Louis District
CEMVR	U.S. Army Corps of Engineers, Rock Island District
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESPL	U.S. Army Corps of Engineers, Los Angeles District
CFR	Code of Federal Regulations
CHE	Chemical Warfare Material Hazard Evaluation
CNDDB	California Natural Diversity Database
CRREL	Cold Regions Research and Engineering Laboratory
CRWQCB	California Regional Water Quality Control Board
CSEM	Conceptual Site Exposure Model
CSM	Conceptual Site Model
CX	Center of Expertise
CZMP	Coastal Zone Management Program
DC	Design Center
DEP	Defense Environmental Programs
DERP	Defense Environmental Response Program
DoD	Department of Defense
DOI	Department of the Interior
DQO	Data Quality Objective
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EHE	Explosive Hazard Evaluation
EPP	Environmental Protection Plan
ER	Engineering Regulation
ERFPP	Emergency Response and Fire Prevention Plan
FDE	Findings and Determination of Eligibility
FTL	Field Team Leader

LIST OF ACRONYMS (CONTINUED)

FUDS	Formerly Used Defense Site
FUDSMIS	Formerly Used Defense Site Management Information System
GIS	Geographic Information System
GPS	Global Positioning System
GSA	General Services Administration
HHE	Health Hazard Evaluation
HHRA	Human Health Risk Assessment
HRS	Hazard Ranking System
HTW	Hazardous and Toxic Waste
IDW	Investigative Derived Waste
IMA	Southeast and Pacific Installation Management Agency
INPR	Inventory Project Report
lb	Pound
mg/kg	Milligrams per Kilogram
MC	Munitions Constituents
MCL	Maximum Concentration Level
MD	Munitions Debris
MEC	Munitions and Explosives of Concern
MM	Military Munitions
MM DC	Military Munitions Design Center
MMR	Military Munitions Response
MMRP	Military Munitions Response Program
MRA	Munitions Response Area
MRDS	Mineral Resources Data System
MRS	Munitions Response Site
MRSPP	Military Response Site Prioritization Protocol
MSL	Mean Sea Level
MWA	Mojave Water Agency
NAD	North American Datum
NCP	National Oil and Hazardous Substances Pollution Contingency Plan
NDAI	No DoD Action Indicated
NFS	National Forest Service
NGS	National Geochemistry Survey
NGVD	Net Geodetic Vertical Datum
NHA	National Heritage Areas

LIST OF ACRONYMS (CONTINUED)

NHL	National Historic Landmarks
NOAA	National Oceanic and Atmospheric Administration
NPS	National Park Service
NRIS	National Register Information System
NRHD	National Register of Historic District
NRHP	National Register of Historic Places
NTU	Nephelometric Turbidity Units
NWI	National Wetlands Inventory
NWRS	National Wildlife Refuge System
OE	Ordnance and Explosives
OHP	Office of Historic Preservation
PAPP	Programmatic Accident Prevention Plan
Parsons	Parsons Corporation
PBR	Precision Bombing Range
PDA	Personal Digital Assistant
PFSP	Programmatic Field Sampling Plan
PM	Project Manager
POP	Period of Performance
PQL	Practical Quantitation Limit
PRG	Preliminary Remediation Goal
PSAP	Programmatic Sampling and Analysis Plan
PWP	Programmatic Work Plan
PWS	Performance Work Statement
QA	Quality Assurance
QAPP	Quality Assurance Project Plan
QC	Quality Control
QR	Qualitative Reconnaissance
RA	Removal Action
RAC	Risk Assessment Code
RI/FS	Remedial Investigation / Feasibility Study
ROE	Right-of-Entry
SAP	Sampling & Analysis Plan
SI	Site Inspection
SPD RSC	South Pacific Division Range Support Center
SLERA	Screening Level Ecological Risk Assessment

LIST OF ACRONYMS (CONTINUED)

SLRA	Screening Level Risk Assessment
SSL	Soil Screening Level
SS-WP	Site-Specific Work Plan
SVT	Site Visit Team
SWP	State Water Project
TBD	To Be Determined
TCRA	Time Critical Removal Action
T&E	Threatened and Endangered
TESS	Threatened and Endangered Species System
TPP	Technical Project Planning
USACE	U.S. Army Corps of Engineers
USAESCH	Engineering and Support Center, Huntsville
USC	U.S. Code
USEPA	United States Environmental Protection Agency
USFS	U.S. Forest Service
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
UTM	Universal Transverse Mercator
UXO	Unexploded Ordnance
VAAF	Victorville Army Air Field

GLOSSARY OF TERMS

anomaly	Any item that deviates from the expected subsurface ferrous and non-ferrous material at a site (i.e., pipes, power lines, etc.).
Inhabited structure	Permanent or temporary structure, other than military munitions-related structures, routinely occupied by one or more persons for any portion of a day.
magnetometer	An instrument for measuring the strength of a magnetic field; used to detect buried iron and other metal objects.
military munitions	All ammunition products and components produced for or used by the armed forces for national defense and security, including ammunition products or components under the control of the Department of Defense, the Coast Guard, the Department of Energy, and the National Guard. The term includes confined gaseous, liquid, and solid propellants; explosives, pyrotechnics, chemical and riot control agents, smokes, and incendiaries, including bulk explosives and chemical warfare agents; chemical munitions, rockets, guided and ballistic missiles, bombs, warheads, mortar rounds, artillery ammunition, small arms ammunition, grenades, mines, torpedoes, depth charges, cluster munitions and dispensers, demolition charges; and devices and components thereof.
munitions and explosives of concern (MEC)	Military munitions that may pose unique explosives safety risks, including UXO, discarded military munitions, or munitions constituents present in high enough concentrations to pose an explosive or other health hazard.
munitions constituents (MC)	Any materials originating from unexploded ordnance, discarded military munitions, or other military munitions, including explosive and nonexplosive materials, and emission, degradation, or breakdown elements of such ordnance or munitions.
munitions debris	Remnants of munitions (e.g., penetrators, projectiles, shell casings, links, fins) remaining after munitions use, demilitarization, or disposal.

GLOSSARY OF TERMS (CONTINUED)

munitions response	Response actions, including investigation, removal actions, and remedial actions, to address the explosive safety, human health, or environmental risks presented by unexploded ordnance, discarded military munitions, or munitions constituents, or to support a determination that no removal or remedial action is required.
munitions response area (MRA)	Any area on a defense site that is known or suspected to contain UXO, discarded military munitions, or MC. Examples include former ranges and munitions burial areas. A munitions response area is comprised of one or more munitions response sites.
munitions response site (MRS)	A discrete location within an MRA that is known to require a munitions response.
projectile	Object projected by an applied force and continuing in motion by its own inertia. This includes bullets, bombs, shells, grenades, guided missiles, and rockets.
unexploded ordnance (UXO)	Military munitions that have been primed, fuzed, armed, or otherwise prepared for action; that have been fired, dropped, launched, projected, or placed in such a manner as to constitute a hazard to operations, installation, personnel, or material; and that remain unexploded whether by malfunction, design, or any other cause.

EXECUTIVE SUMMARY

ES.1 Victorville Precision Bombing Range (PBR) No. 1 was acquired by the War Department through leases from private landowners in May 1942 and the Department of the Interior (DOI) through Public Land Order (PLO) 125 in May 1943. The site was used for bombing practice by the Victorville Army Air Field (VAAF) and included a range target composed of three concentric, circular rings of field mix oil surfacing laid out at increasing distances from the center target to permit better visibility from the air. A site inspection (SI), documented in this report, was conducted to determine whether the munitions response site (MRS) identified within Victorville PBR No. 1 (refer to Table ES.1) warrant subsequent characterization as part of a remedial investigation/feasibility study (RI/FS) or no Department of Defense (DoD) action indicated (NDAI). The SI was performed to evaluate evidence for the presence of munitions and explosives of concern (MEC) and munitions constituents (MC) within the one MRS associated with Victorville PBR No. 1. To accomplish the objective, qualitative reconnaissance (QR) and MC sampling were performed.

ES.2 The technical project planning (TPP) process identified that, in addition to 4.3 miles of QR, the collection of eight to nine surface soil samples (plus associated quality assurance/quality control samples) would be sufficient to meet the project objectives.

ES.3 The SI evaluation included the conduct of approximately 7 miles of pedestrian QR as well as the collection of ten surface soil samples.

ES.4 All soil samples were analyzed by TestAmerica (formerly Severn Trent Laboratory-Denver) for explosives and metals. No explosives were detected in any of the soil samples. The analytical results for metals were evaluated against ambient samples collected under this SI. Lead was the only non-essential nutrient munitions constituents (MC) metal detected above background concentrations.

ES.5 Ecological receptors are not considered to be a target of migration pathways because Victorville PBR No. 1 is not considered to be an important ecological place; no threatened and endangered (T&E) species are present and it is not managed for ecological purposes.

ES.6 No MEC was observed during the SI field effort at the MRS. Munitions debris (MD) was observed in MRS 01- Practice Bomb Target in the form of M38A2 practice bomb debris and associated spotting charges.

Table ES.1
Summary of Site Inspection Results for Victorville PBR No. 1

MRS	MEC Found	MD Found	MC Contamination	Recommendation
01 – Practice Bomb Target	No	Yes	Yes	RI/FS, no further MC sampling. *Immediate removal action is not required at this time.*

ES.7 Munitions were used at the Victorville PBR No. 1 site presumably from 1943 to 1944. Historical records indicate that military munitions used at Victorville PBR No. 1 were limited to practice bombs (M38A2 series, 100-pound) and spotting charges (M1A1, M3, and M5). ***No MEC was observed during the SI field visit at the MRS, nor has MEC ever been reported. MD was observed at MRS 01 in the form of M38A2 practice bomb debris. The site visits associated with the Inventory Project Report (INPR) and Archive Search Report (ASR) observed MD at MRS 01 as well.***

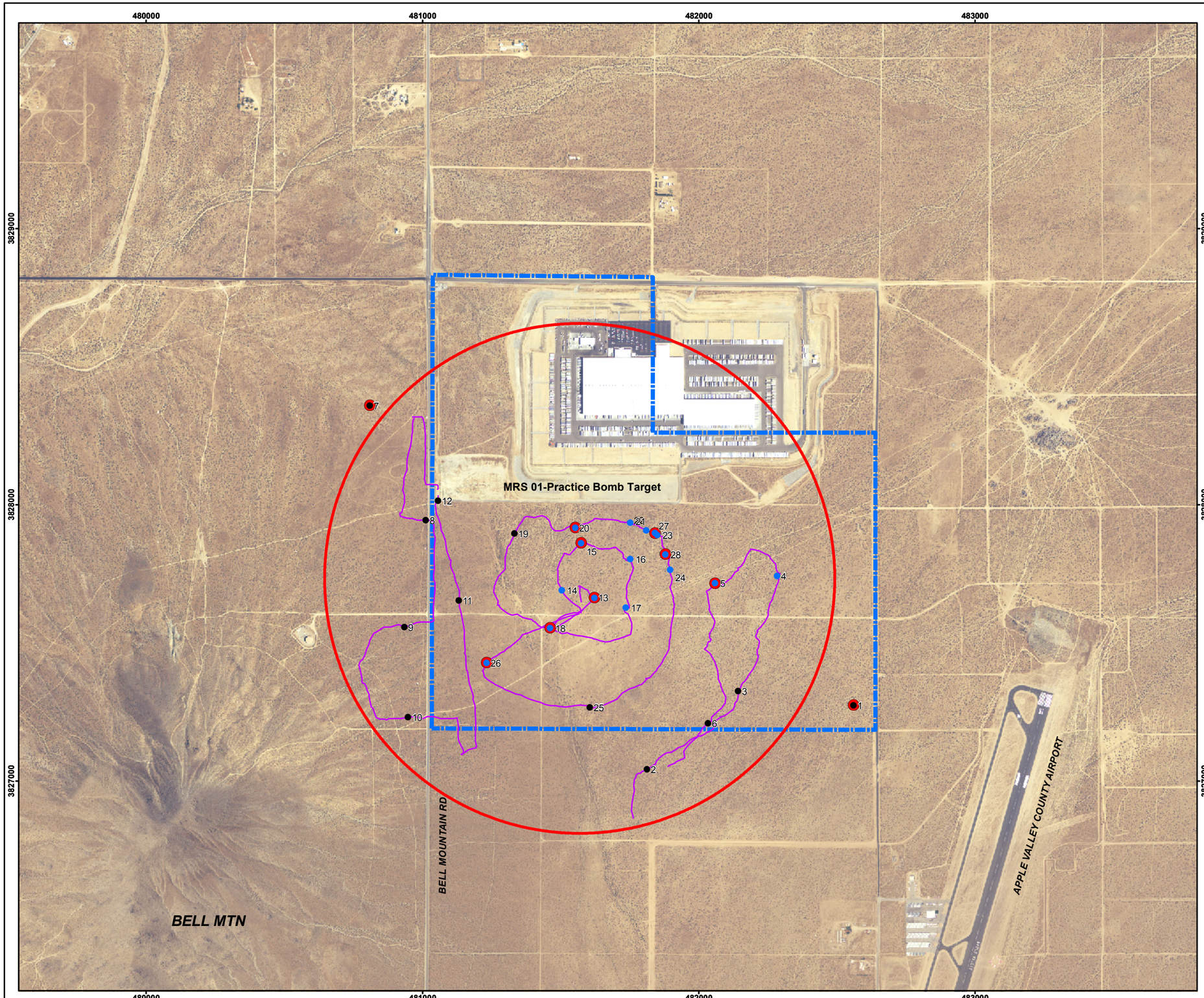
ES.8 It is recommended that MRS 01 proceed to RI/FS due to the presence of MD (indicative of potential presence of MEC). Based on the SI environmental sampling results, there is potential MC contamination present in the soil at MRS 01; however, there is no risk and ***additional sampling during the RI/FS is not warranted***. However, when the TPP Team convenes for review of the RI/FS Technical Approach (when awarded), they may choose to re-evaluate the MC sampling recommendation in light of the amount of time passed since the SI completion or additional information that may become available.

Figure ES.1

General Site Overview
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Munitions Debris Observation Location
- Other Field Observation Location
- Soil Sample Location
- Range Boundary
- Project Boundary
- Qualitative Reconnaissance Track

N

Image: Orthophoto, 2005
Projection: UTM Zone 11 NAD83, Map Units in Meters

1,000 500 0 1,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	General Site Overview		
DRAWN BY: BT			
CHECKED BY: BB	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
SUBMITTED BY: DS	DATE: March 2008	PAGE NUMBER: ES-3	
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\FigES_1_pbr1.mxd		

CHAPTER 1

INTRODUCTION

1.1 BACKGROUND

1.1.1 Parsons Corporation (Parsons) received Contract No. W912DY-04-D-0005, Task Order No. 0009, from the United States Army Corps of Engineers (USACE), Engineering and Support Center, Huntsville (USAESCH) to perform a Site Inspection (SI) at the Victorville Precision Bombing Range (PBR) No. 1 Formerly Used Defense Site (FUDS). The site consists of 649 acres located in San Bernardino County, California, that served as a practice bombing range conducted from Victorville Army Air Field (VAAF) using 100-pound (lb) sand-filled M38A2 in the early 1940s. Property acquisitions in support of the mission in the 1940s resulted in a comprehensive FUDS-eligible acreage totaling 649 acres, as depicted in Figure 1.1. Victorville PBR No. 1 consists of one Munitions Response Site (MRS) as identified in Table 1.1. Victorville PBR No. 1 has been assigned FUDS Project No. J09CA067501.

1.1.2 The Department of Defense (DoD) established the Military Munitions Response Program (MMRP) to address DoD sites suspected of containing munitions and explosives of concern (MEC) or munitions constituents (MC). Under the MMRP, the USACE is conducting environmental response activities at FUDS for the Army, the DoD's executive agent for the FUDS program.

1.1.3 Pursuant to the USACE's Engineer Regulation (ER) 200-3-1 (USACE, 2004) and the Management Guidance for the Defense Environmental Restoration Program (DERP) (Office of the Deputy Under Secretary of Defense [Installations and Environment], 2001), USACE is conducting FUDS response activities. All work is performed in accordance with the following:

- The DERP statute (10 U.S. Code [USC] 2701 *et seq.*);
- The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) (42 USC §9601 *et seq*);
- Executive Orders 12580 and 13016; and
- The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (40 Code of Federal Regulations [CFR] Part 300).

1.1.4 USACE is conducting remedial SIs, as set forth in the NCP, to evaluate hazardous substance releases or threatened releases from eligible FUDS.

1.1.5 While not all MEC/MC constitute CERCLA hazardous substances, pollutants or contaminants, the DERP statute provides DoD the authority to respond to releases of MEC/MC, and DoD policy states that such responses shall be conducted in accordance with CERCLA and the NCP.

1.1.6 This report summarizes the work performed during the SI and presents an accounting of any MEC and MC contamination identified on the site. The SI was limited exclusively to MEC and MC contamination issues requiring collection of a sufficient and appropriate amount of information, but does not consider other unrelated hazardous and toxic waste (HTW) concerns the site may pose. Per ER 200-3-1, guidance for conducting an SI, Section 4-4.1.2:

> *The SI is not intended as a full-scale study of the nature and extent of contamination or explosive hazards. The objectives of the remedial SI are to: (i) Eliminate from further consideration those releases that pose no significant threat to public health or the environment; (ii) Determine the potential need for removal action; (iii) Collect or develop additional data, appropriate for HRS scoring by [US]EPA; and (iv) Collect data, as appropriate, to characterize the release for effective and rapid initiation of the RI/FS.*

Table 1.1
Victorville PBR No. 1 MRS 01

MRS	MRS Acreage(1)	X-Coordinate(2) (meters)	Y-Coordinate(2) (meters)
01 – Practice Bomb Target	649 acres	481606.00E	3827829.00 N

(1) – Acreage based on review of Annual Report to Congress (ARC), Archives Search Report (ASR) Supplement, and the FUDS Management Information System (FUDSMIS).
(2) – Universal Transverse Mercator (UTM) Zone 12 North American Datum (NAD) 83.

1.2 PROJECT OBJECTIVES

1.2.1 The primary objective of the MMRP SI is to determine whether or not a FUDS project warrants further response action under CERCLA. The SI collects sufficient and appropriate information necessary to make this determination, as well as:

- determines the potential need for a removal action;
- collects or develops additional data, as appropriate, for Hazard Ranking System (HRS) scoring by the U.S. Environmental Protection Agency (USEPA); and
- collects data, as appropriate, to characterize the release for effective and rapid initiation of the RI/FS.

1.2.2 Another objective of the MMRP SI is to collect the additional data necessary to complete the Munitions Response Site Prioritization Protocol (MRSPP).

1.3 PROJECT SCOPE

1.3.1 During the site visit in support of the 1996 Archive Search Report (ASR), the team observed munitions debris (MD) within the MRS. The MD consisted of two pieces of M38A2 series bomb debris. Remnants of the target rings constructed of asphalt were not observed (USACE, Rock Island District [CEMVR], 1996). No MEC has been reported to date at Victorville PBR No. 1. The findings of the ASR are recorded in Section 2.5 of this SI Report.

1.3.2 The primary project planning documents used to perform the SI included the Final Site Specific Work Plan (SS-WP) Addendum to the Programmatic Work Plan for Victorville PBR No. 1 (Parsons, 2007b), the USACE South Pacific Division Range Support Center (SPD RSC) Programmatic Work Plan (PWP) (Parsons, 2005), the Programmatic Sampling and Analysis Plan (PSAP) (USACE, 2005), and the PSAP Addendum (Parsons, 2006). The Performance Work Statement for this project is included in Appendix A.

1.3.3 The USACE, Los Angeles District (CESPL) facilitated a technical project planning (TPP) meeting on 31 January 2007 that included representatives of CESPL, Parsons, the Bureau of Land Management (BLM), California Department of Toxic Substances and Control (DTSC), and San Bernardino County Fire Department. The TPP Team unanimously concurred with the technical approach presented in the Final TPP Memorandum (Parsons, 2007a), including the locations of 8 soil samples, sampling methods, and laboratory analyses for explosives and select metals constituents.

1.3.4 The TPP Team concurred that comparison criteria for soil sample results would be the most conservative from Region 9 and CAL-Modified Industrial Soil Preliminary Remediation Goals (PRGs), and USEPA Ecological soil screening levels (SSLs), supplemented with PSAP Addendum values as needed. The TPP Team agreed that a soil sampling depth of 2 to 4 inches was appropriate for this site due to the sandy nature of the soils and the high risk of erosion.

Figure 1.1

Site Location
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California

Legend

Project Boundary

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

5,000 2,500 0 5,000 Feet

N

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

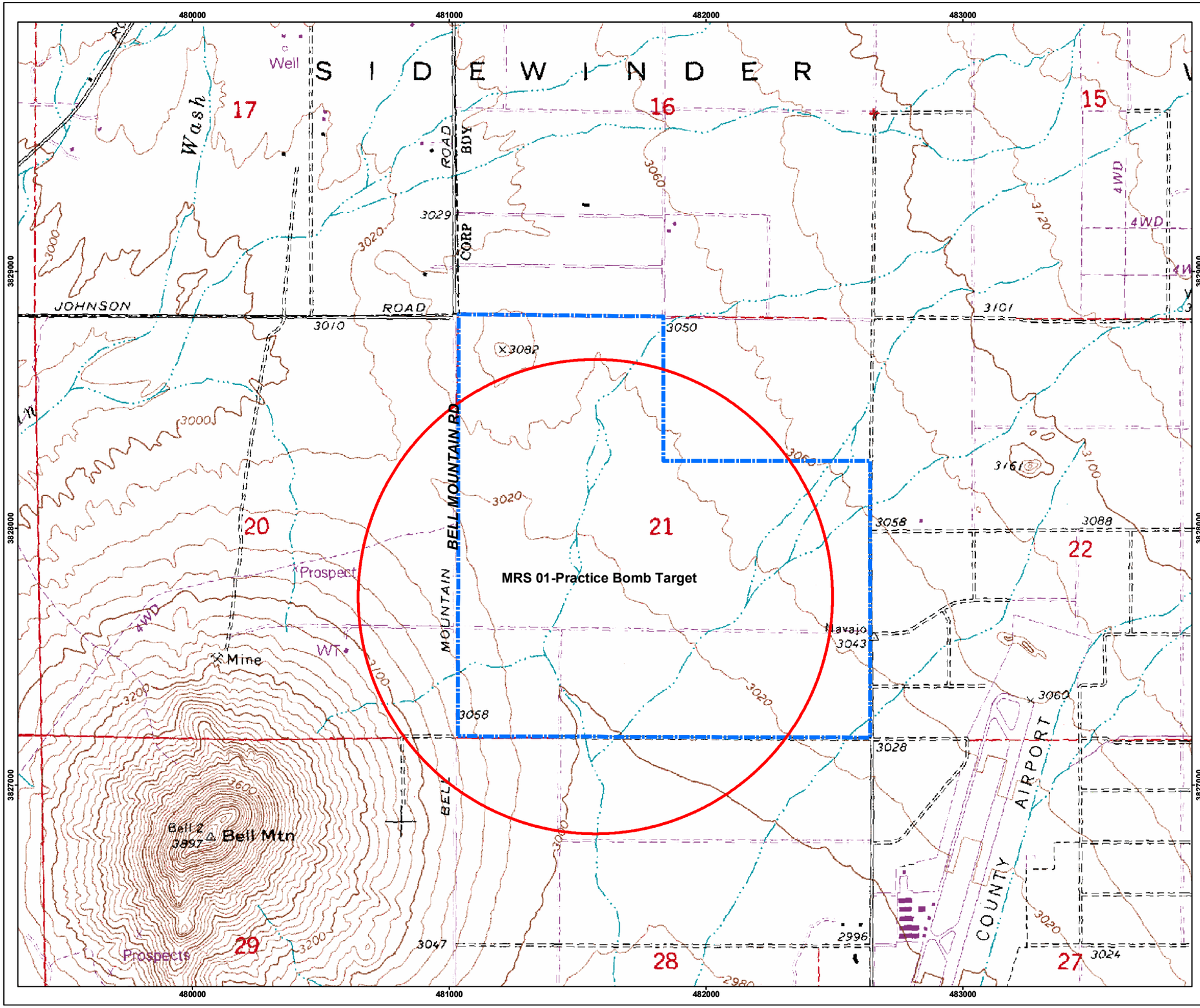
DESIGNED BY: BT	**Site Location**		
DRAWN BY: BT		SCALE: As Shown	PROJECT NUMBER: 744653.74000
CHECKED BY: BB		DATE: March 2008	PAGE NUMBER: 1-4
SUBMITTED BY: DS		FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig1_1pbr1.mxd	

Figure 1.2

Site Setting and MRS Designation
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Range Boundary
- Project Boundary

Site Location in California

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

1,000 500 0 1,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	Site Setting and MRS Designation		
DRAWN BY: BT		SCALE: As Shown	PROJECT NUMBER: 744653.74000
CHECKED BY: BB		DATE: March 2008	PAGE NUMBER: 1-5
SUBMITTED BY: DS		FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig1 _2_pbr1.mxd	

CHAPTER 2

PROPERTY DESCRIPTION AND HISTORY

2.1 SITE DESCRIPTION

The Victorville PBR No. 1 site consists of 649 acres located in the county of San Bernardino, approximately 8 miles northeast of Victorville, California. The site consists of vacant desert land used occasionally for recreation (off-road vehicles) and a Wal-Mart Distribution Center is the only building on the site (Figures 1.1 and 1.2, and Appendix E).

2.2 SITE LOCATION AND SETTING

2.2.1 Topography and Vegetation

2.2.1.1 The Victorville PBR No. 1 site is located within the eastern Mojave Desert Section of the Basin and Range physiographic province. The eastern portion of the Mojave Desert is characterized by basins and open valleys between mountainous masses. In the southern portion, the mountains and valleys have a northwest alignment. In the northern portion, this alignment is nonexistent (CEMVR, 1998a). The Mojave Desert comprises the southwestern quadrant of the Basin and Range physiographic province, a vast region dominated by alluvium-filled basins and rugged mountain ranges that extend from northern Nevada to Mexico and from the California's Sierra Nevada and southern coastal region eastward to central Arizona and Utah. The Mojave Desert is transitional between the lower, hotter Sonoran Desert to the south, and the colder high desert of the Great Basin to the north (Mojave Preserve, 2007).

2.2.1.2 The vegetation cover type of the project area consists of Mojave creosote brush scrub as the dominate cover type with small parcels of desert saltbush scrub, Mojave mixed woody scrub, and Mojave mixed steppe. Mixed desert shrub communities exist along the mountain range fronts and in the middle elevation regions, while the creosote bush and other drought-tolerant species survive in the lower elevation regions where rainfall averages less than 2 inches per year (Mojave Preserve, 2007).

2.2.1.3 The mountain ranges of the area delineate the landscape serving as barriers to the migration of sediments (carried by both wind and water). Next to each range are corresponding valleys that are filled with sediments. The Mojave Desert region

is situated within an inland isolated drainage basin. Great dry lakebeds are exposed to wind erosion. Interspersed between the mountain ranges and the lakebeds are regions covered by coalescing alluvial fans called bajadas, or extensive regions of flat, barren, weathered bedrock (Mojave Preserve, 2007). Each of the large desert basins has an area where the land slopes toward a central depression, and each has a main drainageway that is dry much of the time. The playas are situated in the lowest depressions of the valleys and were left by evaporation of intermittent lakes (U.S. Geological Survey [USGS], 2006).

2.2.1.4 The site is situated in Mojave Valley and is relatively flat, with an average elevation of 1850 feet (Parsons, 2007b). Land use in general supports the recreational and industrial uses. Figures 1.1 and 1.2 depict the site terrain. Appendix E includes photographs of the vegetation and the general desert terrain of the site.

2.2.2 Soil

2.2.2.1 The surface material is undifferentiated Holocene alluvium. The predominant soil on the site is Cajon sand (CEMVR, 1996).

2.2.2.2 The Cajon soil is on wide margins alluvial fans, on slide slopes of coalescing fans, and in interfan drainageways (CEMVR, 1998b).

2.2.2.3 The Cajon soil is very deep and somewhat excessively drained. It formed in alluvium derived dominantly from granitic material. Typically, the surface layer is very pale brown gravely sand about 6 inches thick. The underlying material to a depth of 60 inches or more is very pale brown gravely sand that has strata of sand (CEMVR, 1998b).

2.2.2.4 Permeability of the Cajon soil is rapid. Available water capacity is low. The hazard of water erosion is slight to moderate, and runoff is slow. Effective rooting depth is 60 inches or more. The soil is subject to rare periods of flooding (CEMVR, 1998b).

2.2.3 Climate

2.2.3.1 The overall climate in this portion of San Bernardino County is warm and semi-arid to arid. There is one wet season during the year, as 90 percent of all precipitation falls from October through April. Summers are cloudless, hot, and dry. Winters are mild and semi-arid to arid (CEMVR, 1996). Information on annual precipitation was not provided in the ASR or the ASR Supplement for Victorville PBR No. 1. A reasonable approximation can be attained using information from nearby sites Victorville PBR No's 3 and 4 (CEMVR, 1998a and CEMVR 1998b). Annual precipitation is noted as being 4 and 5 inches respectively. For Victorville PBR No. 1 annual precipitation can be expected to be the same. Snowfall for Victorville PBR No's 3 and 4 is noted as being 1 and 2 inches respectively. Again, for Victorville PBR No. 1 annual snowfall can be expected to be the same.

2.2.3.2 Almost all precipitation arrives in winter, but the region does experience rare, intense summer thunderstorms (Mojave Preserve, 2007). According to the USGS, most of the Mojave Desert basin floor receives less than 6 inches per year of precipitation; however, precipitation can be greater than 40 inches annually in the southern and eastern San Bernardino and San Gabriel Mountains (USGS, 2002).

2.2.3.3 The climate is normally desert type and mild during the winter months. Summers are long and very hot. Winters are quite warm despite the occasional series of days when the nightly temperature drops below freezing. The average winter temperature in the area of the Victorville PBR No. 1 site is 77°F. The average daily minimum temperature during the winter months is 30°F. However, a temperature equal to 17°F was recorded in 1949. In summer, the temperature averages 77°F. The daily maximum temperature averages 97°F. The highest recorded temperature in San Bernardino County was 116°F on 14 July 1972 (CEMVS, 1995 and CEMVR, 1998a)

2.2.3.4 The relative humidity in mid-afternoon averages approximately 20 percent. Humidity is higher at night, and at dawn the average is about 50 percent. Percentage of possible sunshine is 90 percent of the time in summer and 60 percent in winter. The mean annual air temperature for nearby Adelanto is 62°F (CEMVS, 1995).

2.2.3.5 The prevailing wind is from the west at an average speed of eight mile per hour in summer. The highest recorded windspeed is 87.4 miles per hour. Strong dry winds come from varying directions throughout the year. A windspeed of more than 12 miles per hour occurs on an average of 22 percent of the year. Most of the erosive winds come from the south and west (CEMVR, 1998a).

2.2.4 Significant Structures

The site is located directly east of Bell Mountain (elevation 1188 feet) and is accessed by Bell Mountain Road northeast of Victorville. The area is served by two primary highways; Interstate 15 and State Highway 18. There was one occupied structure observed during the SI field effort, the Wal-Mart Distribution Center, and the remainder of the site remains undeveloped. Apple Valley is southeast of the site approximately 5 miles. The MRS is removed from the general population (Appendix E).

2.2.5 Demographics

The Victorville PBR No. 1 site is located approximately 8 miles northeast of Victorville, California. Based on census data for the year 2000, there are no residents living on site (U.S. Census, 2006). The total population residing within a 4-mile radius of the site is estimated at 11,252. The population density for San Bernardino County is 85.25 persons per square mile (U.S. Census, 2006). There was one inhabited structure observed during the SI. Table 5.2 and Figure 5.2 provide additional population proximity information for the site.

2.2.6 Current and Future Land Use

2.2.6.1 Over the years, the site has been divided into plots (currently 51), ranging from 160 acres (owned by the State of California) and over 40 privately owned parcels ranging in size from 2 to 20 acres. The site is primarily undeveloped; however, Wal-Mart has recently constructed a warehouse distribution center on the northern end of the site with remaining portions of the land used recreationally (off-road vehicles)

2.2.6.2 The land use under present ownership would not have contributed MC or MEC-related contamination. It is anticipated that the land use will continue to be undeveloped desert landscape with limited industrial use.

2.2.6.3 Access to a large portion of the site is unrestricted and accessible by foot as well as by a few secondary and four wheel drive access trails. Access to the general public is denied at the Wal-Mart Distribution Center with a perimeter fence. No warning signs regarding the potential presence of ordnance are posted.

2.3 SITE OWNERSHIP AND HISTORY

2.3.1 The Victorville PBR No. 1 site originally encompassed approximately 560 acres containing a target area previously used for bombing practice. In May 1942, 400 acres were acquired by lease from private landowners, and the remaining 160 acres were transferred in May 1943 from the U.S. Department of the Interior (DOI) by Public Land Order (PLO) 125. The site served as a practice bombing range conducted from VAAF using 100-lb sand-filled M38A2 practice bombs (with spotting charge), presumably from 1943 to 1944. As reported in the 1994 INPR, the lease on the originally private 400 acres was terminated in December 1942, while the remaining 160 acres were returned to the DOI on 1 November 1948, by a Letter of Transfer also declaring the area dedudded and free and clear of all explosives and dangerous material. This transfer was not made official until 29 March 1954, by PLO 948.

2.3.2 The range target was composed of asphalt strips, approximately 5 feet wide, configured as three concentric circles with approximate radii of 100, 200, and 300 feet. Two asphalt strips transected the target at right angles.

2.3.3 For the purpose of this SI, the range identification (included in Table 2.1) lists the eligible range for the FUDS program that has demonstrated former military use. Additional data for the range is shown in the Conceptual Site Model (CSM) located in Appendix J and discussed further in Chapter 3.

Table 2.1
Range and Suspect Past DoD Activities
Former Victorville Precision Bombing Range No. 1, San Bernardino County, CA

Range Name/Suspect Past DoD Activities	Acreage*
MRS 01 – Practice Bomb Target	649
Practice Bombing Range and Buffer Area	
TOTAL	**649**

*Number represents actual acreage for the MRS and may include area outside the project boundaries. Total acreage reported in FUDSMIS and ARC.

2.4 SITE OPERATIONS AND WASTE CHARACTERISTICS

2.4.1 Munitions Response Site-Specific Descriptions/Operations

The Victorville PBR No. 1 site consists of one MRS, totaling 649 acres (CEMVR, 2004), which corresponds to the area depicted on Figure 1.2. The one MRS (listed below) is currently owned by numerous landowners, with a Wal-Mart Distribution Center located on the northern portion of the site. The risk assessment code (RAC) score for this site range was a 3 in the ASR Supplement, indicating a moderate hazard range potential.

- **MRS 01** – Practice Bomb Target – This area originally consisted of approximately 560 acres of undeveloped and sparsely vegetated desert land used by VAAF as a precision bombing range for training pilots stationed at VAAF (refer to Figure A below). There have been no reports of MEC in this MRS. In support of the 1994 INPR, a site visit was conducted on 7 December 1988 where the team observed MD spaced 15 to 20 feet apart within the target circles and 75 to 100 feet apart in the remainder of the site. The site visit conducted from 16 to 19 April 1996 in support of the ASR found a twisted and half-buried rear portion of an M38A2 100-lb sand-filled practice bomb and a spotting charge used in the M38A2 practice bomb. The ASR Supplement reported a RAC score of 3 for this MRS with a Hazard Severity Value of "marginal" based on the potential residual presence of practice bombs (with spotting charges), and a Hazard Probability of "probable" based on the potential for residual hazards on the surface, the presence of inhabited buildings less than 1,250 feet from the potential hazard, and the lack of a barrier system denying access (CEMVR, 2004).

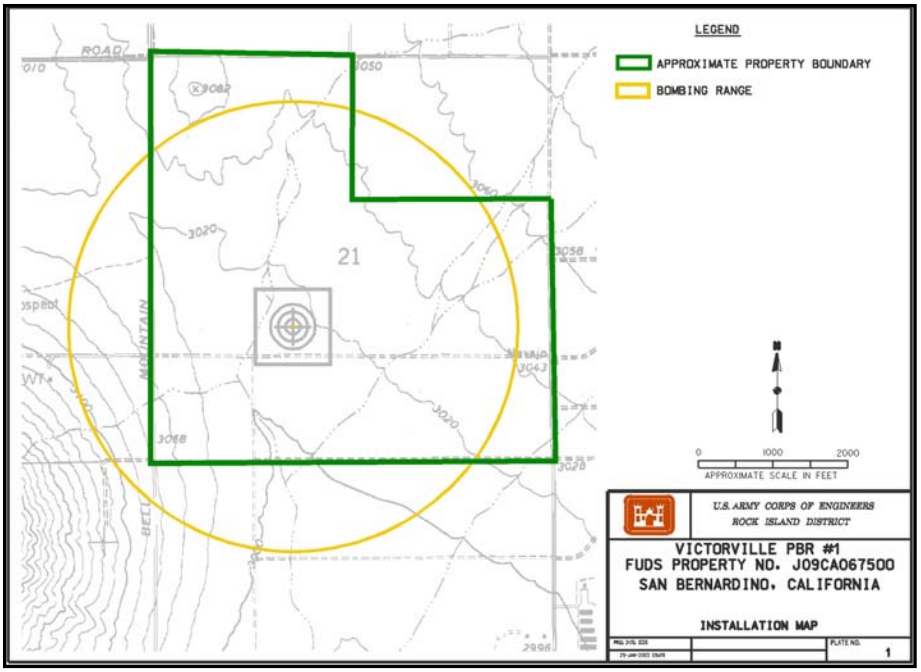


Figure A. Map from 2007 FUDS Management Information System (FUDSMIS) (MRS 01)

2.4.2 REGULATORY COMPLIANCE

The USACE is conducting the SI at the Victorville PBR No. 1 site as part of FUDS response activities pursuant to and in accordance with the guidance, regulations, and legislation listed in Chapter 1.

2.5 PREVIOUS INVESTIGATIONS/CLEARANCE ACTIONS

Parsons performed a historical document review for the Victorville PBR No. 1 site. Documents reviewed included the 1994 INPR, the 1996 ASR (CEMVR, 1996), and the 2004 ASR Supplement (CEMVR, 2004). Previous investigations have determined that Victorville PBR No. 1 was used by the military as a practice bombing range.

2.5.1 Historical Dedudding Operations

The INPR reported that the Letter of Transfer dated 1 November 1948 declared the area dedudded and free and clear of all explosives and dangerous material (CESPL, 1994).

2.5.2 1994 Inventory Project Report

The INPR was completed by CESPL in 1994 (CESPL, 1994). The INPR established the Victorville PBR No. 1 site as a FUDS, established the preliminary site boundary, assigned the FUDS Project Number J09CA067501, and recommended an investigation to evaluate the presence of MEC. The site visit performed in support of the INPR on 7 December 1988, noted the discovery of MD spaced 15 to 20 feet apart within the target circles and 75 to 100 feet apart in the remainder of the site.

2.5.3 1996 Archives Search Report

The ASR was completed by CEMVR in September 1996. The ASR presents the findings of an historical records search and site inspection for the presence of ordnance and explosives located at the Victorville PBR No. 1 site. The investigation focused on the 560 acres identified as the former bomb target. Interviews failed to provide eye-witness accounts of munitions on the site; however, the site visit, performed from 16 through 19 April 1996, was unable to locate the asphalt target but did observe two pieces of MD from M38A2 practice bombs.

2.5.4 2004 Archives Search Report Supplement

2.5.4.1 The ASR Supplement was completed by CEMVR as an addition to the 1996 ASR. This document applied standard range configurations to the site, yielding specific range boundaries for the target area (refer to Figure B that follows). The ASR Supplement identified range land and access restrictions, range owners, and other pertinent information as well a list of MEC that may be found within the range area. No site visit was conducted in support of the ASR Supplement. The MRS identified in the ASR Supplement for Victorville PBR No. 1, its suspected acreage, and types of munitions include:

- **MRS 01 – Practice Bomb Target;** 649 acres; M38A2, Practice Bomb, 100-lb; M1A1, Spotting Charge

2.5.4.2 The Defense Environmental Programs (DEP) ARC for fiscal year 2005 includes the Victorville PBR No. 1 in the MMRP Inventory (see Appendix L).

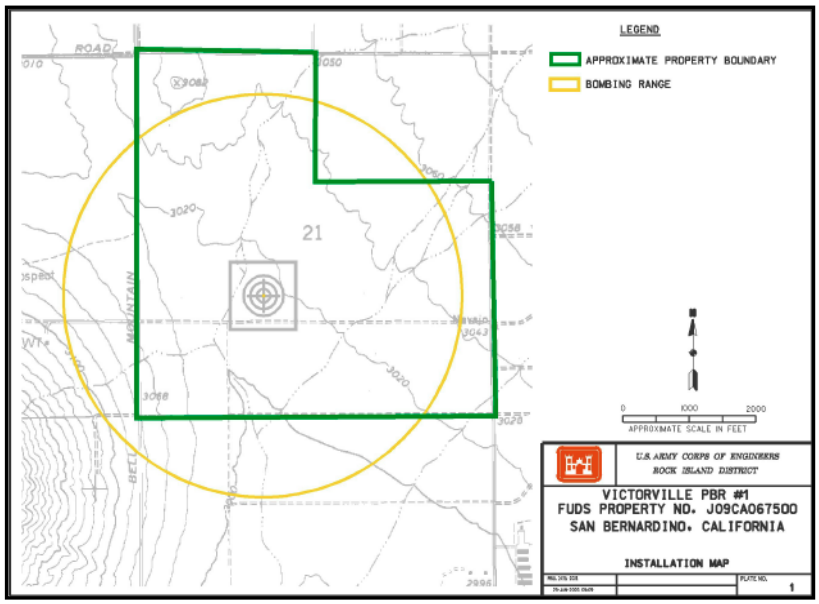


Figure B. Installation Map from ASR Supplement

CHAPTER 3

SITE INSPECTION TASKS

3.1 HISTORICAL RECORD REVIEW

Parsons performed a document review for the Victorville PBR No. 1 site. Documents reviewed included the 1994 INPR, the 1996 ASR, and the 2004 ASR Supplement.

3.2 TECHNICAL PROJECT PLANNING

The Victorville PBR No. 1 FUDS falls under the purview of the CESPL, which facilitated a TPP meeting on 31 January 2007. Participants included representatives of CESPL, Parsons, DTSC, BLM, and San Bernardino County Fire Department. The TPP Team reached unanimous concurrence with the Technical Approach presented in the Final TPP Memorandum (Parsons, 2007a; reprinted in Appendix B). Key TPP findings and decisions are summarized below:

- The Project Team concurred with the Technical Approach (developed to support a Remedial Investigation/Feasibility Study [RI/FS]) as presented/revised at the TPP meeting on 31 January 2007 inclusive of number, type, and location of samples, as well as sampling methodology and laboratory analyses.

- The Project Team agreed that the exact soil sampling locations would be left to the professional judgment of the Site Visit Team (SVT). The sampling locations identified on the figures and CSM would serve as a starting point to assist the SVT in finding conditions indicative of MEC and MC contamination and would represent the fallback sample location in the absence of field observations. The Field Team Leader (FTL) was able move any sample up to 150 feet without prior approval of the Project Team. The sample location selection process was further defined in the SS-WP.

- The sampling depth was 2 to 4 inches below ground surface due to the sandy nature of the soils in this area and the risk of soil erosion.

- Soil samples were screened for explosives and select metals. The TPP team agreed to exclude arsenic, chromium, lead, and mercury from screening due to the absence of these metals from the known munitions used on site. However, lead was included for screening due to recently received MC data associated with the

spotting charges. If any munitions were identified on site containing one or more of these metals, samples would also be screened for the respective metal(s).

- If small arms rounds were located during the Site Visit, the SVT would identify the item and contact Ms. Deborah Walker to determine if additional constituents would need to be included for laboratory analysis.

- The following process was to be used to compare sample results (discussed in detail in Chapter 3, paragraphs 3.3.2.5 and 3.3.2.6 of the SS-WP Addendum). First, the maximum detected concentration of each analyte will be compared to a background concentration (a background concentration for each metal will be determined using the maximum concentration from the ambient samples collected in association with this project). Each analyte will also be evaluated to verify that it is a potential MC for the site (i.e., the munitions known or suspected for the site). Only those analytes that are detected at the site above background concentrations and are potential MC will be retained for consideration in the screening level risk assessment (SLRA). If any analytes remain after this comparison process, then they will be compared in the SLRA to the USEPA Region 9 and CAL-Modified Industrial Soil PRGs.

- Ecological screening criteria were provided in the SS-WP and included USEPA Ecological Soil Screening Levels, supplemented with PSAP Addendum ecological screening values, as needed.

- Airborne contaminants would not be assessed during the SI phase.

- The Project Team considered groundwater and surface water as incomplete exposure pathways.

- Ms. Seehafer confirmed that involvement by the California Department of Fish & Wildlife would only be necessary at the anticipated RI/FS and later phases; as BLM would be handling any species issues during the SI stage. Parsons would coordinate with the BLM archeologist for the necessary permitting. If additional effort would need to be coordinated with California Department of Fish and Game, BLM would notify USACE.

- If MEC was found during the Site Visit, the GPS coordinates would be acquired and recorded, and the land owner would be notified and requested to contact the San Bernardino County Sheriff's Office at (909) 387-8313. Additionally, Jose May, San Bernardino County Fire Department, requested that the SVT also contact San Bernardino County Fire Department, Hazardous Materials Division (800-33-TOXIC) immediately, as well as the State of California, Governor's Office of Emergency Services (800-852-7550). If a situation is an emergency, 911 would be called first.

- The Project Team did not identify any site-specific issues requiring an expedited project schedule or document reviews for this site.

3.3 NON-MEASUREMENT DATA COLLECTION

3.3.1 Regional geological and hydrogeological information including information about the groundwater wells located on and near the site was acquired from Banks Environmental Data (Banks, 2007); California Regional Water Quality Control Board (CRWQCB), (CRWQCB, 1994, 1995, 2004a, and 2004b); California Department of Water Resources (DWR), (DWR, 2007), Mojave Water Agency (MWA), (MWA, 2007), and USGS (USGS, 2001, 2002, 2003, 2004a, 2004b, 2006a, 2006b, and 2006c).

3.3.2 The following printed and electronic information sources were consulted as part of the Victorville PBR N-3 SI:

- Topographic Map – USGS
- Wetlands Online Mapper – National Wetlands Inventory (NWI), USFWS
- Threatened and Endangered Species System (TESS) – Endangered Species Program, USFWS
- California Department of Fish and Game (CDF&G) – BioGeographic Data Branch, California Natural Diversity Database (CNDDB)
- National Wildlife Refuge System (NWRS) – USFWS
- National Park Service (NPS)
- U.S. Department of Agriculture - National Forest Service (NFS)
- California State Parks System
- San Bernardino County Parks
- National Register Information System (NRIS) – San Bernardino County, California
- National Register of Historic Places (NRHP)
- National Register of Historic District (NRHD)
- National Historic Landmarks (NHL) – National Historic Landmarks Program (California)
- National Heritage Areas (NHA) – National Heritage Areas Program
- California Office of Historic Preservation (OHP) Database
- California OHP – San Bernardino Archaeological Information Center, San Bernardino County Museum
- National Oceanic and Atmospheric Administration (NOAA) – Coastal Zone Management Program (CZMP)
- September 1996 ASR Findings for the former Victorville PBR No. 1, Victorville, California

3.4 SITE-SPECIFIC WORK PLAN

3.4.1 The SS-WP Addendum augments the PWP and PSAP, as warranted, to present pertinent site-specific information and procedural adjustments that could not be readily captured in the programmatic documents or that resulted from TPP Team agreements that required modifying the preliminary SI Technical Approach. The DTSC and TPP Team concurred with the Final Technical Approach and field procedures in the Final SS-WP Addendum (Parsons, 2007b).

3.4.2 The PWP and PSAP are intended to be umbrella documents that set overall programmatic objectives and approaches, whereas the SS-WP Addendum provides site-specific details and action plans. The PWP, PSAP, and SS-WP Addendum accompanied the SI field team during SI field activities.

3.4.3 The SS-WP Addendum includes the project description, the field investigation plan, the sampling and analysis plan, the environmental protection plan, and the health and safety plan specific to the Victorville PBR No. 1 site. The field investigation plan presented the technical approach to guide sample collection and analysis for MEC and MC to ensure that the results were sufficient to determine whether additional investigations or implementation of a remedy are necessary for the site. Key elements of the technical approach include the CSM to help determine types of samples and their locations, data quality objectives (DQOs) to ensure that the data acquired is sufficient to characterize MEC and MC at the site, and qualitative reconnaissance (QR) to confirm known target locations and to evaluate the presence or absence of MEC/MC in remote portions of the site. The SS-WP Addendum included a sampling rationale for each proposed sample location and the latitude and longitude of the proposed samples. The sampling rationale is included in Table 3.1 and has been updated to show actual conditions observed by the SVT.

3.4.4 The sampling and analysis plan discusses procedures for soil sample acquisition from locations biased toward the highest potential for MEC contamination; quality control (QC) and quality assurance (QA) for the sampling process; sample shipment to an approved, independent laboratory; and analysis of the samples by the laboratory. The environmental protection plan ensures compliance with the Army Regulation 200-2 by presenting procedures for avoiding, minimizing, and mitigating potential impacts to environmental and cultural resources during site field activities. The health and safety plan supplements the programmatic accident prevention plan with site-specific emergency contact information and directions to the nearest hospital.

3.5 DEPARTURES FROM PLANNING DOCUMENTS

3.5.1 During the SI, and particularly during the soil sampling procedures, a 4-foot diameter plastic template was not used to determine the locations of the seven composite samples per the Cold Regions Research and Engineering Laboratory (CRREL) seven-point wheel sampling technique (discussed in more detail in Subchapter 5.1 of the Final Sampling and Analysis Plan (SAP) Addendum, March 2006 [Parsons, 2006]). A template was not used and the 2-foot distance from the center sampling location to the six

sample locations on the perimeter of the "wheel" was approximated, thus preserving the original intent of the template. This field deviation from the SS-WP is not believed to have had any effect on the overall quality of the sampling process.

3.5.2 During the SI, the SVT modified the QR path and sample locations from that proposed in the SS-WP Addendum due to a lack of executed ROEs for some parcels. A ROE was not obtained for the Wal-Mart parcel, therefore, all QR proposed for that area was not conducted. The SVT did increase QR elsewhere to compensate for the lost QR.

3.5.3 Lead was added to the list of MC metals for screening due to recently received information regarding spotting charges. Table 4.1 has been updated to include those newly received data.

TABLE 3.1
SAMPLING RATIONALE
VICTORVILLE PRECISION BOMBING RANGE NO. 1 (MRS 01), SAN BERNARDINO COUNTY, CALIFORNIA

Sample ID	Sample Coordinates		Media	Analysis	Munitions [1]	Rationale
	Longitude	Latitude				
VV-1MRS01-SS-24-01	-117.20928	34.59688	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Outside of the former bombing range to reflect ambient conditions
VV-1MRS01-SS-24-02	-117.20116	34.59289	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-03	-117.20215	34.58962	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-04	-117.20092	34.59239	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-05	-117.20040	34.50622	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-06	-117.19760	34.59204	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-07	-117.20465	34.58848	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-08	-117.19017	34.58712	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Outside of the former bombing range to reflect ambient conditions
VV-1MRS01-SS-24-09	-117.19564	34.59110	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Discretionary sample selected from an area of concentrated MD, east of the target center.
VV-1MRS01-SS-24-10	-117.19802	34.59273	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Discretionary sample selected from an area of concentrated MD, northeast of the target center.

(1) Munitions potentially present on site based on historical documentation (INPR and ASR Supplement)

CHAPTER 4

MUNITIONS AND EXPLOSIVES OF CONCERN FINDINGS

4.1 GENERAL INFORMATION

Based on a review of historical records, previous studies and current conditions, it was determined that there was a potential to find MEC/MD at the Victorville PBR No. 1 site. QR and soil sampling were conducted within the MRS to substantiate the anticipated RI/FS recommendation. This chapter details the overall DQOs, MEC history, and inspection activities for the site.

4.1.1 Qualitative Reconnaissance

4.1.1.1 As stated previously, the primary task of the SI was to assess the presence of MEC and MC. To assess the presence of MEC, the field team conducted a pedestrian QR for approximately 7 miles on 16 and 17 October 2007. The QR was increased from the originally proposed 4.3 miles as site conditions warranted. The QR consisted of visual reconnaissance of the site surface to identify indicators of suspect areas including earthen berms, distressed vegetation, discolored soil, ground scars, craters, target remnants, and visible metallic debris at MRS 01- Practice Bomb Target as agreed to by the TPP Team in January 2007.

4.1.1.2 To complete the QR, three SVT members including a unexploded ordnance (UXO) Technician, a field team leader, and a field team environmental sampler, walked side by side approximating the traverses loosely defined during the TPP Meeting and presented in the SS-WP Addendum. The SVT was authorized by the TPP Team to modify the planned QR paths for such circumstances as rights of entry (ROE) refusals, unsafe adverse terrain or vegetation, recent development, and based on professional judgment to capture field observations indicative of potential MEC/MC contamination. The SVT initiated the QR by driving to pre-determined points and establishing a "base" from which to conduct the QR on foot. The UXO Technician used a Schonstedt GA-92XTi magnetometer for safety purposes (MEC avoidance) and to measure relative changes in the magnetic fields of the sample locations to ensure the absence of potential subsurface MEC. Prior to beginning the QR, the magnetometer underwent a system check to confirm that it was operating correctly. SVT members conducted the QR along the paths shown on Figure 4.1, stopping periodically to note changes in field conditions, to document the presence or absence of MEC/MD, to take photographs of site conditions (Appendix E), and/or to collect soil samples. From each sample location, the SVT also walked one or more QR loops in the vicinity, making observations and recording field notes at the observation points. Soil sampling results and sampling locations are presented in Chapter 5.

4.1.1.3 The route followed by the SVT during the QR is shown in Figure 4.1. As discussed above and in the SS-WP Addendum, the QR route was not limited to the proposed path depicted in the SS-WP Addendum maps (and not ground-truthed), but was determined in the field by the FTL based on the baseline QC procedures described in Chapter 3 of the PWP (Parsons, 2005), visual observations, and areas of pre-determined focus. Table 4.1 presents the potential MEC anticipated to be present at the site and the potential constituents that may be contained in the MEC. The MEC CSM and MC conceptual site exposure model (CSEM) are included in Appendix J.

4.1.1.4 As shown in Appendix E (Photo-Documentation Log) the SVT documented 28 discrete field observations throughout the course of the QR, such as topography and vegetation, terrain, the presence of any barriers, changes in magnetic fields (based on audible signals), and MD. Visual MEC and/or MD (as well as craters, berms, distressed vegetation, stained soil, etc) is programmatic rationale for documentation of a field observation. ***For the Victorville PBR No. 1 site, no MEC items were observed and sixteen observations of MD were noted (See Appendix E and Figure 4.1). These MD observations were in the form of M38A2 100-lb practice bomb debris and spotting charge debris. No stressed vegetation or stained soil was observed; however, remnants of the target were still clearly visible.***

4.1.2 Data Quality Objectives

4.1.2.1 DQOs are qualitative and quantitative statements that clarify study objectives and specify the type and quality of the data necessary to support decisions. The development of DQOs for a specific site takes into account factors that determine whether the quality and quantity of data are adequate for project needs, such as data collection, uses, types, and needs. While developing these DQOs in accordance with the process presented in Chapter 3, paragraph 3.1.2 of the PWP (Parsons, 2005), Parsons followed the USACE TPP Process Engineering Manual, EM 200-1-2 (USACE, 1998).

4.1.2.2 The goal of the TPP process is to achieve stakeholder, USACE, and applicable state and federal regulatory concurrence with the DQOs for a given site. The TPP Team approved the Victorville PBR No. 1 DQOs at the TPP meeting on 31 January 2007. Appendix B of this SI Report presents the TPP documentation. Tables 4.2 through 4.5 present the DQO worksheets developed by the TPP Team and they have been updated in accordance with the SI activities completed. *All the DQOs for the MRSs have been met.*

4.1.2.3 As stated in Chapter 1 of this SI Report, data must be sufficient to do the following: 1) determine whether a removal action is necessary; 2) enable HRS scoring by USEPA; 3) characterize the release for effective and rapid initiation of RI/FS; and 4) complete the MRSPP.

4.1.2.4 DQOs cover four project objectives that SI data must satisfy: 1) evaluate potential presence of MEC; 2) evaluate potential presence of MC; 3) collect data needed to complete MRSPP scoring sheets; and 4) collect information for HRS scoring.

Table 4.1
Chemical Composition of MEC and Potential MC
Victorville Precision Bombing Range No. 1

General Munition Type	Type/Model	Case Composition	Filler	Potential Constituent
Bomb, 100-lb, Practice	M38A2	Sheet Metal	Sand, wet sand, water, or concrete Spotting charge contains black powder	Nitrocellulose, Potassium Nitrate
Signal, Spotting Charge	M1A1	Tin	Black Powder, Smokeless Powder, Primer Mix	Antimony Sulfide, Dinitrotoluene Diphenylamine, Lead Styphnate Nitrocellulose, Pentaerythritoltetranitrate, Potassium Nitrate, Tetracene
Signal, Spotting Charge	M3	Tin	Black Powder. Dark Smoke Composition, Primer Mix	Antimony Sulfide, Dinitrotoluene, Diphenylamine, Lead Styphnate, Magnesium, Nitrocellulose, Pentaerythritoltetranitrate, Potassium, Potassium Nitrate, Tetracene
Signal, Spotting Charge	M5	Glass	FM Smoke Mixture	Titanium Tetrachloride

Source – Munitions information for Table 4.1 was supplied by the 1996 ASR, 2004 ASR Supplement, and other government reports.

4.1.2.1 Munitions and Explosives of Concern Data Quality Objective

The MEC DQO *was achieved* by evaluating the potential presence of MEC at MRS 01 at the Victorville PBR No. 1 site. The QR team searched for visual evidence of MEC and MD at MRS 01- Practice Bomb Target. Remnants of the target, including the target center, were observed but there were no other visual indicators (earthen berms, distressed vegetation, stained soil, ground scars or craters) of suspect areas identified during the QR. MD in the form of M38A2 100-lb practice bomb debris and spotting charge debris were observed during the SI field work at MRS 01. These discoveries of MD are noted in the Daily Field Report (Appendix D) and Photo-documentation Log (Appendix E). No MEC was observed at MRS 01. ***Data collected during the SI indicates that a Removal Action (RA) is not needed for MRS 01 at this time.***

4.1.2.2 Munitions Constituents Data Quality Objective

The MC DQO *was achieved* by evaluating potential presence of MC at MRS 01. The TPP Team agreed on the list of analytes for sample analysis based on the munitions potentially used at the site. A summary of the MC known to occur in the MEC documented or suspected at the site is provided in Table 4.1. Table 4.1 has been revised from that which was presented in the Final SS-WP Addendum due to recently received MC data; lead was also added for MC screening. Chapters 5 and 6 present the MC sampling results that indicate ***that lead was the only non-essential nutrient MC metal detected above the background concentrations in the soil at the Victorville PBR No. 1 site; however, lead did not exceed the human health screening value. No explosives were detected in the soil at Victorville PBR No. 1.***

4.1.2.3 Munitions Response Site Prioritization Protocol Data Quality Objective

The MRSPP DQO *was achieved* by obtaining sufficient information to complete the MRSPP scoring sheets. Specific input data were collected, and the three modules for the MRSPP were populated for MRS 01 as part of the SI. The scoring sheets for the MRSPP are included in Appendix K.

4.1.2.4 Hazard Ranking System Data Quality Objective

The HRS DQO *was achieved* by including information in the SI report necessary for the USEPA to populate the HRS score sheets. Source documents for the HRS information include the INPR, ASR, and ASR Supplement documents, as well as the MC sampling results reported in Chapter 5 and information from local and state agencies regarding population, groundwater well users, and drinking water well use.

4.2 MRS 01 – PRACTICE BOMB TARGET

4.2.1 Historical MEC Information

A field visit was conducted on 7 December 1988 in support of the 1994 INPR and found MD scattered throughout the target area. The field visit in support of the 1996 ASR reported the discovery of two pieces of M38A2 practice bomb debris. The ASR reported M38A2 100-lb practice bombs and M1A1 spotting charges would have been

used at the site. The ASR Supplement reported a RAC score of 3 for this range, indicating a "medium" risk.

4.2.2 Inspection Activities

To assess the presence of MEC contamination at the Practice Bomb Target, the three-person SVT conducted QR over a 7-mile path within the MRS. The actual QR path was modified from the originally proposed path due the lack of executed ROEs for some of the parcels. Two samples location were also moved due to the lack of an executed ROE. Three additional samples were moved due to the lack of MD in their originally proposed locations. The SVT deviated from the QR path when MD could be seen in other areas (before returning to the originally proposed path). The TPP Team agreed that seven to eight biased soil samples collected within the MRS was sufficient (Table 3.1). Soil samples VV-1MRS01-SS-24-01 (ambient), VV-1MRS01-SS-24-08 (ambient), and VV-1MRS01-SS-24-09 (discretionary) were collected on 16 October 2007. Soil samples VV-1MRS01-SS-24-02, VV-1MRS01-SS-24-03, VV-1MRS01-SS-24-04, VV-1MRS01-SS-24-05, VV-1MRS01-SS-24-06, VV-1MRS01-SS-24-07, and VV-1MRS01-SS-24-10 (discretionary added during field effort) were collected on 17 October 2007 (Refer to Figure 5.4). Chapter 5 provides details of the surface soil samples collected as well as potential exposure pathways. ***MD was observed in the form of 100-lb practice bomb debris and spotting charge debris; however, no MEC was observed during the SI field effort in this MRS.***

TABLE 4.2
MEC DATA QUALITY OBJECTIVE WORKSHEET

SITE: **Victorville Precision Bombing Range No. 1, California**

PROJECT: **MMRP Site Inspection / FUDS Project No. J09CA067501**

DQO Element Number*	DQO Element Description*	Site-Specific DQO Statement	Objective Met? Yes (Y)/No (N)
Intended Data Use(s):			
1	Project Objective(s) Satisfied	Evaluate presence/lack thereof of MEC	Y
Intended Need Requirements:			
2	Data User Perspective(s)	Risk, Remedy	Y
3	Contaminant or Characteristic of Interest	MEC, MD	Y
4	Media of Interest	N/A	N/A
5	Required Locations or Areas	Bombing Range	Y
6	Number of Samples Required	QR path (total length) = 7 linear miles (approximate)	Y
7	Reference Concentration of Interest or Other Performance Criteria	QR within MRS 01 – Practice Bomb Target	Y
Appropriate Sampling and Analysis Methods:			
8	Sampling Method	Qualitative Reconnaissance	Y
9	Analytical Method	N/A	N/A

* Refer to EM 200-1-2, Paragraph 4.2.1
N/A = not applicable

TABLE 4.3
MC DATA QUALITY OBJECTIVE WORKSHEET

SITE: **Victorville Precision Bombing Range No. 1, California**

PROJECT: **MMRP Site Inspection / FUDS Project No. J09CA067501**

DQO Element Number*	DQO Element Description*	Site-Specific DQO Statement	Objective Met? Yes (Y)/No (N)
Intended Data Use(s):			
1	Project Objective(s) Satisfied	Evaluate presence/lack thereof of MC	Y
Intended Need Requirements:			
2	Data User Perspective(s)	Risk, Remedy	Y
3	Contaminant or Characteristic of Interest	Explosives and select metals	Y
4	Media of Interest	Surface Soil	Y
5	Required Sampling Locations or Areas and Depths	Within the MRS as determined by the TPP Team, see Figure 5.4. Depth is 2 to 4 inches.	Y
6	Number of Samples Required	10 surface soil samples plus associated QA/QC samples.	Y
7	Reference Concentration of Interest or Other Performance Criteria	USEPA Region 9 Industrial PRGs or California-Modified USEPA Region 9 Industrial PRGs. Ecological Screening Values (ESVs) include USEPA ecological SSLs supplemented with PSAP Addendum values, as needed.	Y
Appropriate Sampling and Analysis Methods:			
8	Sampling Method	Composite samples in accordance with the PSAP and PSAP Addendum	Y
9	Analytical Method	Explosives – SW8321A; Select Metals SW6010B or SW6020	Y

* Refer to EM 200-1-2, Paragraph 4.2.1

Table 4.4 MRSPP Data Quality Objective Worksheet

Site: Victorville Precision Bombing Range No. 1
Project: MMRP Site Inspection / FUDS No. J09CA067501
DQO Statement Number: 3 of 4

Module	Table #	Table Description	Known Data	Current Data Gap	Data Source
Explosive Hazard Evaluation (EHE)	1	Munitions Type	X		Historical Records/Findings
	2	Source of Hazard	X		Historical Maps
	3	Location of Munitions	X		Historical or Field Findings
	4	Ease of Access	X		Field Findings
	5	Status of Property	X		Tax Records
	6	Population Density	X		U.S. Census Bureau
	7	Population Near Hazard	X		Field Findings
	8	Types of Activities/Structures	X		Field Findings
	9	Ecological and/or Cultural Resources	X		State Historic Preservation Office
	10	Determining the EHE	X		Scores from Tables 1 through 9
Chemical Warfare Materiel (CWM) Hazard Evaluation (CHE)	11	CWM Configuration	X		Historical Records/Findings
	12	Sources of CWM	X		Historical Records/Findings
	13	Location of CWM	X		Historical Findings
	14	Ease of Access	X		Field Findings
	15	Status of Property	X		Historical Records
	16	Population Density	X		U.S. Census Bureau
	17	Population Near Hazard	X		Field Findings
	18	Types of Activities/Structures	X		Field Findings
	19	Ecological and/or Cultural Resources	X		State Historic Preservation Office
	20	Determining the CHE	X		Scores from Tables 11 through 19
Health Hazard Evaluation (HHE)	21	Groundwater Data	X		Banks Environmental
	22	Surface Water - Human Endpoint	X		Sampling Results
	23	Sediment - Human Endpoint	X		Sampling Results
	24	Surface Water - Ecological Endpoint	X		Sampling Results
	25	Sediment - Ecological Endpoint	X		Sampling Results
	26	Surface Soil	X		Sampling Results
	27	Supplemental Contaminant Hazard Factor	X		All MC Sampling Results
	28	Determining the HHE	X		Scores from Tables 21 through 27
	29	MRS Priority	X		Scores from Tables 10, 20, and 28
	A	MRS Background Information	X		DoD Databases

Table 4.5 HRS Data Quality Objective Worksheet

Site: Victorville Precision Bombing Range No. 1
Project: MMRP Site Inspection / FUDS No. J09CA067501
DQO Statement Number: 4 of 4

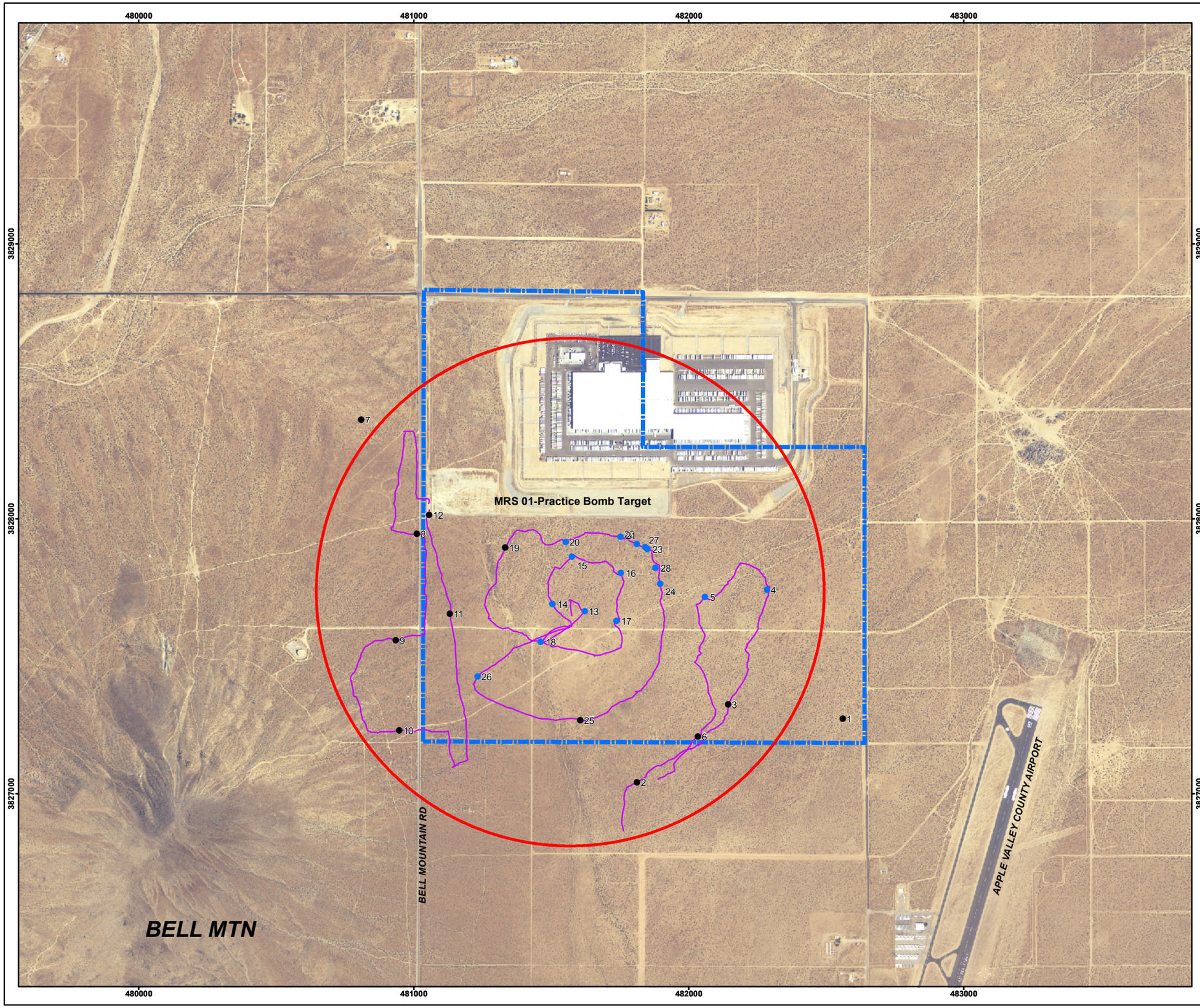
Data Description	Known Data	Current Data Gap	Data Source
Source Type	X		Historical Records/Findings
Estimated Volume or Area	X		Field Findings
Hazardous Substance	X		Constituents of Suspected Munitions
Groundwater Sample Concentration	X		Sample Results
Groundwater Use	X		Well Records/Municipal Data
Surface Water Sample Concentration	X		Sample Results
Surface Water Pathways	X		Field Findings
Soil Sample Concentration	X		Sample Results
Soil Pathways	X		Municipal Data
Sensitive Environments	X		State Historic Preservation Office, US Fish and Wildlife Service, various government agencies
Attractiveness/Accessibility	X		Field Findings/Land Use Records

Figure 4.1

Qualitative Reconnaissance and Field Observation Locations
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Munitions Debris Observation Location
- Other Field Observation Location
- Range Boundary
- Project Boundary
- Qualitative Reconnaissance Track

N

Image: Orthophoto, 2005
Projection: UTM Zone 11 NAD83, Map Units in Meters

1,000 500 0 1,000 Feet

PARSONS

U.S. ARMY SOUTH
PACIFIC DIVISION
RANGE SUPPORT CENTER

DESIGNED BY: BT	**Qualitative Reconnaissance and Field Observation Locations**
DRAWN BY: BT	
CHECKED BY: BB	SCALE: As Shown — PROJECT NUMBER: 744653.74000
SUBMITTED BY: DS	DATE: March 2008 — PAGE NUMBER: 4-10
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig4_1_pbr1.mxd

CHAPTER 5

MIGRATION/EXPOSURE PATHWAYS AND RECEPTORS

5.1 INTRODUCTION

5.1.1 This chapter of the SI Report evaluates the potential presence or absence of migration/exposure pathways and receptors, based on site-specific conditions. It is necessary to evaluate site-specific conditions and land use to evaluate risks posed to potential receptors under current and future land use scenarios. Exposure pathways for groundwater, surface water and sediment, soil, and air are evaluated. The CSEM for the Victorville PBR No. 1 site (Appendix J) summarizes which potential receptor exposure pathways are (or may be) complete and which are (and are likely to remain) incomplete. An exposure pathway is not considered to be complete unless all four of the following elements are present (USEPA, 1989). An example regarding a hypothetical groundwater exposure pathway is included.

- *A source of contamination*: e.g., a site has known MEC from which MC have leached and contaminated surface soil.
- *An environmental transport and/or exposure medium*: e.g., the MC in soil is mobile and can contaminate groundwater.
- *A point of exposure at which the contaminant can interact with a receptor*: e.g., a drinking water well drawing from the contaminated aquifer is located at the site.
- *A receptor and a likely route of exposure at the exposure point*: e.g., an on-site resident uses groundwater as a source of water.

5.1.2 In the hypothetical example above, all four conditions are present and, therefore, the groundwater exposure pathway is complete. If any single factor was absent (e.g., MC contamination was not present in soil, or the resident obtained drinking water from another source), the pathway would be incomplete.

5.2 GENERAL INFORMATION

General information regarding the geology, hydrogeology, and hydrology of the Victorville PBR No. 1 site presented below was obtained from the ASR (CEMVR, 1996), except where noted. Regional information is followed by a discussion of MRS-specific characteristics and sampling results for the MRS investigated as part of the SI.

5.2.1 Regional Geologic Setting

5.2.1.1 Victorville PBR No. 1 is located within Segment 1 of the Basin and Range physiographic province where rocks and deposits exposed at the surface range in age from Precambrian to Quaternary. They consist of pyroclastic and extrusive volcanic rocks, igneous intrusive rocks, and marine and continental sediments. Many of these have been intensely metamorphosed, folded, and faulted (USGS, 2006a).

5.2.1.2 During Precambrian time and the Paleozoic Era, a nearly uniform thickness of roughly 40,000 feet of marine sediments was deposited in the Cordilleran geosyncline; an elongated trough that extended south to north in western North America and included the area that is now eastern Nevada and southern California. Marked by two sedimentation periods of alternating clastic and carbonate deposition, the results were the following sequence: quartzite and siltstone, limestone and dolomite, argillite and quartzite, and limestone (USGS, 2006a).

5.2.1.3 Volcanoes were active on a large scale in eastern California and western Nevada at the end of the Paleozoic Era, marking the beginning of the igneous activity that became increasingly important during the Mesozoic time (USGS, 2006a).

5.2.1.4 The first great orogeny in the western part of North America since Precambrian time took place at the close of middle Mesozoic time. With the rising mountain ranges, the marine, continental, and volcanic deposits of the Pacific Coast were folded, metamorphosed, and completely faulted. Late in the Mesozoic Era, the region of the Pacific Coast was downwarped and the sea intruded (USGS, 2006a).

5.2.1.5 Volcanic rocks and sedimentary deposits accumulated over a wide area of the region during the Cenozoic Era. The Basin and Range area was a high mountain surface with external drainage early in the Cenozoic Era. During middle to late Cenozoic time though, large-scale block faulting formed the Coast Range Mountains, the California Trough, and the Sierra Nevada and caused the Basin and Range Structures (USGS, 2006a).

5.2.1.6 The California Trough and the structural basins in the Coast Range were filled with marine and terrestrial deposits in late Cenozoic that ranged from a few thousand to 50,000 feet in thickness. The grabens of the Basin and Range were filled with continental deposits and minor lava flows to thicknesses ranging from less than 2,000 feet to 50,000 feet (USGS, 2006a).

5.2.1.7 The Victorville PBRs are located within the eastern Mojave Desert Section of the Basin and Range physiographic province. The Mojave Desert is outlined by the San Andreas Fault on the south and the Garlock Fault on the north. The right lateral slip on the San Andreas and the left-lateral slip on the Garlock indicate the Mojave block is moving relatively east.

5.2.1.8 The eastern portion of the Mojave Desert is characterized by basins and open valleys between mountainous masses. In the southern part, the mountains and

valleys have a northwest alignment. In the northern half, this alignment is non-existent (CEMVS, 1995).

5.2.1.9 There are many faults in the area. Most of which are aligned in a northwest-southeast direction. Evidence suggests that there existed in the Mojave Desert during one or more of the pluvial Pleistocene ages a number of lakes now represented by playas or salines. Two or three such systems existed (CEMVS, 1995).

5.2.1.10 Various deformational structures, including faults, anticlinal folds, and monoclinal flexures, are present in the Mojave River Basin. These particular structures are manifested by truncated or tilted topographic and stratigraphic surfaces that can be observed in the field, as well as by scarps and other linear features visible on aerial photographs. The Helendale Fault is the westernmost in a series of long, northwest-striking Quaternary-age faults that traverse the southern Mojave Desert. The northwest-flowing Mojave River intersects the Helendale Fault at nearly right angles. The Helendale Fault includes an irregular zone of discontinuous, overlapping fault strands with varying west-northwest to north-northwest trends (USGS, 2003).

5.2.2 Regional Hydrogeologic Setting

5.2.2.1 Groundwater in Segment 1 is contained in five major aquifers, four of which consist mostly of basin-fill deposits that occupy structural depressions caused by deformation of the Earth's crust. The Basin and Range aquifers are located in an area that comprises the southern California desert and most of Nevada. Consisting primarily of unconsolidated alluvial-fan deposits, the water-yielding materials in this area are in valleys and basins. Flood plain and lacustrine (lake) beach deposits might also yield water to wells in the region. Carbonate and consolidated volcanic rocks that underlie the unconsolidated alluvium are a source of water if the rocks are sufficiently fractured or have solution openings (USGS, 2006a).

5.2.2.2 Groundwater is generally under unconfined, or water-table, conditions at the margins of the basins, but as the unconsolidated deposits become finer grained (towards the center of the basins), the water becomes confined (USGS, 2006a).

5.2.2.3 Basins may be hydraulically connected by fractures or solution openings in the underlying bedrock. Such multiple-basin systems end in a terminal discharge area (sink) from which water leaves the flow system by evaporation. Additionally, several valleys or basins may develop surface-water drainage that hydraulically connects the basins, and groundwater will flow between the basins, primarily through unconsolidated alluvial stream/flood plain sediments (USGS, 2006a).

5.2.2.4 The site footprint is included in the Mojave River groundwater basin which extends from the San Bernardino and the San Gabriel Mountains in the south, to north of Harper and Coyote Lakes (dry) and is approximately 1,400 square miles (miles^2). The basin is bordered on the west by Antelope Valley, the Lucerne Valley to the southeast, Afton Canyon to the northeast (it shares its southeastern boundary with the Morongo groundwater basin). For the purpose of managing the water resources, the

basin has been divided into five subareas: Alto (including the Transition zone), Baja, Centro, Este, and Oeste (USGS, 2002 and 2004a).

5.2.2.5 Within the Mojave River groundwater basin, there are two aquifers formed of unconsolidated alluvial sands and gravels of the Pliocene and Quaternary age. The floodplain aquifer is formed of recent and younger alluvium of the Mojave River deposits, and the regional aquifer that underlies and surrounds the floodplain aquifer is composed of younger fan deposits, older alluvium of the ancestral Mojave River, older fan and stream deposits, and playa deposits.

5.2.2.6 The floodplain aquifer, as much as 200 to 300 feet thick (data differ from 200, 250, to 300 feet thick), is more productive than the regional aquifer which yields most of the water pumped from the basin. Most, if not all, of the recharge from surface water flows are received in these deposits (USGS, 2003).

5.2.2.7 Near Helendale, the floodplain aquifer is primarily recharged by the infiltration of winter stormflows from the Mojave River (USGS, 2003). Recharge is also accomplished with sporadic releases of imported water from the California State Water Project (SWP) at the Rock Springs, Hodge, and Lenwood recharge sites (USGS, 2004a). Mojave Water Agency (MWA), one of 29 State Water Contractors in California allowed to take water deliveries from the California Aqueduct to recharge underground aquifers is using the imported water for artificial recharge by surface spreading (USGS, 2001 and MWA, 2007). MWA is actually entitled to a maximum of 75,800 acre feet (af) annually from the SWP, though routinely it only uses an average of 15,000 af (MWA, 2007). When the river is not flowing and during the summer months, water levels in the floodplain aquifer decline primarily due to pumping and also by transpiration by riparian vegetation (USGS, 2003).

5.2.2.8 The regional aquifer is recharged by infiltration of stormflow in ephemeral washes along the southern boundary of the Mojave River groundwater basin. In the vicinity of Helendale, data suggest that infiltration of runoff from the local desert mountains may also be an important source of recharge. Recharge to the regional aquifer is small in comparison to the floodplain aquifer. Although the regional aquifer does contain a significant amount of groundwater in storage, the fine-grained texture of the sediments and low permeability in the aquifer results in well yields lower than those of the floodplain aquifer, and the water is generally of poor quality (high dissolved solids concentrations) in most of the Mojave River Basin (USGS, 2003).

5.2.2.9 In most areas of the Mojave River Basin, groundwater flow is mainly toward the Mojave River; however, in the area downgradient of the Helendale Fault, the flow is away from the Mojave River and toward Harper Lake and downstream toward the city of Barstow (Refer to Figure C and D that follow). In the vicinity of the Helendale Fault, groundwater movement in the floodplain aquifer is southwest to northeast (same direction as the intermittent flows in the Mojave River). According to USGS, water-level contours for the area between the Helendale Fault and Iron Mountain suggest that some groundwater flows northward from the floodplain to the regional aquifer (USGS, 2003). Groundwater east of the Helendale Fault is considered part of the Morongo groundwater basin (USGS, 2002). A discussion of the Morongo groundwater basin will be included in

the Victorville PBRs located in the Lucerne Valley and east. The floodplain aquifer near Helendale is generally recharged by infiltration of winter stormflows from the Mojave River. Since 1981, Victor Valley Wastewater Reclamation Authority has been discharging treated municipal wastewater into the Mojave River increasing the amount of recharge into the floodplain aquifer in the Transition Zone. The large stormflows in the Mojave River have little effect on the regional aquifer (USGS, 2003). A large, but sporadic contribution to recharge occurs when the Mojave River is flowing with 40 feet of rise in the water table observed in 1969 and an 87 foot rise observed in 1993 (CRWQCB, 2003). For the 1997-1998 water year, natural recharge was estimated at 36,300 af, artificial recharge at 1,870 af, and applied water recharge at 6,800 af (CRWQCB, 2003).

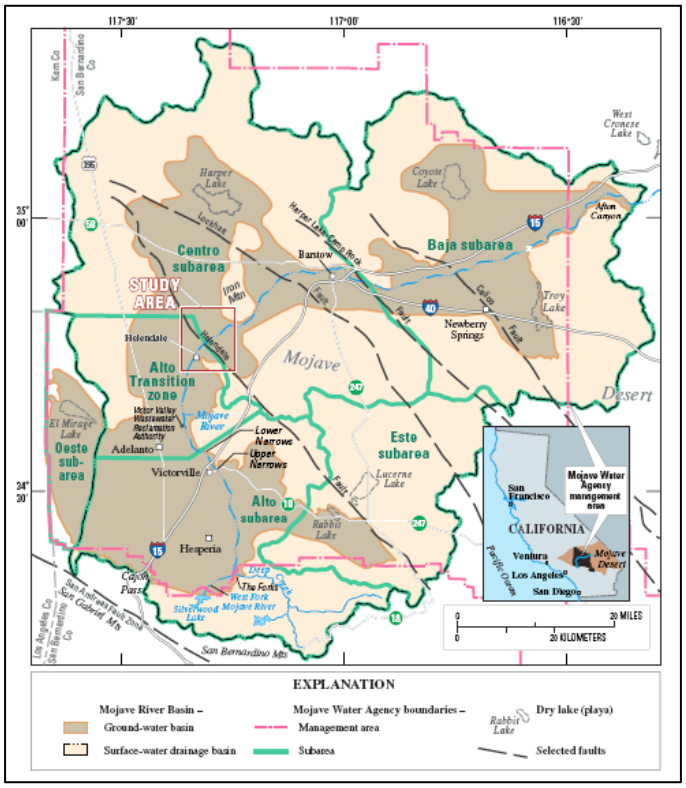


Figure C. Map of Mojave River Basin, San Bernardino County, California (USGS, 2003)

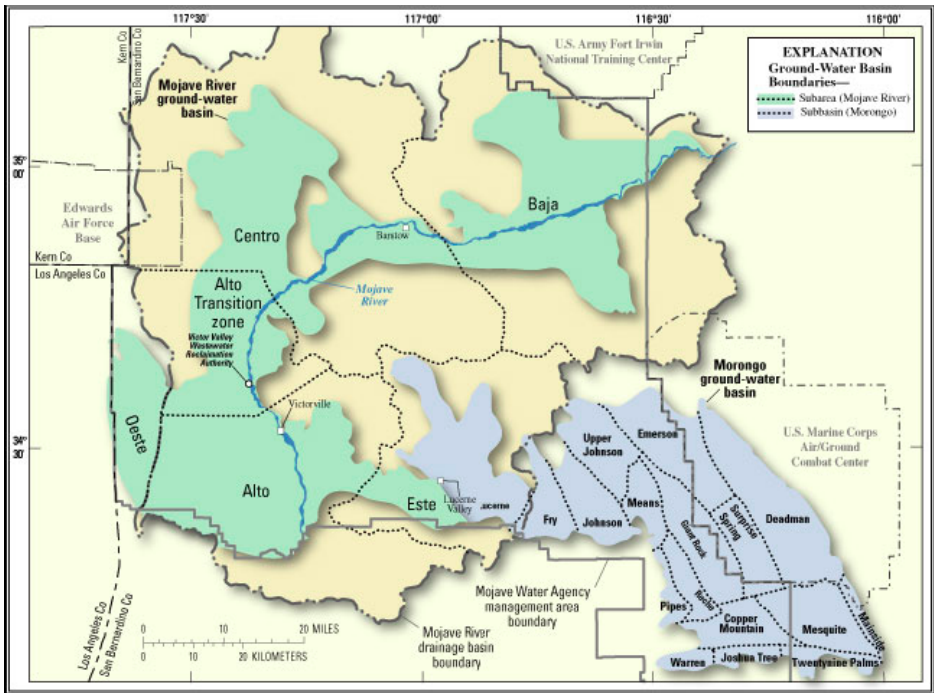


Figure D. Map of Mojave River and Morongo Groundwater Basins (USGS, 2003)

5.2.2.10 Other geologic units that include bedrock and lake deposits will commonly contain groundwater, but they are not considered reliable sources of groundwater (USGS, 2004a).

5.2.2.11 Depth to groundwater in the Mojave River Basin near Helendale range from less than 5 feet below ground surface (bgs) in those wells completed near the Mojave River in the floodplain aquifer to nearly 200 feet bgs in wells completed on the bluffs overlooking the river in the regional aquifer (USGS, 2003). In the general vicinity of the site, and specifically in the Upper Mojave River Valley groundwater basin (part of the Mojave River groundwater basin) depth to groundwater ranges from approximately 140 to 200 feet bgs (DWR, 2007). The ASR stated that the depth to groundwater at the site was approximately 150 feet bgs.

5.2.3 Regional Groundwater Use

5.2.3.1 Since the early 1900s groundwater withdrawal in the Mojave River groundwater basin has resulted in discharge exceeding recharge (both natural and artificial). Such reliance on groundwater has resulted in overdraft conditions since the mid-1940s (USGS, 2003). In fact, water levels have declined between 50 to almost 100 feet in the basin since the mid-1940s (USGS, 2001). For this reason, and existing drought conditions, groundwater in the region is carefully managed.

5.2.3.2 Due to the limited availability of surface water in the region, water supply is derived entirely from groundwater to meet its agricultural and municipal needs (USGS, 2003).

5.2.3.3 The Victorville PBR No. 1 site is situated in the immediate area of the Upper Mojave River Valley groundwater basin. The Upper Mojave River Valley groundwater basin is bounded on the north by a roughly east-west line from basement rock outcrops near Helendale to those in the Shadow Mountains. The contact between Quaternary sedimentary deposits and unconsolidated basement rocks of the San Bernardino Mountains form the southern boundary. The Helendale Fault forms the southeast boundary and the eastern boundary is formed by basement exposures of the mountains surrounding Apple Valley. In the west, the boundary is marked by a surface drainage divide between this basin and El Mirage Valley Basin, and a contact between basement rocks and alluvium that form the Shadow Mountains (CRWQCB, 2004). Groundwater in the Upper Mojave River Valley basin is generally unconfined, though some perched water appears near Adelanto. Groundwater flows primarily toward the active channel of the Mojave River and it then follows the course of the river through the valley. In the southeast corner of the basis, the Helendale Fault forms a barrier to groundwater flow. For the water year of 1997-98, replenishment of groundwater supplies was estimated at 105,000 af from natural recharge; 16,350 af from artificial recharge; and 3,900 af from applied water recharge. For that same water year, extractions were estimated at 58,300 af urban use; 7,800 af for agricultural use; and 11,900 af for recreational and industrial use (CRQWCB, 2004).

5.2.3.4 According to the CRWQCB, Lahontan Region, beneficial uses for the groundwater of the Upper Mojave River Valley basin includes municipal, agricultural, industrial, freshwater replenishment, and aquaculture (CRWQCB, 1995). Freshwater replenishment is considered "natural or artificial maintenance of surface water quantity or quality" (e.g., salinity) (CRWQCB, 1995).

5.2.3.5 Calcium bicarbonate character waters are found near the Mojave River channel and the San Bernardino Mountains. Groundwater near Victorville contains sodium bicarbonate and sodium-calcium sulfate. Groundwater near Apple Valley contains sodium chloride. High iron and manganese concentrations are found near Oro Grande and high nitrate concentrations occur in the southern portion of the basin. Groundwater is contaminated with trichloroethane at the former George Air Force Base, now a Superfund site, and leaking underground storage tanks in and around Victorville have also introduced benzene, toluene, ethybenzene, xylene, and methyl *t*-butyl ether into groundwater (CRWQCB, 2004).

5.2.3.6 Table 5.1 lists the active registered groundwater wells within a 4-mile radius of the Victorville PBR No. 1 site as shown in Figure 5.1. A total of 138 wells are known to exist within a 4-mile radius of the site and they include 99 domestic wells, one industrial well, ten irrigation wells, nine public supply wells, seven test wells, ten "other" wells, and two "not available" wells (Banks Environmental, 2007) (Appendix L).

Table 5.1
Groundwater Wells in the Vicinity of
the Former Victorville PBR No. 1 Site

Distance from MRS	Domestic	Public Supply	Irrigation	Other Wells	Total
On site	0	0	0	1	1
0 to ½ mile	2	1	0	0	3
½ to 1 mile	6	0	0	1	7
1 to 2 miles	27	2	3	5	37
2 to 3 miles	25	4	4	9	42
3 to 4 miles	39	2	3	4	48
Site to 4 miles	99	9	10	20	138

Source: Banks Environmental Data

5.2.3.7 As Table 5.2 depicts, available population data for Victorville PBR No. 1 indicates that there are no residents on the site, 39 residents are located within 1 mile of the site, and an estimated 11,252 residents live within 4 miles of the site. Refer to Figure 5.2 for the available population data associated with Victorville PBR No. 1.

Table 5.2
Population Information in the Vicinity of
the Former Victorville PBR No. 1 Site

Range	On-site	1 mile	2 miles	3 miles	4 miles	Total
Entire Site	0	39	339	2,475	8,399	11,252

Source: U.S. Census 2000 data

5.2.4 Regional Hydrologic Setting

5.2.4.1 Nearly all streams that head in the mountains in southern California are ephemeral and lose flow to alluvial aquifers within a short distance of where the streams leave the mountains and emerge onto the valley floors. And in fact, with the exception of small areas that drain to the Colorado River, no streams that rise within the Basin and Range Province carry water to the ocean. Practically all precipitation that falls in the area is returned to the atmosphere by evapotranspiration, either from the lakes and playas that occupy the lowest points within the basins (considered discharge areas for the alluvial aquifers), or directly from the soil (USGS, 2006a).

5.2.4.2 The Mojave River Basin is located in the western part of the Mojave Desert; the Mojave River is the primary source of surface water in the basin. However, the Mojave River is not a dependable water supply source because significant flows only occur after intense storms, and as a result, groundwater is used for agricultural and municipal uses (USGS, 2003).

5.2.4.3 The water-bearing alluvial deposits of the Mojave River are the major source of groundwater in the area. Hard rock formations along the river divide the coarse river deposits into numerous subsurface basins. Water from the river is trapped in these basins and is the source of groundwater. The Mojave River is sometimes called the "upside-down river" because through most of its course water flows underground; water flows above ground only after storms, yet miles downstream it surfaces and flows for a distance. Perennial flows occur near Victorville, in the vicinity of Camp Cady and in Afton Canyon. The perennial aboveground flows are caused by natural underground barriers, which force groundwater to the surface (CEMVS, 1995). However, based on information to date, there is no surface water located within the Victorville PBR No. 1 site.

5.2.5 Regional Sensitive Ecological Resources

5.2.5.1 The Victorville PBR No. 1 is not located within a national wildlife refuge, national park, national forest, state park, or county park, and there are no identified or designated ecological resources located on the site. There are no federally listed species within Victorville PBR No. 1. One species was identified in the TPP meeting as potentially of concern for this site, the desert tortoise. However, the USACE biologist confirmed there are no T&E species present at the Victorville PBR No. 1 site. According to the U.S. Fish and Wildlife Service National Wetlands Inventory, there are no wetlands known to be present within any of the sampling areas of Victorville PBR No. 1 (Parsons, 2007b).

5.2.5.2 Based on the above information, a review of the Army Checklist for Important Ecological Places (USACE, 2006) has demonstrated that the Victorville PBR No. 1 site is not considered to be an important ecological place and it is not managed for ecological purposes. Therefore, ecological receptors are not considered to be receptors for migration pathways at this site.

5.2.6 Cultural Resources

5.2.6.1 According to the NRHD, NRHP, NHA, NHL, NRIS, and California OHP website databases there are no listed archaeological or cultural resources located within the Victorville PBR No. 1 boundaries. However, according to the 1996 ASR there are five listed cultural or archaeological areas designated by the OHP. Currently, according to the San Bernardino Archeological Information Center historical research record search there are six recorded archaeological finds within the southeastern corner of the site and the site is also located within the area noted as the historic Silver Mountain/Oro Grande Mining District. These archaeological remnants are potentially associated with former mining activities and domestic activity. The map provided to Parsons by San Bernardino Archaeological Information Center was provided to the FTL and referred to when sample locations were relocated in the field. The SVT practiced avoidance of any cultural sites.

5.2.6.2 Prior to mobilization, the BLM archaeologist was contacted to determine if any additional permits were required under the SI effort. Mr. Jim Shearer, BLM

archaeologist, indicated that, due to the minimal impact of the proposed site activities, no additional permitting was required. No cultural resources were observed during the SI.

5.2.7 Sample Locations and Methods

5.2.7.1 Surface soil samples were collected from ten locations within the Victorville PBR No. 1 site (Figure 5.4), including eight locations within the MRS that were selected to represent areas with the highest likelihood for the presence of MEC or MC contamination (per the SS-WP Addendum [Parsons, 2007b]). These include two discretionary samples (one was added during the field effort) collected by the SVT and selected from areas of concentrated MD. Additionally, two soil samples were collected outside the MRS, one within the FUDS and one outside of the FUDS, anticipated to represent background conditions. One duplicate sample was also collected. Surface soil samples were collected from 2 to 4 inches bgs, and each of the sampling locations was recorded with a global positioning system (GPS) unit for later reference.

5.2.7.2 As provided in the SS-WP Addendum, the TPP Team determined that groundwater pathways were incomplete because the depth to groundwater is 150 feet bgs, and receptors are not expected to encounter groundwater that is present at depth. For that reason, no groundwater samples were collected.

5.2.7.3 As detailed in the SS-WP Addendum, and agreed with the TPP Team, no surface water or sediment samples were collected from within the site due to a lack of media source.

5.2.7.4 The surface soil sample locations were screened for potential subsurface anomalies and approved by the UXO Technician III prior to final location selection and sample collection. In accordance with the PWP, the CRREL seven-point wheel sampling technique was employed for the surface soil samples. The actual GPS coordinates for each sample location were recorded and updated in the geographic information system (GIS) database.

5.2.7.5 Surface soil samples were analyzed by TestAmerica (formerly Severn Trent Laboratories) in Arvada, Colorado for explosives (Method SW8321A) and MC metals (SW6010B/6020). The TPP Team agreed to the exclusion of arsenic, chromium, lead and mercury from screening due to the absence of these MC metals from the known munitions used on site. However, lead was added as an MC metal for screening due to recently received MC data for spotting charges. Table 4.1 has been updated to include those new data. It was further agreed by the TPP Team that if munitions were found on site containing one or more of these excluded metals, the respective metal(s) would be added for screening. No unanticipated munitions were observed at Victorville PBR No. 1 during the SI; as noted previously, lead was the only metal added for screening.

5.2.8 Background Concentrations

5.2.8.1 No site-specific statistical evaluation of background metals concentrations is available. Due to the limited scope of the SI, conducting a site-specific statistical background evaluation of metals concentrations (which typically requires collection of at

least 10 background samples) was not considered practical nor warranted at this stage of investigation. The analytical results of two ambient samples collected during the 2007 SI field activities were used to estimate background metals concentrations at the site. These samples were collected outside of the MRS, one within the FUDS boundary and one outside of the FUDS boundary, in areas that are not expected to be affected by munitions activities.

5.2.8.2 To provide an indication of the range of metals concentrations naturally present at the site, two ambient samples were collected during the SI. Owing to this small number of samples, calculation of a more statistically robust site-specific background concentration is not possible. At the Victorville PBR No. 1, samples VV-1MRS01-SS-24-01 and VV-1MRS01-SS-24-08 were ambient samples. *These samples were collected outside the MRS and no MEC or MD was observed in the vicinity of the two ambient sample locations, suggesting that the sample locations are likely representative of the naturally occurring soils in the area. Analysis of the ambient samples did not detect any explosives*.

5.2.8.3 The maximum concentrations detected in the collected ambient samples are summarized in Table 5.3. These values are used to estimate the background concentration for the site which is one of the criteria used to evaluate whether or not a source of contamination is present (Refer to Subchapter 5.2.9).

5.2.9 MC Source Evaluation

5.2.9.1 As explained earlier in this chapter, an exposure pathway is not considered to be complete unless there is potential MC contamination present. To make this determination, analytical results for MC metals are compared against several criteria to evaluate whether or not potential MC contamination is present. For a chemical to be considered contamination potentially caused by a release from munitions-related activities at the site, it is necessary for the following conditions to be true:

- The chemical is detected in the sample medium; AND
- The chemical is present above the background concentration (see Subchapter 5.2.8); AND
- The chemical is a potential constituent of the munitions formerly used at the site (see Table 4.1); AND
- The chemical is NOT an essential nutrient (calcium, iron, magnesium, potassium, or sodium).

5.2.9.2 Each of the MC metals analyzed at the site were evaluated against these criteria to determine whether or not potential MC contamination was present at the MRS. Only detections of metals that meet the conditions above are evaluated further in the Screening Level Risk Assessments (SLRAs) in Chapter 6. Any detection of explosives at the site would be considered to be potential MC contamination and is evaluated in the SLRA. ***However***, ***explosives were not detected in any surface soil samples collected during the SI***.

5.3 MRS 01-PRACTICE BOMB TARGET

5.3.1 This subchapter of the SI Report describes the evaluation of exposure pathways specifically for the MRS 01-Practice Bomb Target and the setting described for the overall site in Subchapters 5.2.1 and 5.2.2.

5.3.2 Over the years, the site has been divided into plots (currently 51), ranging from 160 acres (owned by the State of California) and over 40 privately owned parcels ranging in size from 2 to 20 acres. The site is primarily undeveloped; however, Wal-Mart has recently constructed a warehouse distribution center on the northern end of the site. The remainder of the land is used recreationally (off-road vehicles). The SVT recorded one occupied structure located on site; the Wal-Mart Distribution Center. It is anticipated that the land use will continue for recreational purposes with limited commercial/industrial use.

5.3.1 Historical MC Information

To date, no data exist to indicate that MC related to the use of military munitions has affected the MRS 01-Practice Bomb Target.

5.3.2 Groundwater Migration Pathway

5.3.2.1 Geologic and Hydrogeologic Setting

There are no known differences between the geologic and hydrogeologic setting at MRS 01-Practice Bomb Target and the setting described for the overall site in Subchapters 5.2.1 and 5.2.2.

5.3.2.2 Releases and Potential Releases to Groundwater

There are no known releases or potential releases of MCs to groundwater at MRS 01-Practice Bomb Target. Potable groundwater would not have been directly affected by munitions activities and it is unlikely that any releases to soil would leach to the greater than 150 foot deep groundwater at this MRS.

5.3.2.3 Groundwater Migration Pathways and Receptors

It is unlikely that human receptors would be exposed to contamination via this pathway, as the groundwater would not have been directly affected by munitions activities and soil contaminants would not likely leach to the 150 foot depth to groundwater. Based on the current and future land use of the MRS 01-Practice Bomb Target, potential receptors, if this pathway were complete, would include commercial or industrial workers (*e.g.*, Wal-Mart employees) and site visitors or recreational users through dermal contact, incidental ingestion, and ingestion as drinking water. The only well identified on site is classified as N/A (not available) and it is located at the southernmost boundary of the FUDS. The well was drilled in 1981 and it is unknown if it remains active or its original intended use. Although there is a well of unknown use on the site, the regional depth to groundwater and land use make it unlikely for humans to

use this well as a source of drinking water. Refer to Figures 5.1 and 5.2; there are no residents living in the area of the well. There are a total of 138 wells located within the 4-mile radius of the site.

5.3.2.4 Groundwater Sample Locations and Methods

No groundwater samples were collected in the MRS 01-Practice Bomb Target for this SI.

5.3.2.5 Groundwater Migration Pathway Analytical Results

Not Applicable.

5.3.2.6 Groundwater Migration Pathway Conclusions

No drinking water wells are located within the MRS 01- Practice Bomb Target, and it is unlikely there will be any in the future given the anticipated continued use of the site. No explosives were detected in the soil at this MRS. Although lead was detected above background in the soil it is unlikely that this contamination would leach to groundwater (Subchapter 5.3.2.2). Based on this information the groundwater migration pathway is incomplete for all receptors at this MRS.

5.3.3 Surface Water and Sediment Migration Pathway

5.3.3.1 Hydrologic Setting

The hydrologic setting of the Victorville PBR No. 1 site is described in Subchapter 5.2.4.

5.3.3.2 Releases and Potential Releases to Surface Water and Sediment

There are no known releases or potential releases of MC to surface water or sediment at the MRS 01-Practice Bomb Target. Based on the information available, no surface water is present within the MRS 01-Practice Bomb Target; therefore, releases via this pathway are not anticipated.

5.3.3.3 Surface Water and Sediment Migration Pathways and Receptors

There is no surface water located within the MRS 01-Practice Bomb Target, therefore releases via this pathway are not anticipated. Based on the current and future land use of the MRS 01-Practice Bomb Target, potential receptors in these areas if this pathway were complete would include commercial or industrial workers (*e.g.,* Wal-Mart employees) and site visitors or recreational users.

5.3.3.4 Sample Locations and Methods

Surface water and sediment sampling were not performed during the SI at the MRS 01-Practice Bomb Target.

5.3.3.5 Surface Water and Sediment Migration Pathway Analytical Results

Not applicable.

5.3.3.6 Surface Water and Sediment Migration Pathway Conclusions

Because there is no surface water present within or near this MRS and based on the information available, the surface water and sediment migration pathways are incomplete for the MRS 01-Practice Bomb Target.

5.3.4 Soil Exposure Pathway

5.3.4.1 Physical Source Access Conditions

The primary use of MRS 01-Practice Bomb Target is undeveloped desert with some recreational off-road vehicle use and industrial/commercial use. The MRS is located east of Bell Mountain Road approximately eight miles northeast of Victorville, California.

5.3.4.2 Actual or Potential Contamination Areas

Prior to the SI, there were no known contamination areas within the MRS 01-Practice Bomb Target. However, training activities could have directly affected soil. The most likely location for contamination is considered to be the target/impact area. The location of the bombing target was based on analysis of aerial photographs, and was identified in the ASR and ASR Supplement. Eight surface soil samples (VV-1MRS01-SS-24-02 through VV-1MRS01-SS-24-07 and VV-1MRS01-SS-24-09 and VV-1MRS01-SS-24-10) were collected from the identified bombing target, and two soil samples (VV-1MRS01-SS-24-01 and VV-1MRS01-SS-24-08) were collected outside of the MRS (Figure 5.4).

5.3.4.3 Soil Exposure Pathway and Receptors

The soil exposure pathway accounts for the potential risk to human receptors at or near the MRS 01-Practice Bomb Target that may come into contact with contaminated soil. Based on the known current and future uses of the land, the potential receptors for soil at the MRS include commercial or industrial workers (*e.g.*, Wal-Mart employees) and site visitors or recreational users through dermal contact, incidental ingestion, and inhalation of re-suspended particulate matter.

5.3.4.4 Sample Locations and Methods

Eight surface soil samples (VV-1MRS01-SS-24-02 through VV-1MRS01-SS-24-07 and VV-1MRS01-SS-24-09 and VV-1MRS01-SS-24-10) were collected from the identified bombing target, and two soil samples (VV-1MRS01-SS-24-01 and VV-1MRS01-SS-24-08) were collected from outside of the MRS, one inside the FUDS and one outside the FUDS. One duplicate sample was also collected. Soil samples VV-1MRS01-SS-24-01 and VV-1MRS01-SS-24-02 were moved from their originally proposed locations due to the lack of an executed ROE from Wal-Mart. The SVT was

able to view the Wal-Mart parcel through the chain-link fence and did not observe MD. Soil samples VV-1MRS01-SS-24-03, VV-1MRS01-SS-24-04, and VV-1MRS01-SS-24-07 were moved from their originally proposed locations due to the lack of MD or MEC in the area. The samples were collected (from a depth of 2 to 4 inches bgs) on 16 and 17 October 2007 and analyzed for select metals and explosives. The analytical results for this MRS are presented in Table 5.4. The soil sample results are also included in Appendix F. The laboratory methods used to analyze for explosives was Method SW8321A, and metals was SW6010B/6020.

5.3.4.5 Soil Analytical Results

The analytical results for the surface soil samples collected from the MRS 01-Practice Bomb Target are presented in Table 5.4. These results were evaluated using the criteria described in Subchapter 5.2.9. No explosives were detected in the surface soil samples, so this evaluation was performed for metals only. As shown in Table 5.5, lead was the only non-essential nutrient MC metal detected above the background concentration in the surface soil samples analyzed. Therefore, based on these sample results, there is potential lead contamination present in the surface soil at the MRS 01-Bomb Target.

5.3.4.6 Soil Exposure Pathway Conclusions

No explosives were detected in the surface soil samples. The non-essential nutrient MC metal lead was detected above background concentration in the surface soil samples collected from the MRS 01-Practice Bomb Target. Therefore, there may be MC contamination present, which is a necessary element for a complete migration pathway. Based on these results, the soil migration pathway is complete for the MRS 01-Practice Bomb Target for all present receptors.

5.3.5 Air Migration Pathway

5.3.5.1 Climate

The climate at the site is described in Subchapter 2.2.3.

5.3.5.2 Releases and Potential Releases to Air

There are no known direct releases of MCs to air at MRS 01-Practice Bomb Target. The occurrence of windblown dust may be expected at the site but releases via this pathway are expected based on the presence of contamination in the site soil (Subchapter 5.3.4.5).

5.3.5.3 Air Migration Pathway Receptors

Receptor populations potentially affected by the air pathway consist of people who reside, work, or go to school within the target distance limit of 4 miles around the range. Receptors could be exposed to MC in air through inhalation of fugitive dust. Based on the known current and future uses of the land, the potential air migration pathway receptors at the MRS 01-Practice Bomb Target would be commercial or industrial

workers (*e.g.,* Wal-Mart employees) and site visitors or recreational users through dermal contact, incidental ingestion, and inhalation of re-suspended particulate matter.

5.3.5.4 Sample Monitoring Locations and Methods

No air sampling is known to have been previously performed at MRS 01-Practice Bomb Target. Air sampling was not conducted as part of this SI.

5.3.5.5 Air Analytical Results

Not applicable.

5.3.5.6 Air Migration Pathway Conclusions

As discussed in Subchapter 5.3.4, although explosives were not detected in the soil samples collected from the MRS 01-Practice Bomb Target, the non-essential nutrient MC metal lead was detected above background concentration and, therefore, there is potential MC contamination present. Consequently, there is potential for a receptor's windblown exposure to contaminated particulates. Based on this information, the air migration pathway is complete for all present receptors.

Table 5.3
Soil Background Concentrations
Victorville PBR No. 1

Analyte	Units	Maximum Ambient Concentration
Metals		
Aluminum	mg/kg	13000
Antimony	mg/kg	< 0.25
Barium	mg/kg	93
Beryllium	mg/kg	0.55
Cadmium	mg/kg	0.22
Calcium	mg/kg	4100
Cobalt	mg/kg	5.8
Copper	mg/kg	13
Iron	mg/kg	19000
Lead	mg/kg	7.4
Magnesium	mg/kg	4900
Manganese	mg/kg	360
Nickel	mg/kg	11
Potassium	mg/kg	2900
Selenium	mg/kg	0.25
Silver	mg/kg	0.041
Sodium	mg/kg	91
Thallium	mg/kg	0.16
Vanadium	mg/kg	25
Zinc	mg/kg	42

< - Analyte was analyzed for but not detected above the practical quantitation limit (PQL).

Table 5.4
SUMMARY OF VALIDATED ANALYTICAL RESULTS FOR VICTORVILLE PRECISION BOMBING RANGE NO. 1 MMRP SOIL SAMPLES COLLECTED IN OCTOBER 2007

SAMPLE ID:		VV-1MRS01-SS-24-01*		VV-1MRS01-SS-24-08*		VV-1MRS01-SS-24-02		VV-1MRS01-SS-24-03		VV-1MRS01-SS-24-04		VV-1MRS01-SS-24-05		VV-1MRS01-SS-24-11**		VV-1MRS01-SS-24-06		VV-1MRS01-SS-24-07		VV-1MRS01-SS-24-09		VV-1MRS01-SS-24-10	
DATE SAMPLED:		10/16/07		10/16/07		10/17/07		10/17/07		10/17/07		10/17/07		10/17/07		10/17/07		10/17/07		10/16/07		10/17/07	
LAB SAMPLE ID:		D7J180428003		D7J180428001		D7J180428008		D7J180428011		D7J180428005		D7J180428004		D7J180428006		D7J180428010		D7J180428007		D7J180428002		D7J180428009	
	Units																						
Explosives - SW8321A																							
1,3,5-Trinitrobenzene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
1,3-Dinitrobenzene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
2,4,6-Trinitrotoluene (TNT)	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
2,4-Dinitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
2,6-Dinitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
2-Amino-4,6-dinitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
2-Nitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
3-Nitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
4-Amino-2,6-dinitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
4-Nitrotoluene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
Hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX)	ug/kg	180	U	180	U	180	U	180	U	180	U	180	U	180	U	180	U	180	U	180	U	180	U
Methyl-2,4,6-trinitrophenylnitramine (Tetryl)	ug/kg	300	U	300	U	300	U	300	U	300	U	300	U	300	U	300	U	300	U	300	U	300	U
Nitrobenzene	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
Nitroglycerin	ug/kg	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U
Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetrazocine (HMX)	ug/kg	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U	120	U
Pentaerythritol Tetranitrate (PETN)	ug/kg	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U	500	U
Metals - SW6010B/6020																							
Aluminum	mg/kg	**13000**	J	**9100**	J	**12000**	J	**12000**	J	**13000**	J	**9600**	J	**11000**	J	**7200**	J	**14000**	J	**11000**	J	**7900**	J
Antimony	mg/kg	0.25	U	0.25	U	0.25	U	0.25	U	0.25	U	0.25	UJ	0.25	U	0.25	U	0.25	U	0.25	U	0.25	U
Barium	mg/kg	**93**		**82**		**93**		**86**		**89**		**78**	J	**82**		**60**		**100**		**84**		**61**	
Beryllium	mg/kg	**0.55**		**0.45**		**0.57**		**0.55**		**0.55**		**0.49**		**0.48**		**0.33**		**0.58**		**0.48**		**0.37**	
Cadmium	mg/kg	**0.21**		**0.22**		**0.27**		**0.27**		**0.27**		**0.24**		**0.23**		**0.25**		**0.20**		**0.25**		**0.28**	
Calcium	mg/kg	**4100**		**3200**		**4700**		**4100**		**4900**		**3200**		**3400**		**3000**		**4500**		**4500**		**2800**	
Cobalt	mg/kg	**5.8**		**4.9**		**5.7**		**5.5**		**5.9**		**5.4**		**5.7**		**3.8**		**7.0**		**5.7**		**4.1**	
Copper	mg/kg	**13**		**10**		**12**		**12**		**13**		**11**	J	**12**		**8.1**		**14**		**11**		**8.5**	
Iron	mg/kg	**19000**	J	**12000**	J	**15000**	J	**15000**	J	**18000**	J	**13000**	J	**14000**	J	**11000**	J	**21000**	J	**15000**	J	**11000**	J
Lead	mg/kg	**7.0**		**7.4**		**8.2**		**11**		**10**		**7.8**		**14**		**8.4**		**6.8**		**7.7**		**6.3**	
Magnesium	mg/kg	**4900**		**3600**		**5100**		**4300**		**4800**		**3400**		**3900**		**2800**		**5900**		**3900**		**3000**	
Manganese	mg/kg	**360**		**300**		**330**		**320**		**340**		**300**	J	**320**		**240**		**370**		**330**		**230**	
Nickel	mg/kg	**11**		**9.7**		**12**		**11**		**11**		**10**	J	**11**		**7.6**		**12**		**11**		**7.9**	
Potassium	mg/kg	**2900**		**2400**		**3200**		**3100**		**3400**		**2500**		**2800**		**1900**		**3700**		**2600**		**2000**	
Selenium	mg/kg	**0.25**	J	**0.21**	J	**0.29**	J	**0.32**	J	**0.27**	J	**0.26**	J	**0.27**	J	**0.27**	J	**0.24**	J	**0.23**	J	**0.24**	J
Silver	mg/kg	**0.036**	J	**0.041**	J	**0.044**	J	**0.051**	J	**0.046**	J	**0.036**	J	**0.038**	J	**0.032**	J	**0.034**	J	**0.037**	J	**0.025**	J
Sodium	mg/kg	**90**	J	**91**	J	**71**	J	**69**	J	**88**	J	**75**	J	**70**	J	570	U	**84**	J	**97**	J	**63**	J
Thallium	mg/kg	**0.16**		**0.14**		**0.16**		**0.15**		**0.15**		**0.13**		**0.14**		**0.10**		**0.17**		**0.14**		**0.11**	
Vanadium	mg/kg	**25**		**20**		**23**		**22**		**23**		**22**	J	**21**		**16**		**28**		**22**		**16**	
Zinc	mg/kg	**42**	J	**34**	J	**40**	J	**37**	J	**39**	J	**35**	J	**37**	J	**29**	J	**45**	J	**36**	J	**27**	J

QA NOTES AND DATA QUALIFIERS:

(NO CODE) - Confirmed identification.
U - Analyte was analyzed for but not detected above the practical quantitation limit (PQL).
UJ - Analyte not detected, reported PQL may be inaccurate or imprecise.
J - Analyte detected, estimated concentration.
* - Ambient sample.
** - Field duplicate of sample on left.
Detections are bolded.

Table 5.5
MRS 01-Practice Bomb Target Soil Source Evaluation
Victorville PBR No. 1

Analyte	Units	Maximum Detected Site Conc.	Background Conc. [b]	Exceeds Background Conc.?	Potential MC? [c]	SLRA Required?	Primary reason for exclusion from SLRA
Metals							
Aluminum	mg/kg	14000	13,000	Yes	No	No	Not a potential MC
Antimony	mg/kg	< 0.25	0.25	No	No	No	Not detected at MRS
Barium	mg/kg	100	93	Yes	No	No	Not a potential MC
Beryllium	mg/kg	0.58	0.55	Yes	No	No	Not a potential MC
Cadmium	mg/kg	0.28	0.22	Yes	No	No	Not a potential MC
Calcium [a]	mg/kg	4900	4,100	Yes	No	No	Not a potential MC
Cobalt	mg/kg	7.0	5.8	Yes	No	No	Not a potential MC
Copper	mg/kg	14	13	Yes	No	No	Not a potential MC
Iron [a]	mg/kg	21000	19,000	Yes	Yes	No	Essential nutrient (see Footnote a)
Lead	mg/kg	14	7.4	Yes	Yes	Yes	--
Magnesium [a]	mg/kg	5900	4,900	Yes	No	No	Not a potential MC
Manganese	mg/kg	370	360	Yes	No	No	Not a potential MC
Nickel	mg/kg	12	11	Yes	No	No	Not a potential MC
Potassium [a]	mg/kg	3700	2,900	Yes	Yes	No	Essential nutrient (see Footnote a)
Selenium	mg/kg	0.32	0.25	Yes	No	No	Not a potential MC
Silver	mg/kg	0.051	0.041	Yes	No	No	Not a potential MC
Sodium [a]	mg/kg	97	91	Yes	No	No	Not a potential MC
Thallium	mg/kg	0.17	0.16	Yes	No	No	Not a potential MC

Table 5.5 (Continued)
MRS 01-Practice Bomb Target Soil Source Evaluation
Victorville PBR No. 1

Analyte	Units	Maximum Detected Site Conc.	Background Conc. [b]	Exceeds Background Conc.?	Potential MC? [c]	SLRA Required?	Primary reason for exclusion from SLRA
Vanadium	mg/kg	28	25	Yes	No	No	Not a potential MC
Zinc	mg/kg	45	42	Yes	No	No	Not a potential MC

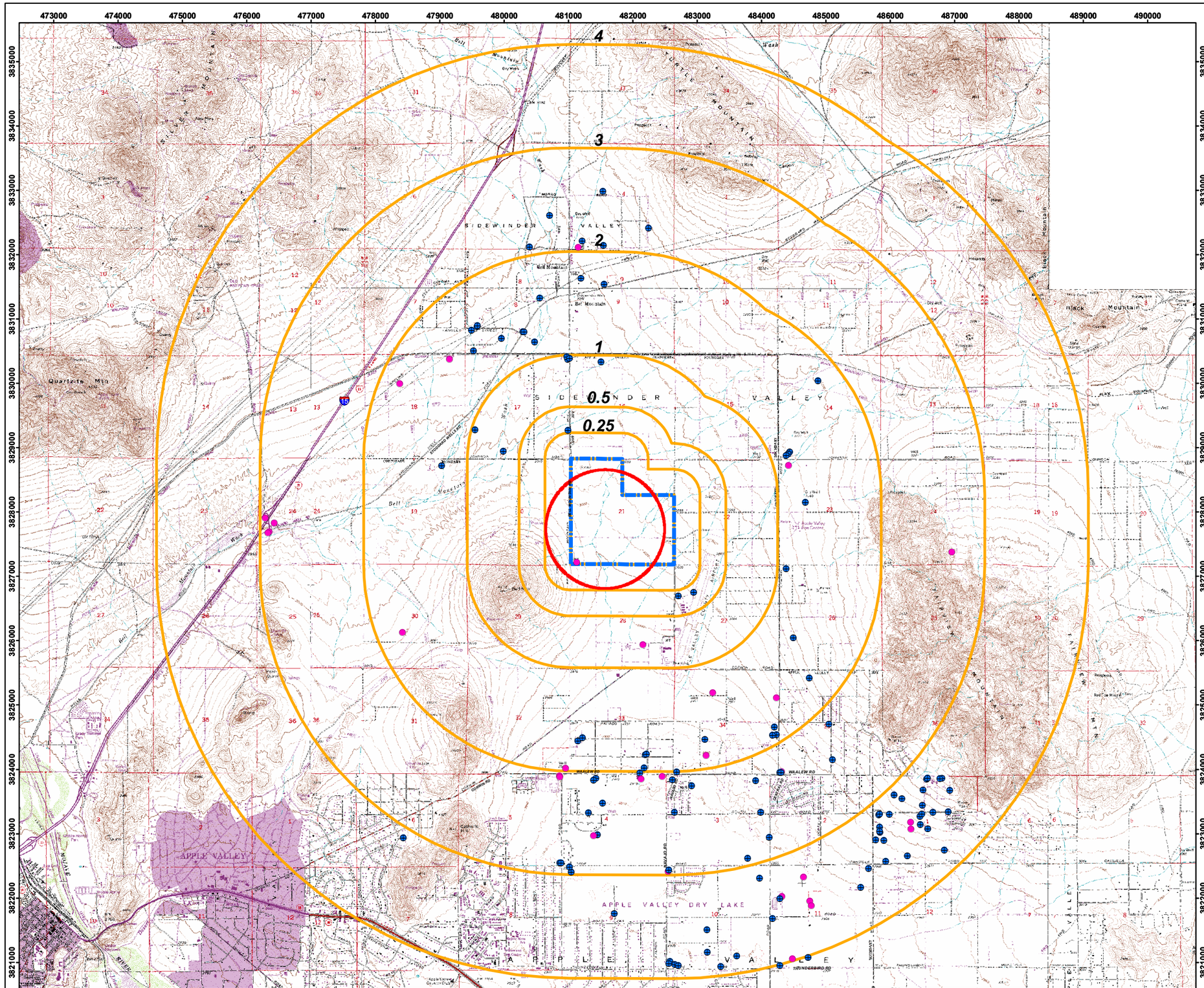
a - Calcium, Iron, Magnesium, Potassium, and Sodium are essential nutrients and are not expected to pose an unacceptable risk to human receptors
b - Background Concentrations as established in Table 5.3
c - Potential MCs as listed in Table 4.1
< - Analyte was analyzed for but not detected above the practical quantitation limit (PQL).

Figure 5.1

Water Wells within 4-mile Buffer
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California



PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

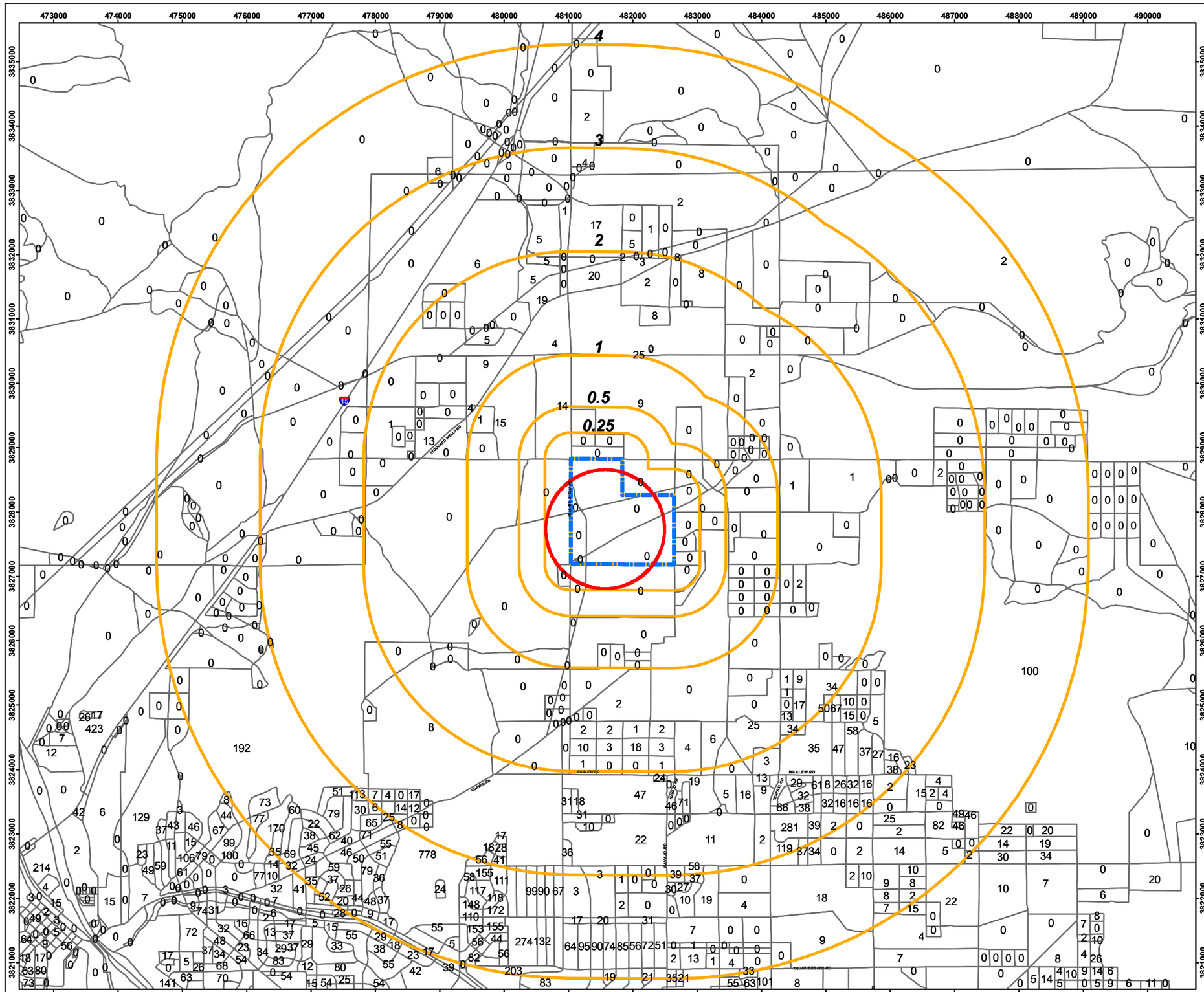
DESIGNED BY: BT	**Water Wells within 4-mile Buffer**		
DRAWN BY: BT			
CHECKED BY: BB	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
SUBMITTED BY: DS	DATE: March 2008	PAGE NUMBER: 5-21	
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig5_1_pbr1.mxd		

Figure 5.2

2000 Census Data
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- 3 — 2000 Census Block Boundary with Total Population
- Range Boundary
- Project Boundary
- Buffer (Mile)

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

1 0.5 0 1 Miles

PARSONS

U.S. ARMY SOUTH
PACIFIC DIVISION
RANGE SUPPORT CENTER

DESIGNED BY:	BT
DRAWN BY:	BT
CHECKED BY:	BB
SUBMITTED BY:	DS

2000 Census Data

SCALE: As Shown
PROJECT NUMBER: 744653.74000
DATE: March 2008
PAGE NUMBER: 5-22
FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig5_2_pbr1.mxd

Figure 5.3

6.5-mile Surface Water Target Distance

Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California

Legend

- Surface Water Flow Direction
- Distance Line
- Range Boundary
- Project Boundary

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

4,000 2,000 0 4,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

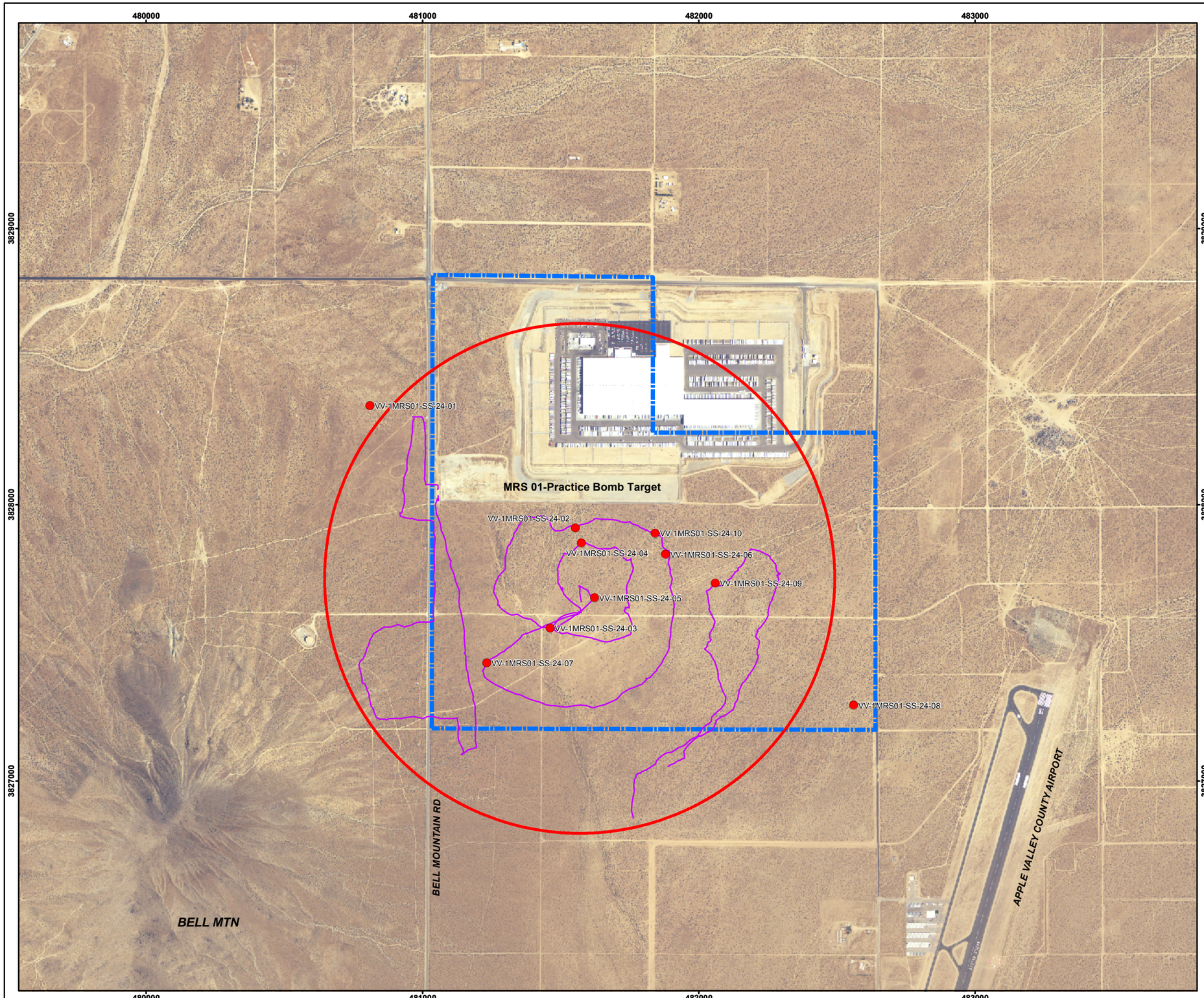
DESIGNED BY: BT	6.5-mile Surface Water Target Distance		
DRAWN BY: BT			
CHECKED BY: BB	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
SUBMITTED BY: DS	DATE: March 2008	PAGE NUMBER: 5-23	
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig5_3_pbr1.mxd		

Figure 5.4

Qualitative Reconnaissance and Sample Locations
Victorville PBR No.1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Soil Sample Location
- Range Boundary
- Project Boundary
- Qualitative Reconnaissance Track

N

Image: Orthophoto, 2005
Projection: UTM Zone 11 NAD83, Map Units in Meters

1,000 500 0 1,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	Qualitative Reconnaissance and Sample Locations		
DRAWN BY: BT			
CHECKED BY: BB	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
SUBMITTED BY: DS	DATE: March 2008	PAGE NUMBER: 5-24	
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig5_4_pbr1.mxd		

CHAPTER 6

SCREENING-LEVEL RISK ASSESSMENT

6.1 MUNITIONS AND EXPLOSIVES OF CONCERN SCREENING-LEVEL RISK ASSESSMENT

6.1.1 Conceptual Site Model

The CSM for Victorville PBR No. 1, included in Appendix J, summarizes conditions at the site that could result in human exposure to MEC. It describes the types of MEC potentially present in the MRS, past MEC and MD findings, and current and projected future land use and receptors.

6.1.2 Introduction

6.1.2.1 A qualitative risk evaluation was conducted to assess the potential explosive safety risk to the public at the Victorville PBR No. 1 site. The purpose of this risk evaluation is to qualitatively communicate whether a potential risk is present at the site and the primary causes of that potential risk. The risk evaluation presented here is based on historical information presented in prior studies (e.g., INPR, ASR, and ASR Supplement) and observations made during the SI QR.

6.1.2.2 An explosive safety risk exists if a person can come near or into contact with a MEC item and interact with it in a manner that results in a detonation. The potential for an explosive safety risk depends upon the presence of three critical elements:

- a source (*i.e.,* presence of MEC), AND
- a human receptor (*i.e.,* a person), AND
- the potential for interaction between the source and receptor (i.e., the possibility that the item might be picked up or disturbed by the receptor).

6.1.2.3 All three of these elements must be present for there to be an explosive safety risk. There is no risk if any one element is missing. Each of these three elements provides a basis for implementing effective risk-management response actions.

6.1.3 Qualitative Risk Evaluation

6.1.3.1 The potential risk posed by MEC was characterized qualitatively by evaluating three primary risk factors for each MRS at a site. These factors are related to the three critical elements listed above and are:

1) MEC Presence: whether there is the potential for MEC to be present at the MRS;

2) MEC Type: the type(s) of MEC that might be present at the MRS and the related potential explosive hazards; and

3) Site Accessibility: the potential receptors at the MRS and how they might interact with the MEC.

6.1.3.2 The known or suspected presence of an explosive hazard and any potential human receptors at an MRS will typically be considered sufficient justification for RI/FS. The following paragraphs describe each of the primary risk factors.

6.1.3.3 **MEC Presence**: this factor describes whether MEC either has been confirmed or is suspected to be present at the MRS, either at the surface or in the subsurface, and is based on historical information presented in prior studies (e.g., INPR, ASR, and ASR Supplement) and observations made during the SI QR. Note that if there is historical evidence of potential MEC presence at a site, lack of confirmation of MEC presence during the SI QR will not be considered as evidence of MEC absence for this qualitative risk evaluation. Table 6.1 lists the three possible categories used to describe MEC Presence for this evaluation.

Table 6.1
Categories of MEC Presence

MEC Presence	Description
Confirmed or suspected	There is physical or confirmed historical evidence of MEC presence at the MRS, or there is physical or historical evidence indicating that MEC may be present at the MRS.
Small arms only(1)	The presence of small arms ammunition is confirmed or suspected, and there is evidence that no other types of munitions were used or are present at the MRS.
Evidence of no munitions	Following investigation of the MRS, there is physical or historical evidence that there are no UXO or DMM present.

(1) Small arms ammunition is defined as "ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller or for shotguns" (Department of the Army, 2005).

6.1.3.4 **MEC Type**: this factor describes whether the MEC potentially present at the MRS might be detonated, resulting in injury to one or more human receptors. If multiple MEC items are potentially present at an MRS, the item which poses the greatest risk to public health is selected for purposes of this qualitative risk evaluation. This determination is based on historical information presented in prior studies (e.g., INPR,

ASR, and ASR Supplement) and observations made during the SI QR. Table 6.2 lists the three possible categories used to describe MEC Presence for this evaluation.

Table 6.2
Categories of MEC Type

MEC Type	Description
Potentially Hazardous	Fuzed or unfuzed MEC that may result in physical injury to an individual if detonated by an individual's activities.
Small arms only(1)	Small arms ammunition is confirmed or suspected, and there is evidence that no other types of munitions were used or are present at the MRS.
Inert	Munitions debris or other items that will cause no injury (e.g., training ordnance containing no explosives, fuzes, spotting charges, etc.).

(1) Small arms ammunition is defined as "ammunition, without projectiles that contain explosives (other than tracers), that is .50 caliber or smaller or for shotguns" (Department of the Army, 2005).

6.1.3.5 **Site Accessibility**: this factor describes whether human receptors have any access to the MRS and, therefore, may interact with any MEC that is present at the surface or in the subsurface. For purposes of this qualitative risk evaluation, if MEC is confirmed or suspected to be present at the MRS, it is assumed that human receptors might come into contact with that MEC unless there is "Complete Restriction to Access." A description of the potential receptors will also be given with this assessment. Table 6.3 lists the two possible categories used to describe Site Accessibility for this evaluation.

Table 6.3
Categories of Site Accessibility

Site Accessibility	Description
Accessible	Access control is not complete: residents, site workers, visitors, or trespassers can gain access to all or part of the MRS.
Complete restriction to access	Human receptors are completely prevented from gaining access to the MRS.

6.1.3.6 With regard to this qualitative risk evaluation, further evaluation (i.e., RI/FS) for the MRS will typically be justified if the following conditions are true:

- MEC is confirmed or suspected to be present, AND
- The MEC confirmed or suspected to be present is potentially hazardous, AND
- The MRS is accessible.

6.1.3.7 The primary risk factors identified above were evaluated for the MRS at Victorville PBR No. 1 using the data collected during the SI field investigation and the historical data available from other studies. The following sections discuss the

qualitative risk evaluation by each primary risk factor to determine whether or not further evaluation is justified at the MRS.

6.1.4 Munitions and Explosives of Concern Risk Assessment – MRS 01

6.1.4.1 No MEC was observed at MRS 01-Practice Bomb Target during the SI field activities in October 2007. However, sixteen observations of MD were noted. These MD observations were in the form of 100-lb practice bomb debris and spotting charge debris. During the 1988 site visit in support of the INPR fragments from exploded ordnance were observed scattered throughout the site. The 1996 site visit in support of the ASR also found two remnants of M38A2 practice bombs. There have been no reports of MEC. Based on this information, the presence of MEC at the MRS is assessed to be "Confirmed or suspected."

6.1.4.2 Based on the ASR and ASR Supplement, the munitions known or suspected to have been used at the MRS are M38A2 practice bombs. These munitions all contain spotting chargers that might present a residual hazard if they remain intact at the site. Based on this information, the MEC Type at the MRS is assessed to "Potentially Hazardous."

6.1.4.3 Victorville PBR No. 1 is situated in a somewhat remote location and the land has been divided into plots (currently 51), ranging from 160 acres and over 40 privately owned parcels ranging in size from 2 to 20 acres. The site primarily remains undeveloped and is used for recreation (off-road vehicles). The SVT observed one occupied dwelling on the site; the Wal-Mart Distribution Center. The projected land use is expected to remain unchanged. Based on the land use and the lack of access restrictions, it is possible that industrial workers and site visitors or recreational users will access the site. Based on this information, the Site Accessibility at the MRS is considered to be "Accessible."

6.1.5 Risk Summary

6.1.5.1 The qualitative MEC risk evaluation for the Victorville PBR No. 1 is summarized in Table 6.4.

Table 6.4
MEC Risk Evaluation
Victorville PBR No. 1

MRS	MEC Presence	MEC Type		Site Accessibility	Further Evaluation?
MRS 01	Confirmed or suspected	Bomb, 100-lb, Practice, M38A2; Signal, Spotting Charge, M1A1, M3, and M5	Potentially Hazardous	Accessible	YES

6.1.5.2 Based on this qualitative MEC risk evaluation, there is the possibility that human receptors might come into contact with explosively hazardous MEC at MRS 01, and, therefore, there is the potential for an explosive safety risk at this MRS.

6.2 MUNITIONS CONSTITUENT HUMAN HEALTH SCREENING LEVEL RISK ASSESSMENT

6.2.1 Conceptual Site Model

Based on the current and future land use, potential human receptors for the Victorville PBR No. 1 include commercial or industrial workers (e.g. Wal-Mart employees) and site visitors or recreational users. This is primarily undeveloped land; however, Wal-Mart has recently constructed a warehouse distribution center on the northern end of the site with remaining portions of the land used recreationally (off-road vehicles). The future use of the site is expected to remain the same. The MC CSEM identifies affected media, transport mechanism, exposure routes, and potential receptors.

6.2.2 Affected Media

Direct release of MC from munitions activities at the site would have been to surface soil. Migration of MC from surface soil to surface water and sediment is unlikely given that no surface water is present on or near the site. It is also unlikely that MC from surface soil would leach to the groundwater estimated at 150 feet bgs at the site. Therefore, based on decisions made at the TPP meeting, eight biased surface soil samples, one duplicate, and two ambient soil samples were collected during the SI at Victorville PBR No. 1. No other media (groundwater, surface water, sediment, or air) were sampled at the site.

6.2.3 Screening Values

The soil screening values selected by the TPP Team for this SI include the USEPA Region 9 Industrial Soil PRGs supplemented with the Cal-Modified Region 9 Industrial Soil PRGs.

6.2.4 Risk Characterization for Soil

To complete the risk characterization for the Victorville PBR No. 1 site, the maximum detected concentration of each analyte retained for consideration in the SLRA in Chapter 5 was compared to the screening values selected during the TPP process described above. For a chemical to be considered as a possible health concern at the site, it would be necessary for the chemical to be present above the risk-based screening level.

6.2.4.1 MRS 01-Practice Bomb Target

Eight surface soil samples and one duplicate sample were collected from the MRS 01-Practice Bomb Target. As previously discussed in Subchapter 5.3.4.5, lead was the only non-essential nutrient MC metal detected above background concentration in the surface soil samples and was retained for consideration in the SLRA. As shown in Table 6.5, lead did not exceed its human health screening value. As a result, an unacceptable risk to human health is not expected from exposure to surface soil.

Table 6.5
MRS 01 - Practice Bomb Target
Soil Human Health Screening Level Risk Assessment
Victorville PBR No. 1

Analyte	Units	Maximum Detected Site Conc	Industrial Soil Screening Value (Reg 9 PRG) [a]	Exceeds Screening Level?
Lead	mg/kg	14	800	No

a - USEPA Region 9 Preliminary Remediation Goal (PRG) for Industrial Soil (December 28, 2004).

6.2.5 Discussion

Based on the information available, unacceptable risks to human receptors resulting from MC are not likely due to exposure to surface soil.

6.3 MC ECOLOGICAL SCREENING LEVEL RISK ASSESSMENT

As discussed in Subchapter 5.2.5, the Victorville PBR No. 1 site is not considered an important ecological place; ecological receptors are not present and the ecological exposure pathways are incomplete. Therefore, a Screening-Level Ecological Risk Assessment (SLERA) was not conducted and no unacceptable risk to ecological receptors is expected.

CHAPTER 7

SUMMARY AND CONCLUSIONS

7.1 SUMMARY

7.1.1 An SI was performed on the Victorville PBR No. 1 site, in San Bernardino County, California, by evaluating site-specific conditions that could impact the potential for completed exposure pathways to human and ecological receptors within the MRS at the site. The ultimate objective of the SI was to determine whether a FUDS project warrants further response action under CERCLA. The project was planned and performed with the goal of satisfying the DQOs set for the project: 1) evaluate potential presence of MEC; 2) evaluate potential presence of MC; 3) collect data needed to complete MRSPP scoring sheets; and 4) collect information for HRS scoring. Successful completion of the DQOs allowed determination of whether this FUDS project warrants further response action under CERCLA.

7.1.2 The SI evaluation included conduct of approximately 7 miles of QR and collection of ten surface soil samples (with an additional field duplicate) at locations established by the TPP Team. Eight of the surface soil samples were collected from areas that represented the highest likelihood for the presence of MEC or MC contamination to the TPP Team (MRS 01) and two were collected from the buffer zone to provide ambient data on metals for qualitative comparison.

7.1.3 TestAmerica in Arvada, Colorado analyzed the surface soil samples for explosives and metals. The analytical results from the surface soil sampling were evaluated against background concentrations (from ambient samples) at the site. ***Lead was the only non-essential nutrient MC metal detected in surface soil samples above background concentrations. No explosives were detected in any of the surface soil samples.***

7.1.4 Munitions reportedly used at Victorville PBR No. 1 in the early 1940s included M38A2 100-lb practice bombs and M1A1, M3, and M5 spotting charges.

7.1.5 ***The QR did identify MD at the site.*** A summary of the findings for the MRS at the Victorville PBR No. 1 site is listed below.

7.1.1 MRS 01 – Practice Bomb Target

No explosives compounds were detected in the surface soil. Lead was the only non-essential nutrient MC metal detected above background concentrations. ***No MEC was observed at MRS 01; however, MD was observed during the QR.***

7.2 CONCLUSIONS REGARDING POTENTIAL EXPOSURE PATHWAYS

7.2.1 An exposure pathway is not considered to be completed unless all four of the following elements are present (USEPA, 1989):

- A source and mechanism for chemical release;
- An environmental transport/exposure medium;
- A receptor exposure point; and
- A receptor and a likely route of exposure at the exposure point.

7.2.2 No explosive compounds were detected in surface soil samples collected from worst-case locations (based on the TPP Team consensus), and lead was the only non-essential nutrient MC metal that exceeded background concentrations; however, lead did not exceed the human health screening value. An unacceptable risk to human health is not expected from exposure to surface soil at MRS 01. However, it is possible that MEC remain on MRS 01 and an explosive hazard pathway is potentially present. Ecological receptors are not considered to be a target of migration pathways because Victorville PBR No. 1 is not considered to be an important ecological place and is not managed for ecological purposes. The present and future land use of the MRS is as undeveloped desert, recreational, and industrial/commercial.

CHAPTER 8

RECOMMENDATIONS

8.1 No MEC was observed during the field portion of the SI at MRS 01; however, MD was observed in the form of M38A2 practice bomb debris and associated spotting charges. The site visit associated with the INPR observed MD spaced 15 to 20 feet apart within the target circles and 75 to 100 feet apart in the remainder of the site. The site visit in support of the ASR also reported observing two pieces of MD from M38A2 practice bombs. As a result, RI/FS is recommended at **MRS 01** to further evaluate potential MEC presence **(Table 8.1)**.

8.2 With regard to MC, no explosives were detected and lead was the only non-essential nutrient MC metal detected above background metal concentrations. Lead did not exceed its human health screening value. Based on the SI environmental sampling results for MC, additional sampling during the RI/FS is not warranted. However, when the TPP Team convenes for review of the RI/FS Technical Approach (when awarded), they may choose to re-evaluate the MC sampling recommendation in light of the amount of time passed since the SI completion or additional information that may become available.

8.3 As provided in the Executive Summary, Section 5.2.5.2, and Section 6.3 of this SI Report, it has been determined that the Victorville PBR No. 1 site is not an important ecological place; no T&E species are present and the site is not managed for ecological purposes. Further, it is acknowledged that in the event that additional sampling is conducted under the RI/FS phase, the DTSC has recommended that the ecological screening approach under the next phase (RI/FS) meets all the CDF&G ecological screening approach recommendations, including "terrestrial wildlife site-specific receptors" screening. This recommendation will be taken into consideration when the TPP Team convenes for review of the RI/FS Technical Approach, as appropriate.

Table 8.1
Recommendations
Victorville PBR No. 1, San Bernardino County, California

MRS	Recommendation
01 –Practice Bomb Target	RI/FS, no further MC sampling. *Immediate removal action is not warranted at this time.*

CHAPTER 9

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March 11, 2008

Ms. Alexandria Long
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DRAFT FINAL SITE INSPECTION REPORT FOR FORMER VICTORVILLE PRECISION BOMBING RANGE 1, VICTORVILLE, CALIFORNIA

Dear Ms. Long:

The Department of Toxic Substances Control (DTSC) completed the final Site Inspection Report (SI) review. The final SI Report documents the munitions and explosive of concern (MEC) and munitions constituent (MC) field investigation results, data analysis result and recommendation.

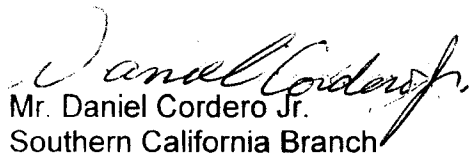
DTSC concurs with the final SI Report recommendation to proceed to the Remedial Investigation and Feasibility Study (RI/FS) phase. However, DTSC does not agree with the SI Report recommendation that no additional sampling during the RI/FS is needed. Do to the fact that an SI does not thoroughly characterize a site and the time frame between the end of the SI and implementation of the RI/FS, soil sampling should be carried forward. Therefore, an ecological screening should be performed that meets the California Department of Fish and Game (CDFG) ecological screening approach recommendations, including "terrestrial wildlife site-specific receptors" screening.

Furthermore, DTSC would like to reiterate that the USEPA Ecological Soil Screening Levels (ESSL) currently used by the Army Corp for ecological screening must be the most recent USEPA Ecological Soil Screening Levels and must have been accepted by the State of California Agencies (CDFG and DTSC) Eco-toxicologist.

Printed on Recycled Paper

If you have any questions or comments regarding this transmittal or other project matters, please do not hesitate to contact me at (714) 484-5428.

Sincerely,



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Response to DTSC Comment Letter Dated 11 March 2008

Draft Final Site Inspection Report for Former Victorville Precision Bombing Range 1, Victorville, California

Comment 1 noted.

Comment 2 noted.

U.S. Army Corps of Engineers

FINAL
Technical Project Planning Memorandum & Associated Documentation

Victorville Precision Bombing Range No. 1

San Bernardino County, CA

FUDS Project No. J09CA067501
April 2007

In Support of
FUDS MMRP Site Inspections Project

Prepared By:
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5390 Triangle Parkway, Suite 100
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Prepared For:
U.S. Army Corps of Engineers, Los Angeles District
and
SPD Range Support Center

Contract: W912DY-04-D-0005
Task Order: 0009

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April 19, 2007

U.S. Army Corps of Engineers, Los Angeles District
ATTN: CESPL-PM-M (Ms. Alexandria Long)
915 Wilshire Blvd., Suite 15018
Los Angeles, CA 90017-3401
213-452-3991

Subject: Contract W912DY-04-D-0005, Delivery Order 0009
MMRP SI for SW IMA Region – Final TPP Memo
Victorville Precision Bombing Range No. 1, San Bernardino County, California

Dear Ms. Long:

Parsons has prepared this Final Technical Project Planning (TPP) Memorandum to document the Project Team's concurrence with the Site Inspection approach (detailed herein) following the 31 January 2007 TPP Meeting for the Victorville Precision Bombing Range No. 1 site. All information included in this TPP Memorandum Package has been reviewed by the Project Team and revised accordingly. The State regulator, California Department of Toxic Substances Control (DTSC), verbally concurred with the presented technical approach to include the munitions constituent sampling strategy. All comments received on the Draft document have been addressed or will be incorporated into the SS-WP.

We have provided five additional copies for your distribution to the regulator (DTSC) and other key project stakeholders (Bureau of Land Management, San Bernardino County Fire Department). We have simultaneously submitted a single copy of this Final document to MM CX and Monique Ostermann. Electronic copies have also been provided.

If you have any questions or comments, please contact me at (678) 969-2384 or (404) 606-0346 (cell) or the Project Manager (Ms. Laura Kelley) at (678) 969-2437.

Sincerely,

PARSONS

Don Silkebakken, P.E.
MMRP SI Project/Program Manager

cc: SPD Monique Ostermann – 1 copy/CD
MM CX Betina Johnson / Deborah Walker – 1 copy/CD
MM CX Heidi Novotny – 1 copy/CD
Laura Kelley (Parsons PM), Project File (744653.74000)

U.S. Army Corps of Engineers

FINAL
Technical Project Planning Memorandum & Associated Documentation

Victorville Precision Bombing Range No. 1

San Bernardino County, CA

FUDS Project No. J09CA067501
April 2007

In Support of
FUDS MMRP Site Inspections Project

Prepared By:
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Prepared For:
U.S. Army Corps of Engineers, Los Angeles District
and
SPD Range Support Center

Contract: W912DY-04-D-0005
Task Order: 0009

US Army Corps of Engineers
Los Angeles District

Technical Project Planning Memo:

Subject: Military Munitions Response Program (MMRP)
Documentation of Technical Project Planning Project Team Concurrence for Site Inspection Phase of the CERCLA Process.

Site: ***Victorville Precision Bombing Range No. 1 (FUDS J09CA067501),*** San Bernardino County, California

Contract: Contract Number W912DY-04-D-0005, Delivery Order 0009

This document is intended to record the Technical Project Planning (TPP) for the ***Victorville Precision Bombing Range (PBR) No. 1 site, San Bernardino County, CA***. The Project Team members listed below indicated concurrence with the Site Inspection (SI) Technical Approach as developed during the TPP meeting held at the Bureau of Land Management (BLM), Barstow Field Office in Barstow, CA on 31 January 2007. An initial Technical Approach (as presented) was developed using the collaborative experience of Parsons and USACE technical experts in conjunction with available site information including the Archives Search Report (ASR), ASR Supplement, and other pertinent documents and interviews. The Project Team discussed and refined the initial Technical Approach during the course of the TPP meeting yielding a Final Technical Approach for implementation at the ***Victorville PBR 1*** site. The Project Team's agreed Technical Approach is documented herein and will be further detailed in the forthcoming Draft Site-Specific Work Plan (SS-WP). The Draft SS-WP will be submitted to the Project Team members for review to ensure that the key aspects of the TPP Meeting resolutions are fully captured. The details of the TPP meeting are included in this TPP Memorandum document including sample location maps, revised TPP Worksheets, and revised Conceptual Site Model (CSM).

The ***Victorville PBR 1*** site was originally comprised of 560 acres located about 7 miles northeast of Victorville, CA. In May 1942, 400 acres were acquired by lease from private landowners, and the remaining 160 acres were transferred in May 1943 from the U.S. Department of the Interior (DOI) by Public Land Order 125. The site served as a practice bombing range conducted from Victorville Army Air Field using 100-lb sand-filled M38A2 practice bombs (with spotting charge), presumably from 1943 to 1944. The lease on the originally private 400 acres was terminated in December 1942, while the remaining 160 acres were returned to the DOI on 1 November 1948 by a Letter of Transfer also declaring the area dedudded and free and clear of explosives. This transfer was not made official until 29 March 1954 by Public Land order 948.

PARSONS

This SI will focus on 649 acres as defined by the 2004 ASR Supplement, based on standard range configurations being applied to the site.

The range target was composed of asphalt strips, approximately 5-ft wide, configured as three concentric circles with approximate radii of 100, 200, and 300-ft. Two asphalt strips transected the target at right angles. The target was visible during the 1988 site visit in support of the 1994 Inventory Project Report (INPR). At this time, bomb debris was found spaced 15 to 20-ft apart within the target circles and 75 to 100-ft apart in the remainder of the site. The site visit for the 1996 Archive Search Report (ASR) only identified 2 pieces of munitions debris (MD) and found no evidence of the asphalt target. However, the outline of the entire target is visible on recent satellite imagery.

The land comprising the site is currently owned by numerous landowners, with a Wal-Mart Distribution Center located on the northern portion of the site. The remainder of the land is undeveloped and used primarily for recreation (off-road vehicles and target practice).

For the ***Victorville PBR 1*** site, the residual presence of MD has been confirmed; therefore it is reasonable to believe that munitions and explosives of concern (MEC) may remain on site. MD related to M38A2 100-lb practice bombs has been found on site during the 1994 INPR and 1996 ASR site visits. No MEC have been reported to date.

Based on the existing body of data for this site, the SI primary project objective (recommend No Department of Defense Action Indicated [NDAI] or Remedial Investigation and Feasibility Study [RI/FS]) is readily known. Because of the confirmed presence of MD and potential presence of MEC and munitions constituents (MC), the Project Team concurs that the SI for the ***Victorville PBR 1*** site will proceed in a manner to support a focused RI/FS.

The Project Team has agreed that the SI data collection efforts will focus on the areas with the highest likelihood of MEC or MC contamination. Consequently, the MC sampling locations will be concentrated toward the center of the Bombing Target and where the Site Visit Team (SVT) deems appropriate based on the Qualitative Reconnaissance (QR) findings. These six to seven soil samples (#2 thru #7 and one discretionary sample) will be heavily biased toward finding contamination. Soil samples will also be collected from within the site boundary but outside of the safety fan (#1 and #8) to help focus the anticipated future RI/FS and serve as ambient samples for comparison. The enclosed Figures 3A and 3B depict the sample locations selected and approved by the Project Team during the TPP meeting. All soil samples will be analyzed for MC compounds including explosives constituents and select metals.

The QR will be focused on the Bombing Target, spiraling outward in the safety fan to ensure sufficient data to confirm MD and/or MEC presence throughout the site. The QR will implement the use of global positioning systems, personal digital assistants, and

digital photography in an integrated format. The QR and sampling efforts will be conducted in a manner that minimizes any inconvenience to the landowners.

In addition to the Project Team determinations stated above, the following issues and resolutions are noted:

- The Project Team concurs with the Technical Approach (developed to support a focused RI/FS) as presented/revised at the TPP meeting on 31 January 2007 inclusive of number, type, and location of samples, as well as sampling methodology and laboratory analyses.

- The Project Team agrees that the exact soil sampling locations will be left to the professional judgment of the SVT. The sampling locations identified on the figures and CSM will serve as a starting point to assist the SVT in finding conditions indicative of MEC and MC contamination and will represent the fallback sample location in the absence of field observations. The Field Team Leader (FTL) may move any sample up to 150-ft without prior approval of the Project Team. The sample location selection process will be further defined in the SS-WP.

- The sampling depth will be 2 to 4 inches below ground surface due to the sandy nature of the soils in this area and the risk of soil erosion.

- Soil samples will be screened for explosives and select metals. The TPP team agreed to exclude arsenic, chromium, lead, and mercury from screening due to the absence of these metals from the known munitions used on site. If any munitions are identified on site containing one or more of these metals, samples will also be screened for the respective metal(s).

- If small arms rounds are located during the Site Visit, the SVT will identify the item and contact Ms. Deborah Walker to determine if additional constituents will need to be included for laboratory analysis.

- Comparison criteria will be the most conservative from Region 9 and CAL-modified Industrial Soil Preliminary Remediation Goals (PRGs). Despite the presence of potential residential receptors, the TPP team concurs that the use of Industrial PRGs is deemed to be appropriate and protective for human receptors at this site. In the event that soil sampling data exceed the comparison criteria, data from the biased samples will be compared to the ambient samples to determine if the concentration is characteristic of the ambient soil conditions.

- Airborne contaminants will not be assessed during the SI phase.

- The Project Team did not identify any water sampling sources on site. One of the two originally proposed water samples has been replaced by a discretionary soil sample while the other proposed water sample may be used for additional soil sampling at a different site, Victorville PBR Y (FUDS J09CA069501), at the request of DTSC. The approach will be clearly defined in the SS-WP.

- A tentative schedule for the Site Visit has been set for September 2007.

- Edythe Seehafer, BLM, confirmed that involvement by the California Department of Fish & Wildlife will only be necessary at the anticipated RI/FS and later phases; as BLM will be handling any species issues during the SI stage. Parsons will coordinate with the BLM archeologist for the necessary permitting. If additional effort will need to be coordinated with California Department of Fish and Game, BLM will notify USACE.

- The USACE, Los Angeles District (CESPL) will secure all Rights of Entry required for the SI at Victorville PBR 1.

- If MEC is found during the Site Visit, the GPS coordinates will be acquired and recorded, and the land owner will be notified. Jose May, San Bernardino County, will identify the appropriate authority to be contacted and this information will be provided in the final version of this document and/or the SS-WP.

- The Project Team did not identify any site-specific issues requiring an expedited project schedule or document reviews for this site.

All QR and MC results will be fully documented in an SI Report for the Project Team and other stakeholder review. The SI Technical Approach described above will not be modified without consultation and agreement by the Project Team whose names appear below.

Ms. Alexandria Long
USACE, Los Angeles District
Project Manager

Mr. Omo Patrick
Department of Toxic Substances Control (DTSC)
FUDS SI Project Manager

Ms. Edy Seehafer
Bureau of Land Management

Mr. Daniel Cordero
Department of Toxic Substances Control (DTSC)
FUDS SI Project Manager

Mr. Jose May
San Bernardino County Fire Department

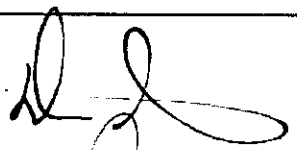
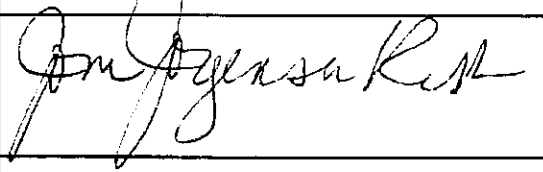
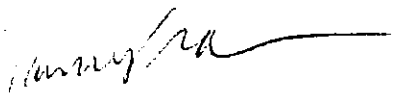
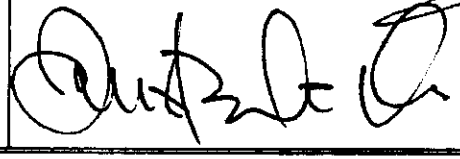
Ms. Joni Jorgensen-Risk
Parsons
Regional Project Manager

Mr. Don Silkebakken
Parsons
Program Manager

Mr. Brian Barker
Parsons
Technical Lead

TECHNICAL PROJECT PLANNING
ATTENDANCE SIGN-IN SHEET

Project: Victorville Precision Bombing Ranges Y, 15, 13, 8, 1, 2, 3, and 4
Date: 31 January 2007
Place: Bureau of Land Management Field Office, Barstow, California

PRINTED NAME	ORGANIZATION/ ADDRESS	PHONE NUMBER	Email Address	Please sign in
Don Silkebakken	Parsons 5390 Triangle Parkway Suite 100 Norcross, GA 30092	678-969-2451 404-387-0798 (cell)	Don.Silkebakken @Parsons.com	
Joni Jorgensen-Risk	Parsons 10556 Combie Rd., PMB 6635 Grass Valley, CA 95949	530-575-7862	Joni.Jorgensen-Risk @Parsons.com	
Tawny Tran (CESPL)	USACE, Los Angeles 915 Wilshire Blve Suite 15018 Los Angeles, CA 90017-3401	213-452-3991 213-713-5616 (cell)	ttran@spl01.usace.army.mil	
Alexandria Long	USACE, Los Angeles 915 Wilshire Blve Suite 15018 Los Angeles, CA 90017-3401	213-452-3997	Alexandria.Long@us.army.mil	
Omoruyi Patrick	Dept of Toxic Substances and Control 5796 Corporate Ave. Cypress, CA 90630	714-484-5452 714-484-5437 (fax)	opatrick@dtsc.ca.gov	

TECHNICAL PROJECT PLANNING
ATTENDANCE SIGN-IN SHEET

Project: Victorville Precision Bombing Ranges Y, 15, 13, 8, 1, 2, 3, and 4
Date: 31 January 2007
Place: Bureau of Land Management Field Office, Barstow, California

PRINTED NAME	ORGANIZATION/ ADDRESS	PHONE NUMBER	Email Address	Please sign in
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Brian Barker	Parsons 5390 Triangle Parkway Suite 100 Norcross, GA 30092	678-969-2382	Brian.Barker @Parsons.com	Brian Barker
Matt Slowick	San Bernardino County			
Edythe Seehafer	Bureau of Land Management	760-252-6021	Edythe_Seehafer @blm.gov	Edythe M Seehafer
Kathleen Shimmin	U. S. Environmental Protection Agency			

TECHNICAL PROJECT PLANNING
ATTENDANCE SIGN-IN SHEET

Project: Victorville Precision Bombing Ranges Y, 15, 13, 8, 1, 2, 3, and 4
Date: 31 January 2007
Place: Bureau of Land Management Field Office, Barstow, California

PRINTED NAME	ORGANIZATION/ ADDRESS	PHONE NUMBER	Email Address	Please sign in
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Omo Patrick	DT			
Eddy Seeholzer	BLM, Barstow 260 E Barstow Rd			

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Victorville Precision Bombing Range No. 1
San Bernardino County, California
MMRP SI Project

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U.S. Army Corps of Engineers, Sacramento District (CESPK) CESPK-ED-GC 1325 J. Street Sacramento, CA 95814-2922	Ms. Jennifer Payne Project Engineer ***Email:*** Jennifer.J.Payne@spk01.usace.army.mil	(916) 557-7521
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Bureau of Land Management Barstow Field Office 2601 Barstow Rd Barstow, CA 92311	Ms. Edythe Seehafer Environmental Protection Specialist ***Email:*** edythe_seehafer@blm.gov	(760) 252-6021 (760) 252-6098 (FAX)
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Key Contacts, Continued
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MMRP SI Project

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Parsons 5390 Triangle Pkwy, Suite 100 Norcross, GA 30092	Mr. Brian Barker Technical Lead ***Email:*** Brian.Barker@Parsons.com	(678) 969-2382 (770) 446-4910 (FAX) (678) 907-4281 (cell)

GENERAL OVERALL SI TECHNICAL APPROACH – SOUTHWEST

The text presented below was excerpted from Parsons' proposal to conduct Site Inspections submitted to USAESCH in April 2005 and provides a general understanding of our planned Technical Approach to Site Inspection. Procedural details are presented in the Programmatic Work Plan and augmented by the Site Specific Work Plan (to be prepared following completion of the Technical Project Planning process for each individual site).

UNDERSTANDING OF THE REQUIREMENTS

The primary objective and purpose for this Site Inspection (SI) project is to ensure existing sites within the Formerly Used Defense Site (FUDS) inventory are sufficiently evaluated to comply with Engineer Regulation (ER) 200-3-1 SI requirements and to collect sufficient data to determine whether individual project sites warrant further response action or can proceed to a no Department of Defense (DOD) action indicated (NDAI) status. The requirements of this project will be met when the following objectives have been satisfied:

- The Technical Project Planning (TPP) process has been initiated for each individual site to include determination of the necessary data to develop Data Quality Objectives (DQOs), develop the initial Conceptual Site Model (CSM), execute the field work, and satisfy SI close-out requirements.
- A Site Visit (Field Reconnaissance and Munitions Constituent Sampling) is conducted to augment the data collected during the Preliminary Assessment (PA) and to gather additional historical and site-specific data to confirm data needs and the nature and scope of the SI, as required by ER 200-3-1 paragraph 4-4.1.2.1.
- Sufficient data has been collected or developed for Hazard Ranking System (HRS) scoring by the Environmental Protection Agency (EPA).
- Sufficient data has been collected to complete the Munitions Response Site Prioritization Protocol (MRSPP).

OVERALL TECHNICAL APPROACH

Upon comprehensive review of the existing data provided by the United States Army Corps of Engineers (USACE) and other supplemental sources, all sites can be grouped into one of three general categories. The significance of this determination aided development of the appropriate reconnaissance level and Munitions Constituent (MC) sampling strategy to meet the objectives of the SI. The three categories are:

- Category 1 Sites – Anticipated No Department of Defense Action Indicated (NDAI)
- Category 2 Sites – Anticipated Remedial Investigations and Feasibility Studies (RI/FS)
- Category 3 Sites – Sites for which a preliminary determination of the next course of action (NDAI or RI/FS) is not readily apparent.

Typically the characteristics displayed by **Category 1 – Anticipated NDAI** sites include one or more of the following qualities:

- Limited military use;
- Unsubstantiated munitions and explosives of concern (MEC) or unexploded ordnance (UXO) presence;
- Minimal or nonexistent component of risk to public health or the environment; or
- Lack of or suspect evidence to support historical training activities would leave a residual risk.

Obviously, the presence of confirmed UXO would preclude the site from further consideration for grouping in this category. However, the presence of confirmed "practice" munitions requires additional evaluation as to whether their presence is strictly confined to wholly inert items (without spotting charge or active fuzing).

The SI field approach has been formulated, to the extent possible, to reflect the anticipated outcome. The SI guidance states the minimum amount of information necessary should be collected as part of the SI to meet the project objectives. Further, "***The SI is not intended as a full-scale study of the nature and extent of contamination or explosives hazards***" per ER 200-3-1. That being said this project requires extensive coordination with regulators and other key stakeholders as part of the TPP process. The justification for an SI-level NDAI recommendation (followed by MEC/MC site closeout) is viable for some sites but requires sufficient sampling and groundtruthing to satisfy the Project Team's concerns. As such, a successful SI field approach for Category 1 sites must recognize this paradigm and be focused to yield a sufficiently compelling argument for an NDAI determination. To accomplish this objective the site field investigations for Category 1 sites are tailored to include expanded reconnaissance coverage as well as a defensible MC sampling strategy.

Parsons reviewed U.S. Environmental Protection Agency's (EPA's) "Guidance on Choosing a Sampling Design…" (EPA/240/R-02/005) and other pertinent sampling guidance documents in an effort to identify a MC sampling strategy to adequately address the data needs for Category 1 sites. The basis for the strategy included the expectation that non-detect (or background) will be the 'typical' analytical result, that the variability will be low, and that a false-negative result is of greater concern in than a false-positive. Parsons concluded that, in general, 15 soil samples distributed throughout the site to achieve representative coverage would be sufficient for most sites. The assumptions inherent in developing this proposed sampling plan will be discussed and perhaps modified during the TPP process.

The second site type, **Category 2 – Anticipated RI/FS**, typically display one or more of the following characteristics:

- Confirmed discovery or presence of UXO;
- Documented injury of fatality incident on file attributable to UXO presence;
- Archive Search Report (ASR) designated Risk Assessment Code (RAC) score of 1 or 2;
- Prior post-ASR investigations, Time Critical Removal Action (TCRA), or other response actions; or
- Overwhelming evidence of former military usage or training that might pose a significant risk to public health or the environment.

Parsons anticipates that ***screening*** for MC presence (as opposed to delineation or characterization) is sufficient for Category 2 sites with bias toward high probability areas such as ranges, targets, and locations of prior MEC recoveries. As such, a representative template sampling design could not be developed for Category 2 sites and site-specific reconnaissance and MC sampling has been developed on a case-by-case basis using professional judgment.

Category 3 sites display attributes of both Category 1 and Category 2 sites. Similar to Category 2 sites, A representative template sampling design could not be developed for Category 3 sites. Furthermore, some Category 3 sites have sub-areas that require RI/FS but at the same time large land areas where no evidence of MEC or MC contamination is likely. Therefore, site-specific reconnaissance and MC sampling has been developed on a case-by-case basis using professional judgment.

PROJECT ORGANIZATION

Several organizations are directly involved in this Military Munitions Response Program (MMRP) SI project. Exhibit 1 identifies the key project reporting structure. The Project Team consists of the USACE geographic Design Center (South Pacific Division Range Support Center), Parsons and Severn Trent Laboratories (STL), and includes six USACE Districts (comprising the Southwest geographic Design Center region). In addition, EPA, state, and local regulatory agencies, as well as other key stakeholders will comprise individual site project teams. The roles of these team members are described below.

U. S. Army Corps of Engineers, Design Center

The U.S. Army Engineering and Support Center, Huntsville (CEHNC) provides program management as well as technical expertise support to the project. The CEHNC also has the mission to standardize the MMRP SI process. For the MMRP SI Southwest geographic Design Center region, Monique Ostermann serves as the SI Program Manager for the USACE Design Center and will provide technical management and execute the project. The Design Center responsibilities include procurement of contractor services; review and coordination of project plans and documents; interaction with the news media and the public; and monitoring the project schedule for this performance-based FFP project.

U.S. Army Engineer Districts

Representatives from one of the six local USACE Districts within the South Pacific Division Range Support Center regions (depending on individual site jurisdiction) will participate on the Project Team and attend the applicable TPP meetings. Individual USACE District PMs are responsible for obtaining rights-of-entry (ROE), coordinating with regulators and other stakeholders, and working closely with the geographic Design Center assigned to execute the SI. Additional District responsibilities may include review of project plans and documents, working with the news media and the public, and coordinating with federal, state and local regulatory agencies on issues pertaining to implementation of this SI and protection of ecological and cultural resources. The specific USACE District will be identified in the Site Specific Work Plan (SS-WP).

Parsons

A Programmatic Work Plan (PWP) has been prepared which provides overall engineering support and services for implementation of the SI. Parsons is responsible for performance of the activities detailed

in the PWP. Personnel performing work in support of this study will meet the qualifications required by Contract No. W912DY-04-D-0005, Section C, para. 5.0, Personnel Qualifications.

Other Subcontractors

Parsons has subcontracted laboratory services to ensure successful completion of the Delivery Order. Chemical analytical services on this project will be provided by STL – Denver, in accordance with the Programmatic Sampling and Analysis Plan (PSAP) and site-specific SAP (SS-SAP). Specifically, STL will perform chemical analysis on samples collected from each of the sites and provide results to Parsons for validation. No other subcontractors are anticipated.

Federal, State, and Local Agencies

The roles of site-specific federal, state, and local agencies include active participation in the TPP process and review of project plans and documents.

PROJECT PERSONNEL

Parsons will utilize a highly experienced project team to support the FUDS SI project. Our key project personnel have each served in their proposed capacity on many other hazardous and toxic waste (HTW) and MEC CERCLA and NCP-related projects for USAESCH at FUDS and active and inactive installations. Personnel performing work in support of this MMRP project will meet the qualifications required by Section C, para. 5.0 of the basic contract. Parsons' project team consists of dedicated personnel to effectively manage this SI project. In addition, Parsons' depth of project resources ensures a sufficient number of project personnel remain available to manage multiple, concurrent SI taskings and any unforeseen surge capacity requirements. The SI team is familiar with USACE Districts and regulatory personnel within the Southwest USACE geographic Design Center region. All of Parsons' support personnel possess MEC work experience directly applicable to this project.

Project Manager

The Parsons' PM, Mr. Don Silkebakken, will be the direct point-of-contact for USAESCH and the geographic MMRP Design Center. Mr. Silkebakken is a registered Professional Engineer with 15 years of government project experience addressing HTW and MEC contamination at FUDS. Mr. Silkebakken is responsible for managing all requirements of the project, overseeing the performance of all individuals on the SI project team, coordinating contract work, and overseeing specific task identification and resolutions. He will also schedule field efforts, identify the site personnel to accomplish the specific SI tasks as defined in the PWP and subsequent SS-WP, implement project QC and safety procedures, and direct personnel to achieve successful and timely completion of the project tasks. He will promptly implement approved and authorized changes to ongoing work orders, as necessary. Mr. Silkebakken will be assisted by the following key personnel.

Deputy Project Managers

To enhance communication and foster a stronger partnership between Parsons, regulators, and the MMRP USACE geographic Design Center the Parson's PM will rely on Deputy Project Managers (DPM) that will help expedite planning and project execution. Ms. Laura Kelley and Mr. Michael Short will serve in the capacity of DPM on the SI project under Mr. Don Silkebakken's direction. Both have years of government project experience and are savvy with regards to addressing HTW and MEC

contamination at FUDS. This team has a history of success working together on MEC projects, including major MEC programs for USAESCH under our DACA87-95-D0018 and DACA87-00-D0038 contracts. Ms. Kelley and Mr. Short will be responsible for the day to day implementation of the SI components and processes. Mr. Short's primary area of responsibility will be the Southwest USACE geographic Design Center region and Ms. Kelley's primary focus will be the Southeast and Pacific USACE geographic Design Center region. However, both will be familiar with and involved in all aspects of both regions.

In addition to her DPM role, Ms. Kelley has extensive experience with environmental sampling and will provide oversight and technical direction for the QC of field and laboratory data. Mr. Short's project duties will also include oversight and technical direction for the project safety program, TPP presentations, and UXO technician assignments.

Field Team Leader

Dedicated Parsons' Site Visit Teams (SVTs) will conduct all field work associated with each individual site during a single mobilization effort. Each SVT will include a Field Team Leader (FTL) who will manage all field activities under the direction of the Parsons' PM and DPM. The SI project team will include several pre-trained FTLs to ensure consistency of the individual site data collection efforts.

Specific responsibilities of the FTL include scheduling daily safety meetings, scheduling and coordinating field team activities, and submitting a Daily Progress Report (Appendix F) to the Parsons' PM. The FTL will be responsible for direct oversight of all field activities during the SI. The FTL will coordinate with the Parsons' PM as necessary to take corrective actions to assure that budgets and schedules are enforced. FTL duties will also include enforcing compliance with the Programmatic Accident Prevention Plan (PAPP) and general daily field operating procedures.

The FTL reports to the Programmatic QC Manager (PQCM) on quality matters and has responsibility for overall quality of work performed on site.

Project Chemist

Ms. Tammy Chang is the Project Chemist. She will assist in preparation and review of the PWP and SS-SAP, provide technical support to the field sampling teams, review analytical results, provide analytical QC, and prepare laboratory data validation reports in compliance with project requirements. As stated above, Ms. Laura Kelley will also provide Ms. Chang with oversight and technical support.

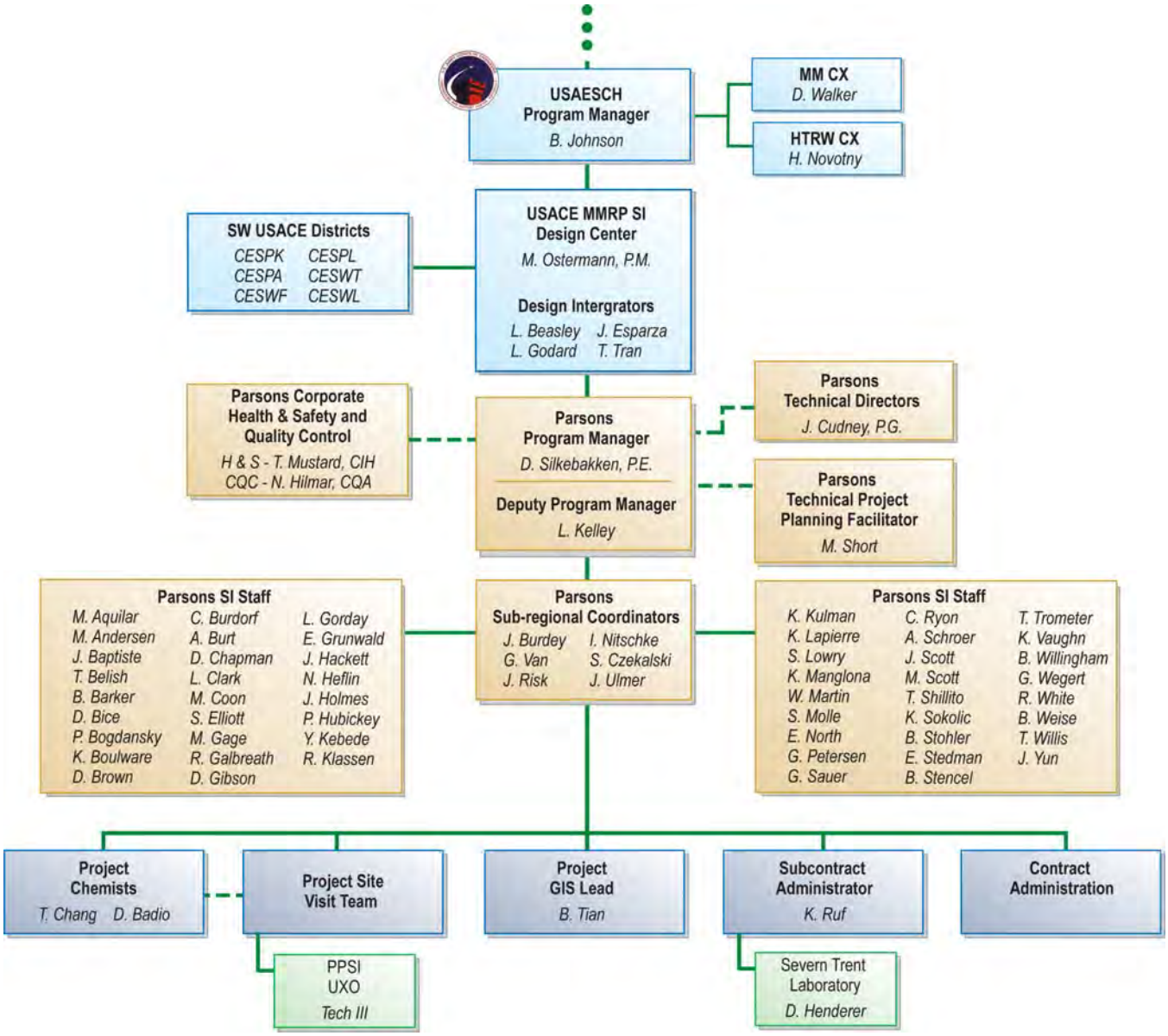
UXO Personnel

Each SVT will include a UXO Technician III (or higher). The UXO Technician will ensure safety protocols are followed, provide UXO avoidance, and MEC identification. For this project, UXO will not be handled by UXO field personnel and non-UXO qualified personnel never handle MEC under any circumstances. In the unlikely event UXO or suspect UXO is encountered, Parsons will notify the property owner, the USACE geographic Design Center (CESPA), and the local USACE District PM. In addition, Parsons will provide the appropriate emergency response contact information, upon request. SI activities in the immediate area of the finding will cease.

The UXO Technician reports to the PQCM on quality matters and is the key MEC-related QC person onsite. The UXO Technician reports to the Parson Safety and Health Manager (PSHM) for safety related issues and serves as the SVT safety officer.

Dedicated Parsons Site Visit Teams (SVTs) will conduct all field work associated with each individual site during a single mobilization effort. The duration of the field portion of the SI will vary by site and will be dependent on the amount of data collection planned following the TPP process. Each SVT will, at a minimum, include one senior scientist, geologist, or task order engineer with prior SI expertise, who will serve as the team leader and be familiar with the unique characteristics of the site pursuant to our individual site evaluations. A UXO Technician III (or higher) will accompany each SVT and will ensure safety protocols are followed, provide UXO avoidance, and MEC identification. SVT's may be augmented from a pool of prequalified additional personnel, as warranted, to support coincident reconnaissance and environmental sampling efforts. In accordance with the March 2005 Munitions Constituent (MC) Sampling Technical Update, all personnel performing environmental sampling will be trained in appropriate sampling procedures and associated documentation requirements under the supervision of a qualified chemist. Similarly, personnel performing reconnaissance (described in detail below) will have either significant prior field experience or will receive training prior to mobilization to the site.

Exhibit 1 – Organization Chart



WORK PLANS

Parsons has prepared a Draft and Final Programmatic SI Work Plan (PWP) for this project in accordance with the applicable sections of Data Item Description (DID) MR-001. ***After review and revision the Final PWP was approved in October 2005.***

The PWP describes the goals, methods, procedures, and personnel used for all of the field activities for the entire project and includes those components and sub-plans applicable to the project work. The overall geographic information system (GIS), site visit, and reconnaissance methodology is described in detail. In addition, the MC sampling approach is outlined. Since the site locations and conditions are highly variable, Parsons included to the extent practicable a wide array of safety factors.

For each site a draft and final SS-WP to the PWP will be prepared stipulating key site-specific information. The SS-WP will reference the Final PWP to the extent practical and focus on describing the relevant project components and logistical details pertaining to the specific site. Potentially dangerous local flora and fauna will be addressed in the SS-WPs and associated site-specific Safety Plan. Further, only cursory evaluation of endangered species information will be required because of the generally non-intrusive nature of field activities. For sites partially or wholly within wildlife management areas or similar protected areas the local governing agency will be consulted to ensure the most current information of protected species, sensitive environments, and culturally significant areas is captured and avoided during SI field activities.

The PSAP presents the details for environmental sampling that will be conducted during the project. As part of the SS-WP, a site-specific SAP annex (SS-SAP) will be prepared outlining the sampling strategy for each individual site.

ESTABLISHMENT AND MAINTENANCE OF GIS

A GIS database will be developed and managed for this project in accordance with DID MR 005-07 that will include spatial data from all of the different sites. Where available, spatial data from ASRs, Topographic Engineering Center (TEC) analyses, or previous MEC or HTW investigations will be used to form the baseline GIS data layers. At a minimum, the scanned USGS topographic sheets (Digital Raster Graphics also known as DRGs) and Digital Orthophoto Quandragles (DOQs) will be acquired.

Data for each project will be stored in the appropriate UTM coordinate system, using NAD 1983 datum. Mapping and data manipulation will be performed using ESRI ArcGIS software. Final output will be in ESRI Shapefile (ArcView) format. Maps will be generated in the standard USAESCH GIS format. Final maps for all sites will have a consistent format that will facilitate use in reports.

TECHNICAL PROJECT PLANNING

For each individual FUDS MMRP site, the TPP process will be initiated to determine the data needs to reach project closeout, develop DQOs, and develop the initial CSM. The TPP process will be conducted regardless of whether the completed PA efforts in support of the INPR or ASR (or any other prior site investigations) indicate confirmed or potential presence of MEC, as required by ER 200-3-1 paragraph 4-4.1.2.1. However, the extent of TPP activities may vary by site, as appropriate, to reflect the available body of data and presumptive remedies. For example, sites for which UXO presence has been either confirmed or overwhelming evidence supports UXO presence, the TPP will be tailored to focus toward anticipated RI/FS follow-on activities and approaches. As such, the SI field data collection for sites

falling into this category (Category 2) will be oriented primarily toward *qualitative* definition of MEC contamination extent and concentration. In addition, screening will be conducted for MC presence in environmental media. However, "characterization" of contamination (both MEC and MC) is not the objective of SI. In contrast to Category 2 sites, TPP objectives for Category 1 sites (anticipated NDAI based on desktop review of existing data) will gravitate toward a vision of closeout. As such, the SI field data collection for sites falling into this category will be oriented primarily toward production of sufficient and compelling evidence to satisfy regulator and other stakeholder concerns. In all cases, the TPP efforts will comply with EM 200-1-2 and EM 1110-1-1200 to ensure that the project establishes DQOs that are agreed to by all stakeholders prior to commencement of SI field activities.

The TPP process will be implemented at each site in coordination with the USACE Design Center and USACE District. Parsons' regional PM and one other key project individual (SI Program Manager, Technical Lead, etc.) will attend two TPP meetings per site. The duration of each meeting will vary depending on a number of factors including, but not limited to, location, site complexity, community and regulatory interest, and confirmed MEC presence. In conjunction with the two (or more) site-specific TPP meetings these individuals will collect peripheral data (County property records, incident reports, interviews, etc) and thereby complement the efforts of the SVT.

At the conclusion of the TPP meetings a post TPP Memorandum document will be prepared for each site identifying the agreed project DQOs and other pertinent decisions for subsequent inclusion in the site-specific SI-WP. A Draft and Final document will be prepared with all comments addressed.

CONCEPTUAL SITE MODEL

As part of the TPP process, CSMs have been developed (graphical, tabular, and animated) for each site in accordance with EM 1110-1-1200. The CSM will periodically be revised throughout the course of the project following TPP and the field effort. The current CSM will be included in the SI Report for use during follow-on activities, if applicable, outside the SI scope.

SCHEDULES

The programmatic and site-specific schedules will be revised and updated as part of the TPP process and in accordance with DID MR-085. Site-specific schedules will be submitted after completion of the TPP process.

SITE VISIT

ER 200-3-1 paragraph 4-4.1.2.1 requires a Site Visit for all MMRP SI efforts. For this project a dynamic field team will be deployed from a pool of dedicated pre-qualified and pre-trained individuals to optimize the effectiveness of the Site Visit data collection effort at each site. The primary objective of the Site Visit is to gather additional historical data and site-specific data to confirm data needs and the nature and scope of the SI. This effort will be closely coordinated with the TPP process. At a minimum, the following field components will be conducted as part of each Site Visit.

- Ground truth and confirm site boundaries, former targets, and ground scars.
- Evaluate vegetation and topographic conditions.
- Confirm soil characteristics and variability over site.
- Evaluate potential exposure pathways.

- Collect and update ASR (PA equivalent) documented archival research and incident reports.
- Conduct geophysical (hand-held instrument) reconnaissance of all or select portions of the site for avoidance;
  - To identify MD or MEC on the surface but below the leaf litter.
  - To assist with selection of MC sampling locations.
- Update property ownership.
- Review onsite and regional growth and development.
- Conduct supplemental interviews.
- Establish key points of contact.
- Photograph the site and significant features.
- Conduct limited MC sampling.
- Determine drinking water sources.
- Collect all data necessary for EPA to conduct Hazard Ranking System (HRS) scoring.
- Collect all data necessary to complete the Munitions Response Site Prioritization Protocol (MRSPP).

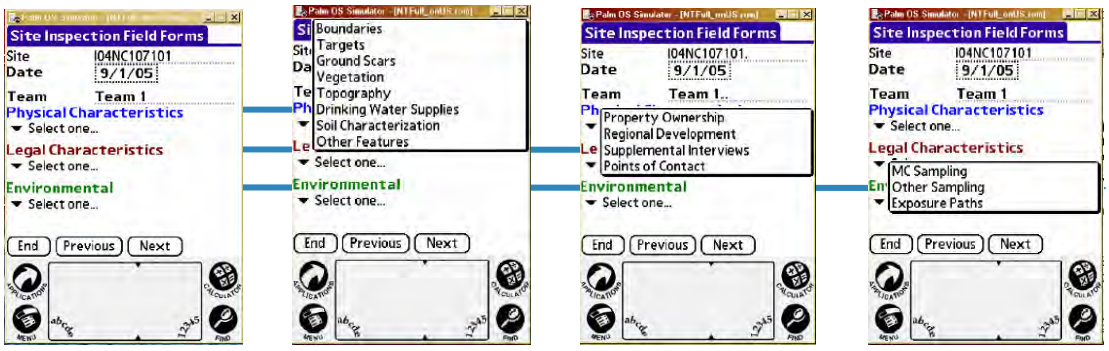
The duration of each Site Visit will vary depending on a number of factors including, but not limited to, location, site size and complexity, level of reconnaissance, MC sampling approach, and extent of existing historical data.

FIELD RECONNAISSANCE

In conjunction with the Site Visits, Qualitative Reconnaissance (QR) of "selected" areas within each site will be conducted, as warranted (and agreed upon during TPP). The primary objective of the QR is to reaffirm MEC presence, if previously documented, or to further support the absence of MEC within the entire site or specific sub-sites. In addition, the QR will:

- Aid in screening of rough lateral extent of MEC contamination areas (if present) based on visual observations;
- Confirm site boundaries, former targets, and ground scars; and
- Provide photographic documentation of vegetation, topographic conditions and other significant features.

The duration of the QR will vary by site depending on a number of factors including, but not limited to, location, site size and complexity, vegetation, and professional judgment of the necessary level of reconnaissance. Additional site-specific QR (SS-QR) data collection and justifications are presented below for each site based on Parsons desktop review of existing site data.



The same dedicated multi-purpose SVT will be used for all components of the field effort including the QR. The QR efforts will be refined and further developed during the TPP. In order to streamline data collection, ensure consistency, quality, and subsequent GIS manipulation, we will utilize a digital system to integrate textual, photographic, and GPS position data into a single Microsoft Access database. With few exceptions, a Palm Operating System based personal digital assistant (PDA) with a built-in megapixel camera and Bluetooth wireless connectivity and common PDA functionality will be used. The GPS with employ Bluetooth wireless link to transmit position information to nearby computers or PDAs. It has an internal point logging capability, so tracks can be kept and downloaded for later reference. It can also log raw data, which can be used to post process positions to sub-meter accuracy if necessary. The unit itself is a 12 channel parallel receiver with Wide Area Augmentation System (WAAS) capability. Rated accuracy with WAAS enabled is <3 meters.

For sites where the forest canopy or other cultural interference precludes use of all or part of the digital system hardcopy data collection will be available as a backup.

Parsons has already developed the electronic forms and pick lists to be utilized by the SVT, which ensures uniformity and completeness. In the event, UXO is discovered during the site reconnaissance effort, the item will be clearly marked and the property owner contacted. The SVT will not handle or be responsible for disposal or destruction of any MEC encountered.

MUNITIONS CONSTITUENTS SAMPLING AND ANALYSIS

In conjunction with the Site Visits, MC Sampling will be conducted within "selected" areas of each site, as warranted (and agreed upon during the TPP). The primary objective of the sampling effort will be to identify and screen the site for MC contamination. The sampling strategy will include collection of samples in areas with confirmed MEC presence and therefore the highest likelihood of having MC presence. In addition, samples will also be collected from low probability areas. For sites where RI/FS will follow the SI (Category 2), these samples will serve as background samples (when MC is not detected). For sites where NDAI is plausible (Category 1), high probability sample locations are

generally not present. Thus, the number of site samples will be expanded and distributed throughout the site in an effort to present a compelling argument for NDAI to decision makers/regulators.

The location of each sample will be recorded with a GPS point taken for inclusion in the GIS database. In addition, tapes will be used to measure distances from significant nearby features.

The installation of groundwater monitoring wells during the SI phase is not standard industry practice and is not anticipated during the course of this project. ER 200-3-1 and other regulations and guidance documents support this assertion. As an alternative, existing residential drinking water wells (when derived from groundwater sources) may be sampled for some sites. In addition, surface water, existing monitoring well, or irrigation well sources may also be appropriate. All facets of the sampling effort will be refined for each individual site as part of the TPP process.

Sample Collection

Before sampling at any location, the UXO Technician III (assigned to every SVT) will use an appropriate magnetic locator to confirm the selected sample location is free of surface and subsurface ferrous debris (potential MEC). If the selected location is not quiet (based on audible signals from the instrument) then an alternate sample location will be selected near the original location. This process will be conducted iteratively until a location can be deemed safe by the UXO Technician III.

The heterogeneity of explosives in soils, particularly in impact and open burn/open detonation OB/OD areas, poses significant challenges for MC sampling efforts. Several options are available for overcoming this problem, such as collecting more samples, compositing samples, and homogenizing samples. Each of these methods may be used to improve the SI MC sampling effort, as appropriate. The sampling details will be included in the SS-WP for each site.

At each surface soil sampling location the Cold Regions Research Engineering Laboratory (CRREL) seven-wheel sampling approach will be used, as discussed in the Munitions Constituent Sampling Technical Update, March 2005. Seven discrete (grab) surface soil samples will be collected from the perimeter and center of a four foot diameter circle. A disposable spade will be used to remove the vegetation and a two-inch deep hole will be excavated at each sampling location. A new scoop will be used to scrape soil from the walls of the hole across the entire depth interval from the surface to the two-inch depth. Care will be taken to remove approximately equal amounts of soil across the full depth interval to provide a representative vertical composite. The sample will be homogenized to ensure sample consistency for analysis. The sample preparation effort for this purpose will include; removal of large stones and pieces of vegetation; kneading by hand to break up large clumps, and mixing. The composited sample will be thoroughly mixed, coned, and quartered and the appropriate volume of soil will be used for extraction of explosives compounds. Comprehensive details of this sampling technique will be provided in the PSAP and SS-SAP Annex.

Surface water samples are proposed for some sites. Surface water will be obtained as grab samples by submerging sample bottles into the water medium to fill up the sample containers. If a sediment sample is to be taken, the sampling site will be cleared by placing a magnetic locator in the water over the site to ensure there are no ferrous objects present. Sediment samples will be collected by lowering a stainless steel auger into the water body and into the bottom sediment, advancing the disposable auger bucket approximately one foot into the sediment, withdrawing the auger, and retrieving the sediment sample from the auger bucket with a disposable spoon into the appropriate sample containers. If surface water and sediment samples are co-located surface water will be collected first to reduce disturbance in the

water sample. Additional details on sampling procedures for both surface water and sediment are specified in the Munitions Constituent Sampling Technical Update, March 2005 and PSAP and will be described in the SS-SAP.

In the event, UXO is discovered during the MC sampling effort, the item will be clearly marked and the property owner contacted. The sampling team will not handle or be responsible for disposal or destruction of any MEC encountered.

Analytical Procedures and Data Validation

Parsons will determine, in consultation with its subcontractor laboratory, appropriate analytical methodology to meet the DQOs developed during the TPP process. In addition, all applicable components of the PSAP (prepared by USACE) and the SS-WP will be addressed. STL's reporting limits and method detection limits will be incorporated in the PSAP, SS-SAP, and other appropriate documents. Standard laboratory operating procedures for sample preparation for the explosive analysis will be incorporated in the work plan.

Criteria listed in the DID MR-005-10 shall be followed by the laboratory and Parsons. In general, data validation for laboratory hardcopy reports will be performed by the Parsons' project chemist for all sample results in accordance with the requirements contained in the PSAP, SS-SAP, applicable USEPA Region SOPs, and the USEPA *National Functional Guidelines for Data Review* (USEPA, 1999, 2002). Data qualifiers applied during the data validation process will be added to the electronic files. Laboratory results will be assessed for compliance with required precision, accuracy, completeness, comparability, and representativeness.

SI SAFETY

For this program, Tim Mustard, a CIH with over 26 years of experience implementing health & safety (H&S) policies and procedures at HTW and munitions response sites, will be the safety officer. He brings extensive field experience and has either developed or reviewed over 20 Accident Prevention Plans in compliance with DID MR-005-05 specifications. Furthermore, Mr. Mustard reports directly to our PI&T Safety Manager, Jim Owen. This independent reporting structure ensures that any differences of opinion with the Project Manager are reconciled quickly and effectively with minimal impact to the project and no conflict of interest.

Parsons evaluates and mitigates risk by the use of a Four-Phase Risk Model, which states: identify the risk, assess the risk (probability, consequence and risk level), plan risk mitigation (avoidance, reduction, mitigation), and execute.

Each SVT will include a dedicated UXO Technician III solely responsible for site safety with stop work authority. The safety technician will conduct site-specific safety training and, when applicable, UXO recognition training for all site personnel prior to commencing site activities. At some sites unique site-specific safety factors will be considered.

SI QUALITY CONTROL

Parsons' approach to quality is to define mutually agreed upon goals and objectives for each project site, and achieve these goals and objectives through a system of audits, enforcement, and feedback. The inclusion of the TPP process will ensure that the appropriate emphasis is placed on attaining the DQOs

established early in the process. Norman Hilmar serves as the CQC Manager on this project. Norman is an ASQC Certified Quality Auditor and has 25 years of quality control experience including developing and reviewing HTW and munitions response QC Plans (QCP) to USACE MR-005-11 specifications. As in our safety program, the Quality Manager also has independent reporting to our Company QC Manager, Sabash Damle.

Parsons will develop an overriding Program QCP that defines the processes and procedures for addressing quality. This plan defines the responsibilities at the program and project levels, as well as the overall procedures and process to be implemented at the site level. Each site will have a clearly defined QCP developed as part of the work planning process that defines site-specific procedures, metrics, and goals. These procedures incorporate the requirements of DID MR-005-10, Munitions Constituents Chemical Data Quality Deliverables, and ensures independent quality control audits of the sampling laboratory are conducted on a periodic basis.

SITE SPECIFIC SI TECHNICAL APPROACH

Victorville Precision Bombing Range No. 1 (FUDS J09CA067501)

Victorville Precision Bombing Range (PBR) No. 1 was located in San Bernardino County, California, and associated with bombardier training activities conducted from Victorville Army Air Field. The site is located about 7 miles northeast of Victorville, California. The site originally consisted of 560 acres; 400 acres acquired in May 1942 by lease from private land owners, and 160 acres were transferred from the Department of the Interior (DOI) in May 1943. Records do not identify the years of range operation; it is presumed to be 1943 to 1944. According to the 1994 Inventory Project Report (INPR), the lease on the 400 acres was terminated in December 1942. The remaining 160 acres were transferred back to DOI on 1 November 1948 with a Letter of Transfer that also declared the site dedudded and free and clear of explosives.

The range target was composed of asphalt strips, approximately 5-ft wide, configured as three concentric circles with approximate radii of 100, 200, and 300-ft. Two asphalt strips transected the target at right angles. The flight approach is unknown. Practice 100-pound bombs (M38A2) filled with sand and a spotting charge were dropped on this range.

The target rings were visible during an earlier site inspection conducted by the U.S. Army Corps of Engineers (USACE) in 1988, but found no longer visible during the ASR site visit. The 1988 site inspection found debris from practice bombs scattered throughout the site. Reportedly, the debris was spaced approximately 15 to 20 feet apart within the 300 foot bombing target and 75 to 100 feet apart throughout the remainder of the site. The 1996 ASR site inspection, also conducted by USACE, recorded finding only two munitions debris items. Over the years, the site has been divided into plots (currently 51), ranging from 160 acres (owned by the State of California), with over 40 privately owned parcels ranging in size from 2 to 20 acres. The site is primarily undeveloped; however, WalMart has recently constructed a warehouse distribution center on the northern end of the site. There are a few occupied dwellings, with portions of the land also used recreationally (off-road vehicles and target practice). The ASR suggested that, due to the extensive recreational use of the FUDS, it is highly probably that munitions and munitions debris have been moved from their original resting place and may be present throughout the site (including the buffer zones).

U.S. Fish and Wildlife Service indicated that the threatened desert tortoise occurs in the vicinity of the former range in San Bernardino County, California. The 1996 ASR indicated five historical or archeological sites specifically designated by the California State Historical Preservation Office (SHPO) are present on site; before any intrusive activities are initiated on the site, coordination with the SHPO must be accomplished.

Based on our understanding of the project site, Parsons sees this site as an ***anticipated RI/FS site (Category 2)***. Munitions debris has been confirmed in the target area and the site was recently given a risk assessment code (RAC) score of 3, at which time the range acreage was recalculated to 649 acres. The extent and overall munitions and explosives of concern (MEC) concentrations are unknown. Exposure pathways are complete based on the possibility of fuzes or spotting charges being present on practice bombs that may be encountered and unrestricted public access to the former range. In accordance with ER 200-3-1, sufficient data need to be collected during the Site Investigation (SI) to evaluate the presence of MEC as well as screen for the presence of munitions constituents (MC) for

effective initiation of a Remedial Investigation/Feasibility Study (RI/FS) or to confirm no significant release is posed to public health and the environment in order to achieve No Department of Defense Action Indicated (NDAI). Parsons proposes the following activities in support of the SI for Victorville PBR No. 1:

- **Site Visit** – Parsons will conduct a Site Visit in accordance with the Programmatic Work Plan (PWP) and the Site Specific Work Plan (SS-WP). The Site Visit will cover the entire site with emphasis on the target area and those areas where practice bombs debris has been previously reported. Data will be gathered to evaluate limitations of vegetation and topography as they pertain to site characterization, and to identify potential limitations to subsequent recommended actions.

- **Qualitative Reconnaissance (QR)** – Parsons will conduct QR in accordance with the PWP and SS-WP. In addition, for the Victorville PBR No. 1 site, the QR will focus on the target area as well as peripheral areas within the safety buffer zone to gather information that will be useful for planning and focusing the RI/FS.

- **Munitions Constituents (MC) Sampling** – Parsons will conduct MC sampling in accordance with the PWP and SS-WP. The target area will be screened for the presence of MC. Surface soil samples will also be collected in the less probable MC-contaminated areas to aid in development of the subsequent RI/FS sampling plan.

Parsons MC Sampling Approach
Victorville PBR No. 1, San Bernardino County, CA

Sample Type	Number of Samples/ Proposed Analyses	Justification
Surface Soil	6 to 7 – MC List	• Collected in proximity to the suspected impact area, the most likely place for MC presence. Will assist in development of RI/FS sampling strategy.
	2 – MC List	• Collected from land safety buffer zones. Anticipated to evaluate the presence or absence of MC contamination outside of the primary target area and serve as ambient data for comparison.
Appropriate QC samples are not included in above sample count.		

MMRP SI PROCESS FLOW

VICTORVILLE PRECISION BOMBING RANGE NO. 1 SAN BERNARDINO COUNTY, CALIFORNIA

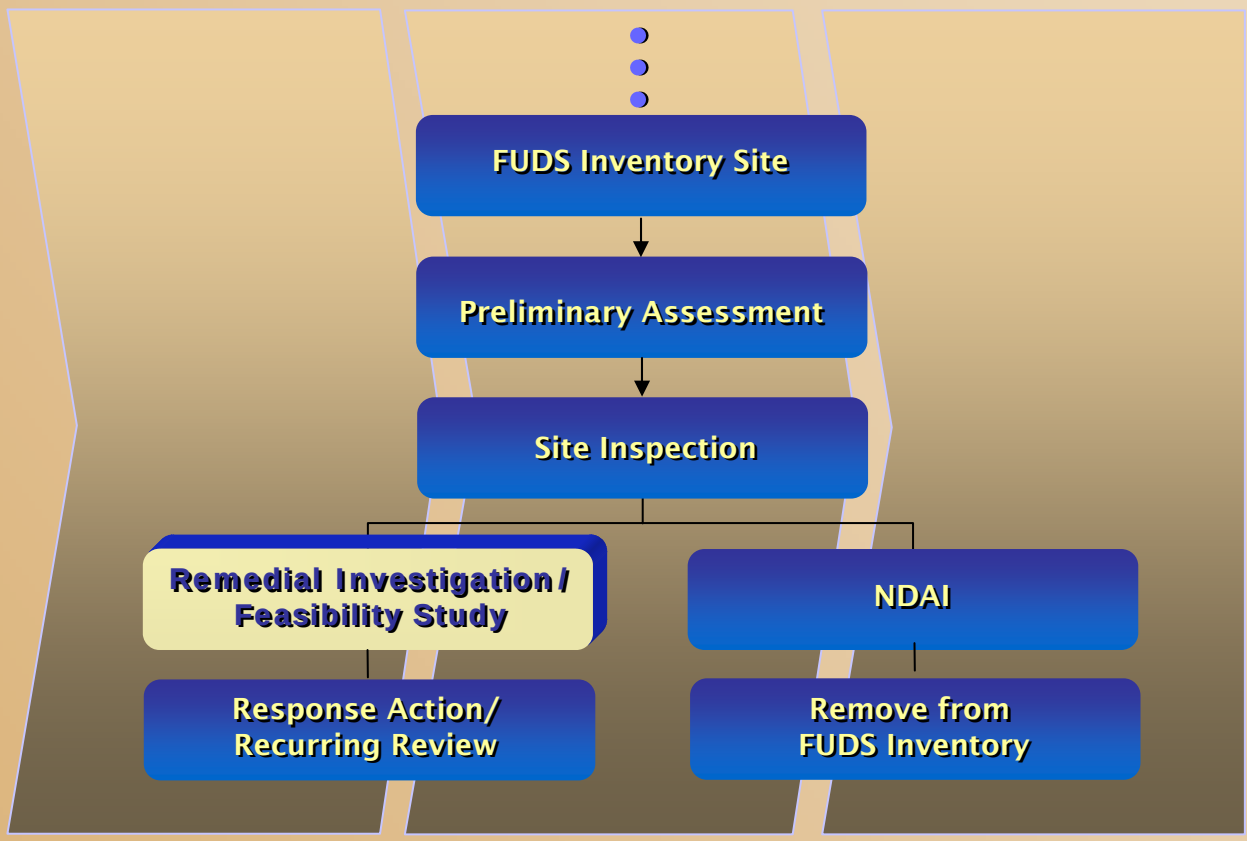
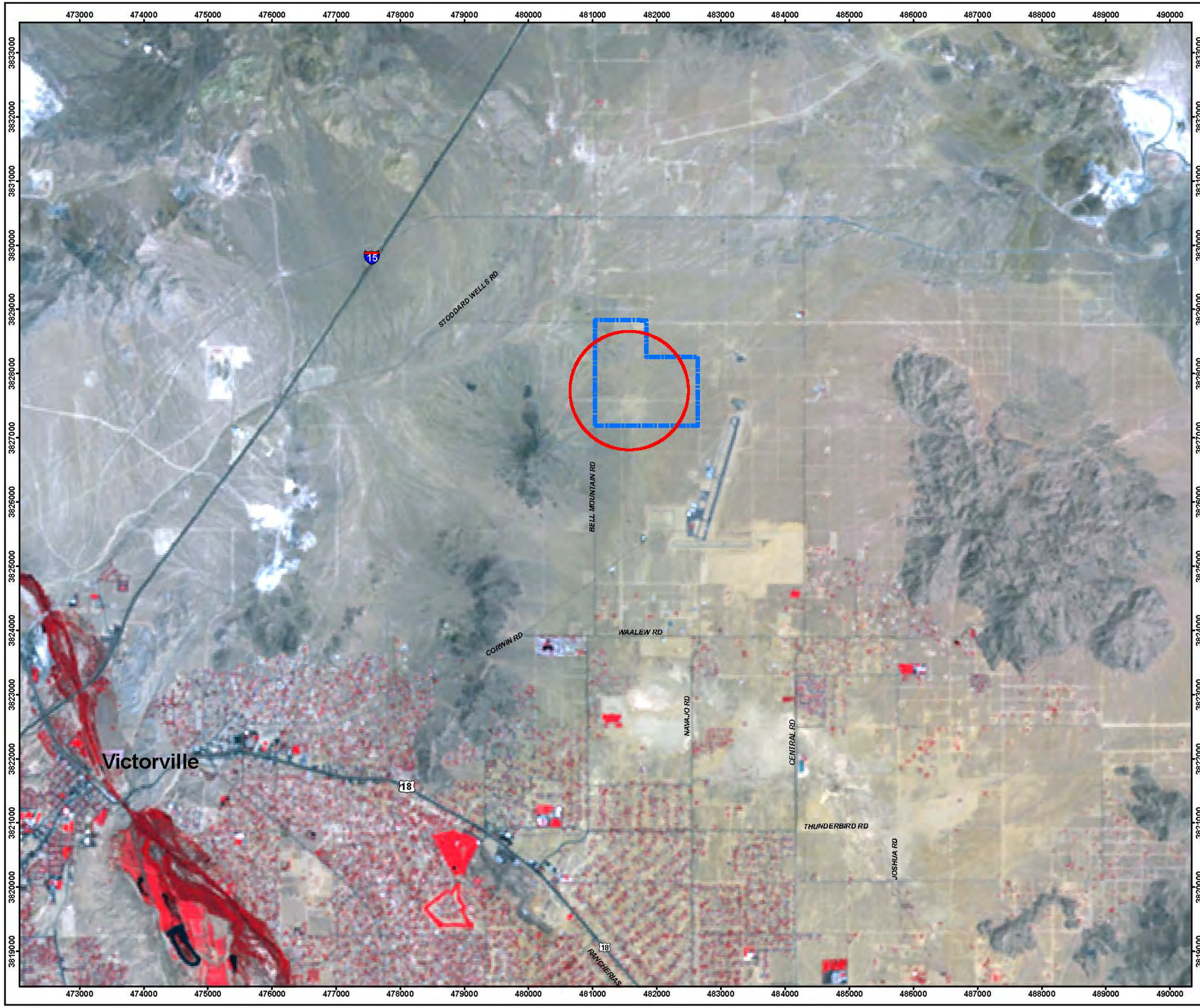


Figure 2

Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Range Boundary
- Project Boundary

N

Image Source: Landsat Orthoimagery, 2000-2001
Projection: UTM Zone 11 NAD83, Map Units in Meters

5,000 2,500 0 5,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	Victorville PBR #1	
DRAWN BY: BT	SCALE: As Shown	PROJECT NUMBER: 744653.74000
CHECKED BY: BB	DATE: April 2007	PAGE NUMBER:
SUBMITTED BY: DS	FILE: X:\GIS\Site_inspections_swMaps\victorville_ca\Fig2_pbr1.mxd	

Figure 1

Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California

Legend

- Range Boundary
- Project Boundary

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

5,000 2,500 0 5,000 Feet

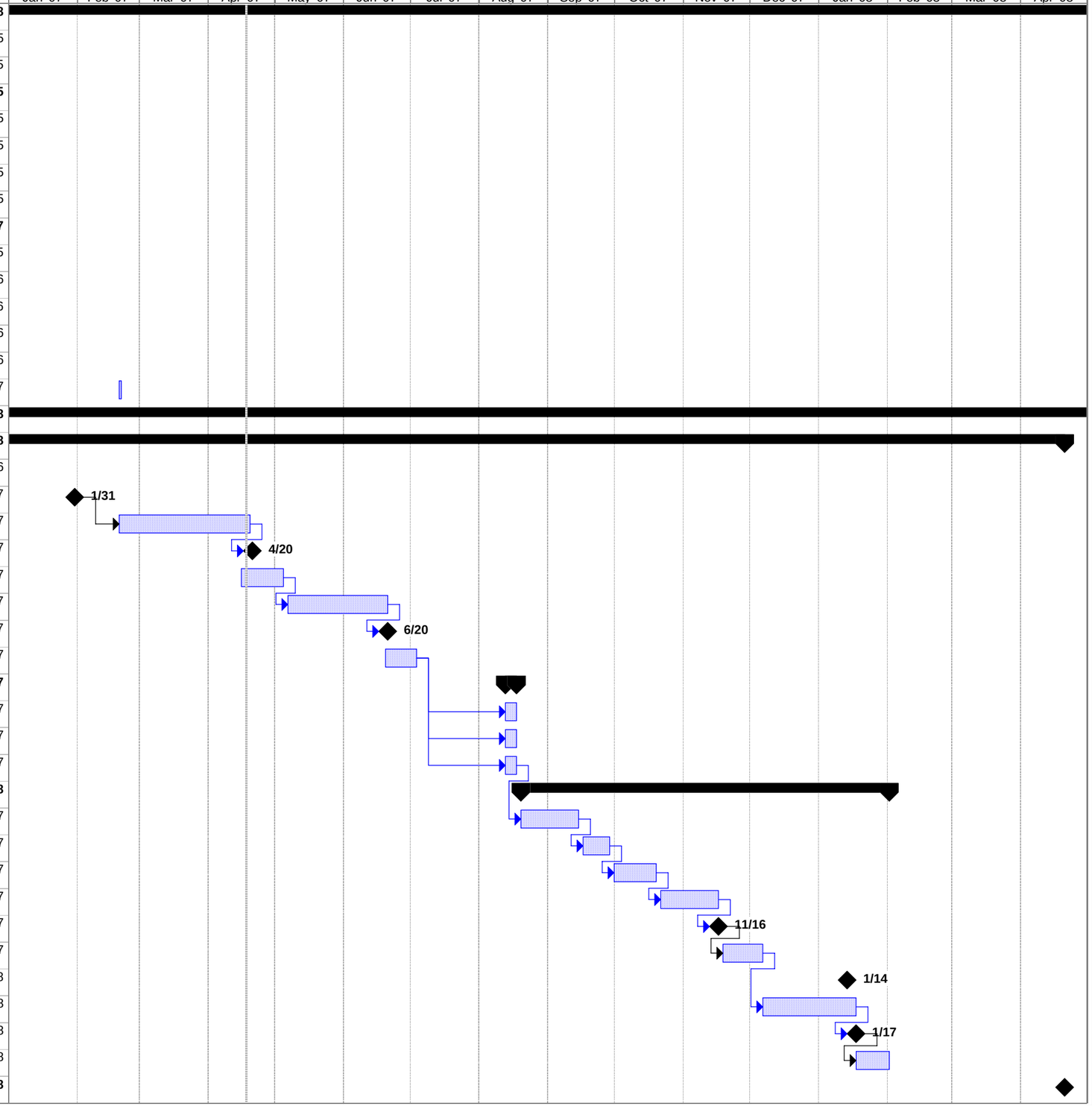
PARSONS

U.S. ARMY SOUTH
PACIFIC DIVISION
RANGE SUPPORT CENTER

DESIGNED BY: BT	Victorville PBR #1		
DRAWN BY: BT	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
CHECKED BY: BB	DATE: April 2007	PAGE NUMBER:	
SUBMITTED BY: DS	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig1_pbr1.mxd		

Project Schedule - Victorville PBR #1

Task Name	Duration	Start	Finish
MMRP SI	**798 days**	**Thu 5/26/05**	**Wed 6/18/08**
Task Order Award Date	0 days	Thu 5/26/05	Thu 5/26/05
Kick Off Meeting	0 days	Wed 7/13/05	Wed 7/13/05
Programmatic SI Work Plan	**61 days**	**Fri 7/15/05**	**Fri 10/7/05**
Draft Programmatic Work Plan	0 days	Fri 7/15/05	Fri 7/15/05
USACE Review	30 days	Mon 7/18/05	Fri 8/26/05
Onboard Review Meeting	0 days	Fri 8/26/05	Fri 8/26/05
Final Programmatic Work Plan	0 days	Fri 10/7/05	Fri 10/7/05
Quarterly In-Progress Review Meetings	**340 days**	**Tue 11/1/05**	**Tue 2/20/07**
Quarterly IPR Meeting #1 - Atlanta, GA (Parsons/SE)	2 days	Tue 11/1/05	Wed 11/2/05
Quarterly In-Progress Review Meeting #2 - Annapolis, MD (Alion/NE)	2 days	Wed 2/22/06	Thu 2/23/06
Quarterly IPR Meeting #3 Denver, CO (Shaw/NW)	2 days	Tue 5/16/06	Wed 5/17/06
Quarterly IPR Meeting #4 - San Diego, CA (Parsons)	1 day	Tue 8/15/06	Tue 8/15/06
Quarterly IPR Meeting #5 - Huntsville, AL (Parsons)	1 day	Tue 11/7/06	Tue 11/7/06
Quarterly IPR Meeting #6 - Washington, DC (Alion)	1 day	Tue 2/20/07	Tue 2/20/07
SPD - South Pacific Division Range Support Center	**798 days**	**Thu 5/26/05**	**Wed 6/18/08**
Victorville PBR #1	**391 days**	**Fri 10/20/06**	**Mon 4/21/08**
Site Specific Award Date - Mod #09	0 days	Fri 10/20/06	Fri 10/20/06
CSM/TPP Meeting 1	0 days	Wed 1/31/07	Wed 1/31/07
TPP Memorandum - Draft - Final	43 days	Tue 2/20/07	Thu 4/19/07
TPP Memorandum Approval/Acceptance	0 days	Fri 4/20/07	Fri 4/20/07
Draft Site Specific SI Work Plan	15 days	Mon 4/16/07	Fri 5/4/07
USACE/Stakeholder Review	33 days	Mon 5/7/07	Wed 6/20/07
Parsons Receives Comments	0 days	Wed 6/20/07	Wed 6/20/07
Final Site Specific SI Work Plan	10 days	Wed 6/20/07	Tue 7/3/07
Field Work	**5 days**	**Mon 8/13/07**	**Fri 8/17/07**
Site Visit	5 days	Mon 8/13/07	Fri 8/17/07
Qualitative Reconnaissance	5 days	Mon 8/13/07	Fri 8/17/07
MC Sampling and Analysis	5 days	Mon 8/13/07	Fri 8/17/07
SI Report	**120 days**	**Mon 8/20/07**	**Fri 2/1/08**
Laboratory Analyses	20 days	Mon 8/20/07	Fri 9/14/07
Data Validation	10 days	Mon 9/17/07	Fri 9/28/07
Submit Draft SI Report	15 days	Mon 10/1/07	Fri 10/19/07
USACE Review	20 days	Mon 10/22/07	Fri 11/16/07
Parsons Receives Comments	0 days	Fri 11/16/07	Fri 11/16/07
Submit Draft Final SI Report	14 days	Mon 11/19/07	Thu 12/6/07
TPP Meeting 2	0 days	Mon 1/14/08	Mon 1/14/08
USACE Backcheck & Stakeholder Review	30 days	Fri 12/7/07	Thu 1/17/08
Parsons Receives Comments	0 days	Thu 1/17/08	Thu 1/17/08
Submit Final SI Report	11 days	Fri 1/18/08	Fri 2/1/08
Site Completion Date	**0 days**	**Mon 4/21/08**	**Mon 4/21/08**



Project: MMRP SW Schedule - Nov 06
Date: Wed 4/18/07

Task | Milestone | Summary | Rolled Up Milestone

CONCEPTUAL SITE MODEL

VICTORVILLE PRECISION BOMBING RANGE NO. 1

SAN BERNARDINO COUNTY, CALIFORNIA

Subsite/Range	Acreage	Suspect Past DoD Activities	Potential MD/MEC Presence	MD/MEC Found Since Closure	Previous Investigation/Clearance Actions/Development	Post-DoD Land Use and Current Land Use	Potential Receptors	Potential Source and Receptor Interaction	Field Sampling/ Qualitative Reconnaissance
BOMBING RANGE	649	Precision Bombing Range	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Practice bomb debris and spotting charge	INPR site visit 7 December 1988, ASR site visit 16-19 April 1996	Industrial, undeveloped	Trespassers, industrial workers, recreation	Yes – MD has been found on the surface and MEC is potentially at surface or subsurface, access available	Soil Samples #2 through #7 on Figures 3A and 3B; 1 discretionary soil sample, location TBD by Field Team / QR path included. Soil sample #7 will target the area where munitions debris was identified during the visual site inspection conducted by USACE under the ASR.
REMAINING LAND	NA	NA	NA	NA	INPR site visit 7 December 1988, ASR site visit 16-19 April 1996	Industrial, undeveloped	Trespassers, industrial workers, recreation	Unlikely – Area is outside of the bombing target buffer zone, MEC is unlikely at the surface or subsurface, site access available	Soil Samples #1 and #8 on Figures 3A and 3B
TOTAL	649								

Source
1 = 1994 INPR
2 = 1996 ASR
3 = 2004 ASR supplement
3 = Other government correspondence

ASR = Archives Search Report
DoD = Department of Defense
INPR = Inventory Project Report
MD = Munitions debris
MEC = Munitions and explosives of concern
NA = Not applicable
QR = Qualitative Reconnaissance
TDB = To Be Determined

PRE-MC SAMPLING CONCEPTUAL SITE EXPOSURE MODEL

Site: Victorville Precision Bombing Range No. 1

Completed By: Parsons

Date Completed: April 18, 2007

Step 1
Check the media that could be directly affected by the release.

Step 2
For each medium identified in step 1, follow the top arrow and check possible transport mechanisms. Briefly list other mechanisms or reference the report for details.

Step 3
Check exposure media identified in step 3.

Step 4
Check exposure pathways that are complete or need further evaluation.

Step 5
Identify the receptors potentially affected by each exposure pathway: Enter "C" for current receptors, "F" for future receptors, or "C/F" for both current and future receptors.

Media	Transport Mechanisms	Exposure Media	Exposure Pathways	Current & Future Receptors: Residents (adults or children)	Commercial or industrial workers	Site visitors, trespassers, or recreational users	Construction workers	Ecological
☑ **Surface Soil (0-2 ft bgs)**	☑ Direct release to surface soil → *check soil*	☑ **soil**	☑ Incidental Soil Ingestion	C/F	C/F	C/F	C/F	C/F
	☑ Migration to leaching to subsurface → *check soil*		☑ Dermal Absorption of Contaminants from Soil	C/F	C/F	C/F	C/F	C/F
	☐ Migration or leaching to groundwater → *check groundwater*							
	☐ Volatilization → *check air*							
	☐ Runoff or erosion → *check surface water*							
	☑ Uptake by plants or animals → *check biota*							
	☑ Other (list): Fugitive Dust							
☐ **Subsurface Soil (0-15 ft bgs)**	☐ Direct release to subsurface soil → *check soil*	☐ **groundwater**	☐ Ingestion of Groundwater					
	☐ Migration to groundwater → *check groundwater*		☐ Dermal Absorption of Contaminants in Groundwater					
	☐ Volatilization → *check air*							
	☐ Other (list):							
☐ **Ground-water**	☐ Direct release to groundwater → *check groundwater*	☑ **air**	☐ Inhalation of Outdoor Air					
	☐ Volatilization → *check air*		☐ Inhalation of Indoor Air					
	☐ Flow to surface water body → *check surface water*		☑ Inhalation of Fugitive Dust	C/F	C/F	C/F	C/F	C/F
	☐ Flow to sediment → *check sediment*							
	☐ Uptake by plants or animals → *check biota*							
	☐ Other (list):							
☐ **Surface Water**	☐ Direct release to surface water → *check surface water*	☐ **surface water**	☐ Ingestion of Surface Water					
	☐ Volatilization → *check air*		☐ Dermal Absorption of Contaminants in Surface Water					
	☐ Sedimentation → *check sediment*							
	☐ Uptake by plants or animals → *check biota*							
	☐ Other (list):							
☐ **Sediment**	☐ Direct release to sediment → *check sediment*	☐ **sediment**	☐ Direct Contact with Sediment					
	☐ Resuspension, runoff, or erosion → *check surface water*							
	☐ Uptake by plants or animals → *check biota*	☑ **biota**	☑ Ingestion of Wild Foods					C/F
	☐ Other (list):							

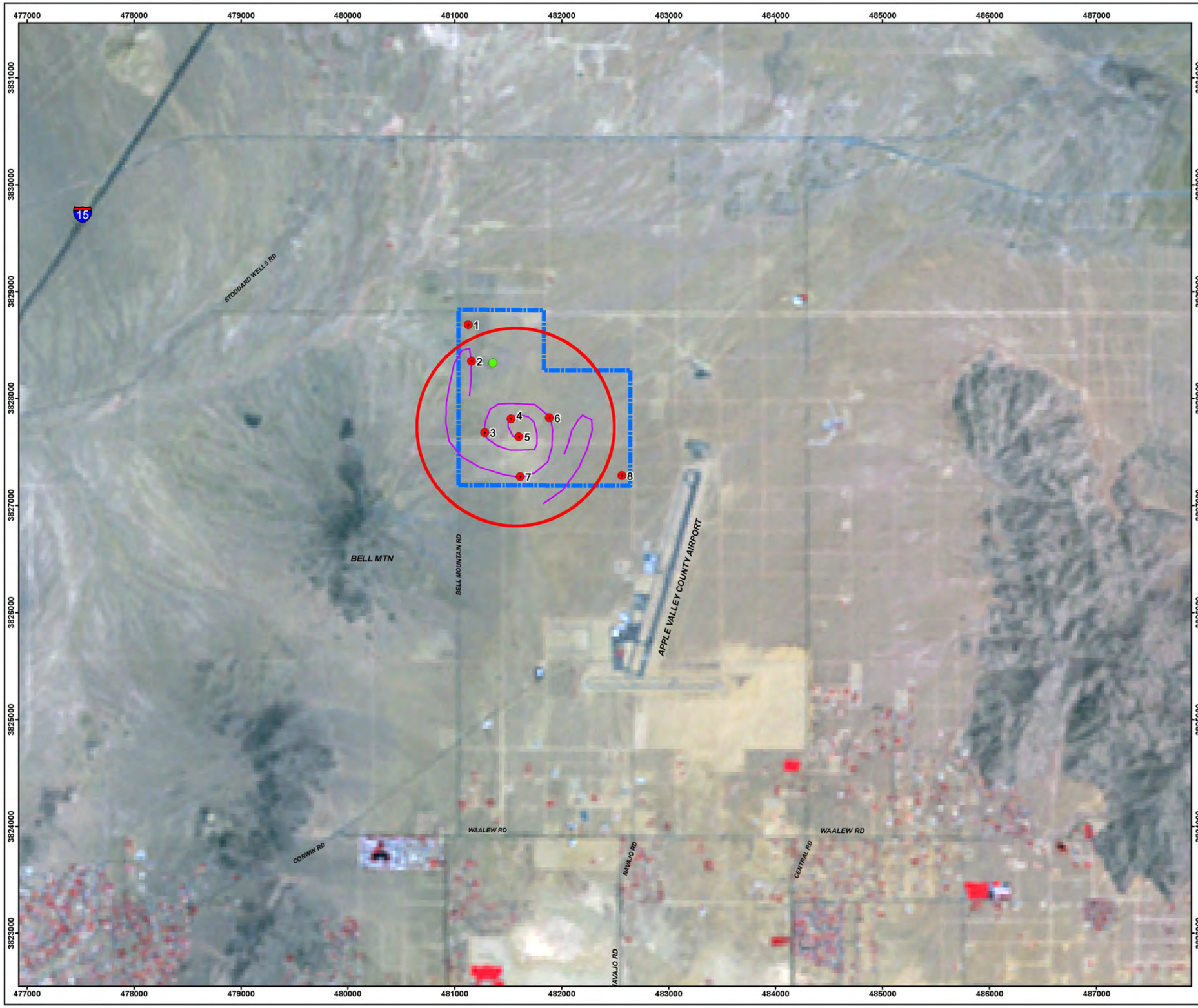
Figure 3B

Qualitative Reconnaissance and Sample Locations Map

Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Proposed Soil Sample Location
- M38A2 Bomb Debris
- Range Boundary
- Project Boundary
- Representative Qualitative Reconnaissance Track

N

Image Source: Landsat Orthoimagery, 2000-2001
Projection: UTM Zone 11 NAD83, Map Units in Meters

3,000 1,500 0 3,000 Feet

PARSONS

U.S. ARMY SOUTH
PACIFIC DIVISION
RANGE SUPPORT CENTER

DESIGNED BY: BT	Qualitative Reconnaissance and Sample Locations Map
DRAWN BY: BT	
CHECKED BY: BB	SCALE: As Shown; PROJECT NUMBER: 744653.74000
SUBMITTED BY: DS	DATE: April 2007; PAGE NUMBER:
	FILE: X:\GIS\Site_inspections_swMaps\victorville_ca\Fig3B_pbr1.mxd

Figure 3A

Qualitative Reconnaissance and Sample Locations Map
Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California

Legend

- Proposed Soil Sample Location
- M38A2 Bomb Debris
- Range Boundary
- Project Boundary
- Representative Qualitative Reconnaissance Track

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

3,000 1,500 0 3,000 Feet

PARSONS

U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	Qualitative Reconnaissance and Sample Locations Map
DRAWN BY: BT	SCALE: As Shown
CHECKED BY: BB	DATE: April 2007
SUBMITTED BY: DS	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig3A_pbr1.mxd
	PROJECT NUMBER: 744653.74000
	PAGE NUMBER:

SAMPLING RATIONALE

VICTORVILLE PRECISION BOMBING RANGE NO. 1, SAN BERNARDINO COUNTY, CALIFORNIA

Sample ID	Sample Coordinates		Media	Analysis	Munitions [1]	Rationale
	Longitude	Latitude				
VV-PBR1-SS-24-01	-117.20585	34.59987	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Outside of the former bombing range, anticipated to reflect ambient conditions
VV-PBR1-SS-24-02	-117.20552	34.59680	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-PBR1-SS-24-03	-117.20416	34.59079	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-PBR1-SS-24-04	-117.20148	34.59195	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-PBR1-SS-24-05	-117.20067	34.59044	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-PBR1-SS-24-06	-117.19756	34.59204	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-PBR1-SS-24-07	-117.20053	34.58707	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range and near the location of the previously located spotting charge
VV-PBR1-SS-24-08	-117.19015	34.58717	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Outside of the former bombing range, anticipated to reflect ambient conditions
VV-PBR1-SS-24-09	TBD	TBD	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Discretionary sample, location determined by field team, as appropriate.

(1) Munitions potentially present on site based on historical documentation (INPR and ASR Supplement)

Analytical Parameters and Methods

Parameter	Method
EXPLOSIVES	
Hexahydro-1,3,5-trinitro-1,3,5-triazine	SW8321A
Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetrazocine	SW8321A
2,4,6-Trinitrotoluene	SW8321A
1,3,5-Trinitrobenzene	SW8321A
1,3-Dinitrobenzene	SW8321A
2,4-Dinitrotoluene	SW8321A
2,6-Dinitrotoluene	SW8321A
2-Amino-4,6-dinitrotoluene	SW8321A
2-Nitrotoluene	SW8321A
3-Nitrotoluene	SW8321A
4-Amino-2,6-dinitrotoluene	SW8321A
4-Nitrotoluene	SW8321A
Nitrobenzene	SW8321A
Nitroglycerin	SW8321A
Methyl-2,4,6-trinitrophenylnitramine	SW8321A
Pentaerythritol Tetranitrate (PETN)	SW8321A

Analytical Parameters and Methods, Continued

REDUCED METALS	
Aluminum	SW6010B
Antimony	SW6020
Barium	SW6020
Beryllium	SW6020
Cadmium	SW6020
Calcium	SW6010B
Cobalt	SW6020
Copper	SW6020
Iron	SW6010B
Magnesium	SW6010B
Manganese	SW6020
Nickel	SW6020
Potassium	SW6010B
Selenium	SW6020
Silver	SW6020
Sodium	SW6010B
Thallium	SW6020
Vanadium	SW6020
Zinc	SW6020

TPP Team	EM 200-1-2, Paragraph 1.1.1	
Decision Makers		
Customer	USACE Los Angeles District (CESPL)	
Project Manager	Alexandria Long, CESPL	
Regulators	California Department of Toxic Substances Control (DTSC), Dan Cordero	
Primary Stakeholders	Numerous property owners	
Data Types	**Data Users**	**Data Gatherer**
Demographics/Land Use	Risk, Responsibility, and Compliance Perspectives	Parsons (SI Team)
Site Conditions	Remedy Perspective	Parsons (SI Team)
Munitions and Explosives of Concern (MEC)	Risk and Remedy Perspectives	Parsons (SI Field Team)
Munitions Constituents (MC)	Risk and Remedy Perspectives	Parsons (SI Field Team)
Archaeology	Compliance and Remedy Perspectives	CESPL, Parsons (avoidance)
Endangered Species	Risk and Compliance Perspectives	CESPL, Parsons (avoidance)

CUSTOMER'S GOALS		EM 200-1-2, Paragraph 1.1.2	
Areas of Conern (AOC)	**Contaminant Issues**	**Future Land Use**	**Site-specific Closeout Goal (if applicable)**
Former Bombing Range	MEC/MC	Industrial	See below
Site Closeout Statement			
To manage the munitions and explosives of concern (MEC) and munitions constituents (MC) risk through a combination of removal, administrative controls, and public education; thereby rendering the site as safe as reasonably possible to humans and the environment and conducive to the anticipated future land use.			
Customer's Schedule Requirements			
Site Inspection and Reporting Complete by April 21, 2008			
Customer's Site Budget			
Site Inspection and Reporting: Fully Funded through SI Phase			

IDENTIFY SITE APPROACH		
EXISTING SITE INFORMATION & DATA	**EM 200-1-2, Paragraph 1.1.3 and 1.2.1**	
Attachment(s) to Phase I TPP Memorandum	**Located at Repository**	**Preliminary Conceptual Site Model**
Archives Search Report /ASR Supplement/	N/A for SI Phase; Implemented in post-SI Phase as warranted	No
Site-Specific SI Work Plan	N/A for SI Phase; Implemented in post-SI Phase as warranted	Yes
POTENTIAL POINTS OF COMPLIANCE	**EM 200-1-2, Paragraph 1.2.1.3**	
Determination of absence or presence of MEC/MC		
If MC is detected, comparison against background levels and Soil Screening Levels (SSLs) as identified in "Site Constraints and Dependencies" below to determine if further MC evaluation during RI/FS is warranted.		
Avoidance of sensitive conditions: wetlands, endangered species, archaeological sites		
MEDIA OF POTENTIAL CONCERN	**EM 200-1-2, Paragraph 1.2.1.4**	
Qualitative review of MEC presence.		
Quantitative screening of MC in soil.		
Comparison criteria		
SITE OBJECTIVES	**EM 200-1-2, Paragraph 1.2.2**	
Collection of sufficient MEC and MC data to determine if concentrations are high enough to warrant further study or action.		
Eliminate from further consideration those releases that pose no significant threat to public health or the environment.		
Collection of sufficient data to perform MRSPP scoring and EPA to conduct MC-related HRS		
See Programmatic and Site-Specific Work Plan		
See Attached Worksheets Developed by the Project Team		
REGULATOR AND STAKEHOLDER PERSPECTIVES	**EM 200-1-2, Paragraph 1.2.3**	
Regulators	**Community Interests**	**Others**
DTSC - SI Report should be released to the public for reference with the MRSPP.		BLM concerned about protecting the desert tortoise and cultural avoidance.
DTSC requests notification upon the discovery of more than one MEC item.		
DTSC - MC sampling may not meet the stated site objective included in the Project Objectives Worksheet.		
DTSC requests inclusion of applicable California rules and regulations.		
PROBABLE REMEDIES	**EM 200-1-2, Paragraph 1.2.4**	
Removal Action following RI/FS characterization		
Institutional Controls following RI/FS characterization		
EXECUTABLE STAGES TO SITE CLOSEOUT	**EM 200-1-2, Paragraph 1.2.5**	
Site Inspection (SI)		
Remedial Investigation/Feasibility Study (RI/FS)		
Proposed Plan		
Decision Document		
Remedial Design (RD)		
Remedial Action (as necessary)		
Recurring Review		
Time Critical Removal Action (as required)		

IDENTIFY CURRENT PROJECT		
SITE CONSTRAINTS AND DEPENDENCIES EM 200-1-2, Paragraph 1.3.1		
Administrative Constraints and Dependencies		
Rights of Entry (ROE)		
Cultural Resources		
Funding beyond the SI		
Concurrent planning programs		
Scheduling		
Technical Constraints and Dependencies		
Property owner/leaseholder site activities (Site access)		
MEC avoidance screening of MC sample loctions for safety		
Cultural Resources		
Topography/vegetation		
Environmentally sensitive areas		
Legal and Regulatory Milestones and Requirements		
Consistent with CERCLA and the NCP, and in compliance with all legally applicable Federal and State requirements.		
Public, stakeholder, and regulatory involvement and review of key documents (see schedule)		
Funding beyond the SI		
Soil screening levels as agreed upon by the Project Team to include the appropriate SSL from EPA Region 9 and CAL-modified PRGs Industrial and ecological). Available regional background data and ambient samples		
DTSC requests immediate notification upon discovery of more than one MEC item.		
CURRENT EXECUTABLE STAGE EM 200-1-2, Paragraph 1.3.3		
Technical Memorandum of TPP		
Site-Specific Work Plan		
Site Inspection		
SI Report Recommendation		
See Attached Worksheets Developed by the Project Team		
Basic (For Current Projects)	**Optimum** (For Future Projects)	**Excessive** (Objectives that do not lead to site closeout)
Site Reconnaissance	RI/FS	

Acronyms

CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act
CESPL - U.S. Army Corps of Engineers, Los Angeles District
DTSC - Department of Toxic Substances Control
EPA - U. S. Environmental Protection Agency
FUDS - Formerly Used Defense Sites
HRS - Hazard Ranking System
ME - munitions constituents
MEC - munitions and explosvies of concern
MRSPP - Munitions Response Site Prioritization Protocol
NCP - National Contingency Plan
NDAI - No Department of Defense Action Indicated
PRG - Preliminary Remediation Goal
RI/FS - Remedial Investigation/Feasibility Study
SI - Site Inspection
SSL - Soil Screening Level
TBD - to be determined
TPP - Technical Project Planning

PROJECT OBJECTIVES WORKSHEET

SITE: **Former Bombing Range**

PROJECT: **Victorville PBR 1**

Site Objective [a]					Data Needs	Data Collection Methods	Data User(s)	Project Objective Classification [d]
Number	Executable Stage [b]		Description	Source [c]				
	Current	Future						
1	Yes		Determine presence/lack thereof of MEC	PA, ASR, ASR Supplement, Recon	Are there any MEC? If so what type, where and hazard posed. Current and future LU.	Qualitative Reconnaissance	Risk and Remedy Perspectives	Basic
2	Yes		Determine if the concentration of MC is high enough to pose a risk to human health or the environment	Soil sampling	Samples to be collected biased to highest likelihood areas (targets) for strictly for screening for MC presence. Future LU.	Sample collection IAW SAP	Risk and Remedy Perspectives	Basic
3								
4								

a Refer to EM 200-1-2, Paragraph 1.2.2

b Refer to EM 200-1-2, Paragraph 1.2.5

c For example, Meeting with Customer/stakeholder/Regulator, State Regulation____,

d Classification of project objectives can only occur after the current project has been identified. Refer to EM 200-1-2, Paragraph 1.3.3.

ASR - Archive Search Report
IAW - In accordance with
MEC - Munitions and Explosives of Concern
PA - Preliminary Assessment
LU - Land Use
MC - Munitions Constituents
SAP - Sampling and Analysis Plan

MEC DATA QUALITY OBJECTIVE WORKSHEET

SITE: **Victorville Precision Bombing Range No. 1, California**

PROJECT: **MMRP Site Inspection / FUDS Project No. J09CA067501**

DQO STATEMENT NUMBER: **1 of 4**

DQO Element Number*	DQO Element Description*	Site-Specific DQO Statement
Intended Data Use(s):		
1	Project Objective(s) Satisfied	Evaluate presence/lack thereof of MEC
Intended Need Requirements:		
2	Data User Perspective(s)	Risk, Remedy
3	Contaminant or Characteristic of Interest	MEC, Munitions debris
4	Media of Interest	N/A
5	Required Locations or Areas	Bombing Range
6	Number of Samples Required	N/A
7	Reference Concentration of Interest or Other Performance Criteria	QR on site as shown in figures 3A and 3B.
Appropriate Sampling and Analysis Methods:		
8	Sampling Method	Qualitative Reconnaissance
9	Analytical Method	N/A

* Refer to EM 200-1-2, Paragraph 4.2.1

MC DATA QUALITY OBJECTIVE WORKSHEET

SITE: **Victorville Precision Bombing Range No. 1, California**

PROJECT: **MMRP Site Inspection / FUDS Project No. J09CA067501**

DQO STATEMENT NUMBER: **2 of 4**

DQO Element Number*	DQO Element Description*	Site-Specific DQO Statement
Intended Data Use(s):		
1	Project Objective(s) Satisfied	Evaluate presence/lack thereof of MC
Intended Need Requirements:		
2	Data User Perspective(s)	Risk, Remedy
3	Contaminant or Characteristic of Interest	See Table 1.
4	Media of Interest	Surface Soil
5	Required Sampling Locations or Areas and Depths	As determined by the Project Team, see Figures 3A and 3B. Biased locations based on location of the bombing target, and ambient locations taken in areas thought to be free of any possible contamination. Depth is 2 - 4 inches.
6	Number of Samples Required	8 to 9 surface soil samples, and associated QA/QC samples.
7	Reference Concentration of Interest or Other Performance Criteria	EPA Region 9 Industrial PRGs or California Modified EPA Region 9 Industrial PRGs
Appropriate Sampling and Analysis Methods:		
8	Sampling Method	Composite samples in accordance with the PSAP and PSAP Addendum
9	Analytical Method	Explosives - SW8321A; Metals (reduced) - SW6010B or SW6020

* Refer to EM 200-1-2, Paragraph 4.2.1

MRSPP Data Quality Objective Worksheet

Site: Victorville Precision Bombing Range No. 1
Project: MMRP Site Inspection / FUDS No. J09CA067501
DQO Statement Number: 3 of 4

Module	Table #	Table Description	Known Data	Current Data Gap	Data Source
Explosive Hazard Evaluation (EHE)	1	Munitions Type	X		Historical Records/Findings
	2	Source of Hazard	X		Historical Maps
	3	Location of Munitions		X	Historical or Field Findings
	4	Ease of Access		X	Field Findings
	5	Status of Property		X	Tax Records
	6	Population Density		X	U.S. Census Bureau
	7	Population Near Hazard		X	Field Findings
	8	Types of Activities/Structures		X	Regional Zoning
	9	Ecological and/or Cultural Resources		X	State Historic Preservation Office
	10	Determining the EHE		X	Scores from Tables 1 through 9
Chemical Warfare Materiel (CWM) Hazard Evaluation (CHE)	11	CWM Configuration	X		Historical Records/Findings
	12	Sources of CWM	X		Historical Records/Findings
	13	Location of CWM	X		Historical Findings
	14	Ease of Access	X		Field Findings
	15	Status of Property	X		Historical Records
	16	Population Density	X		U.S. Census Bureau
	17	Population Near Hazard	X		Field Findings
	18	Types of Activities/Structures	X		Regional Zoning
	19	Ecological and/or Cultural Resources	X		State Historic Preservation Office
	20	Determining the CHE	X		Scores from Tables 11 through 19
Health Hazard Evaluation (HHE)	21	Groundwater Data		X	Groundwater Sampling Results
	22	Surface Water - Human Endpoint		X	Surface Water Sampling Results
	23	Sediment - Human Endpoint		X	Sediment Sampling Results
	24	Surface Water - Ecological Endpoint		X	Surface Water Sampling Results
	25	Sediment - Ecological Endpoint		X	Sediment Sampling Results
	26	Surface Soil		X	Surface Soil Sampling Results
	27	Supplemental Contaminant Hazard Factor		X	All MC Sampling Results
	28	Determining the HHE		X	Scores from Tables 21 through 27
	29	MRS Priority		X	Scores from Tables 10, 20, and 28
	A	MRS Background Information	X		DoD Databases

HRS Data Quality Objective Worksheet

Site: Victorville Precision Bombing Range No. 1
Project: MMRP Site Inspection / FUDS No. J09CA067501
DQO Statement Number: 4 of 4

Data Description	Known Data	Current Data Gap	Data Source
Source Type	X		Historical Records/Findings
Estimated Volume or Area		X	Field Findings
Hazardous Substance	X		Constituents of Suspected Munitions
Groundwater Sample Concentration		X	Sample Results
Groundwater Use		X	Well Records/Municipal Data
Surface Water Sample Concentration		X	Sample Results
Surface Water Pathways		X	Field Findings
Soil Sample Concentration		X	Sample Results
Soil Pathways		X	Municipal Data
Sensitive Environments		X	State Historic Preservation Office, US Fish and Wildlife Service, various government agencies
Attractiveness/Accessibility		X	Field Findings/Land Use Records

Table 1
Chemical-Specific Data Quality Objectives
Former Victorville Precision Bombing Range No. 1, San Bernardino County, California

Analyte	Abbreviation	CAS #	Human Health Screening Values Industrial Soil (mg/kg) (Bolded values will be used for comparison)	
			Region 9 Preliminary Remediation Goal (PRG)[2]	CAL Modified EPA Region 9 Preliminary Remediation Goal (PRG)[3]
Hexahydro-1,3,5-trinitro-1,3,5-triazine	RDX	121-82-4	**16**	
Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetrazocine	HMX	2691-41-0	**31000**	
2,4,6-Trinitrotoluene	2,4,6-TNT	118-96-7	**57**	
1,3,5-Trinitrobenzene	1,3,5-TNB	99-35-4	**18000**	
1,3-Dinitrobenzene	1,3-DNB	99-65-0	**62**	
2,4-Dinitrotoluene[1]	2,4-DNT	121-14-2	**2.5**	
2,6-Dinitrotoluene[1]	2,6-DNT	606-20-2	**2.5**	
2-Amino-4,6-dinitrotoluene	2-Am-DNT	35572-78-2	**120**	
2-Nitrotoluene	2-NT	88-72-2	**2.2**	
3-Nitrotoluene	3-NT	99-08-1	**1000**	
4-Amino-2,6-dinitrotoluene	4-Am-DNT	19406-51-0	**120**	
4-Nitrotoluene	4-NT	99-99-0	**30**	
Nitrobenzene	NB	98-95-3	**100**	
Nitroglycerin	NG	55-63-0	**120**	
Methyl-2,4,6-trinitrophenylnitramine	Tetryl	479-45-8	**62000**	
Pentaerythritol Tetranitrate	PETN	78-11-5	**N/A**	
Aluminum	Al	7429-90-5	**100000**	
Antimony	Sb	7440-36-0	**410**	
Barium	Ba	7440-38-2	**67000**	
Beryllium	Be	7440-41-7	**1900**	
Cadmium	Cd	7440-43-9	**450**	
Calcium	Ca	7440-70-2	**N/A**	
Cobalt	Co	7440-48-4	**1900**	
Copper	Cu	7440-50-8	**41000**	
Iron	Fe	7439-89-6	**100000**	
Magnesium	Mg	7439-95-4	**N/A**	
Manganese	Mn	7439-96-5	**19000**	
Nickel	Ni	7440-02-0	**20000**	
Potassium	K	7440-09-7	**N/A**	
Selenium	Se	7782-49-2	**5100**	
Silver	Ag	7440-22-4	**5100**	
Sodium	Na	7440-23-5	**N/A**	
Thallium	Tl	7440-28-0	**67**	
Vanadium	V	7440-62-2	**1000**	
Zinc	Zn	7440-66-6	**100000**	

(1) Carcinogenic DNT mixture values used if more conservative than noncarcinogenic isomer-specific values

(2) Region 9 PRGs, dtd 28 December 2004

(3) Cal-Modified PRGs as shown in Region 9 PRG 2004 Table on URL: http://www.epa.gov/region09/waste/sfund/prg/index.html.

Technical Project Planning Meeting #1 Presentation Slides

The following slides have been provided as a copy of the TPP Meeting #1 presentation. Changes to the technical approach, schedule, sample locations, sample numbers and any other changes made during the TPP meeting are reflected in the TPP Memorandum and the remainder of the associated documents. The slides on the following pages are shown as they were presented.

Los Angeles District

Former Victorville
Precision Bombing Ranges
Y, 15, 13, 8, 1, 2, 3, and 4
Site Inspection (SI) Phase
Technical Project Planning (TPP) Meeting

Los Angeles District Formerly Used Defense Sites
San Bernardino County, CA
31 January 2007

Los Angeles District

Today's Agenda

- Los Angles District Formerly Used Defense Site (FUDS) program Military Munitions Response Program (MMRP)
  - Synopsis of program and implementation
- Site Inspection (SI) Overview
- Military History
- TPP Presentation

Los Angeles District

Los Angeles District

Los Angeles District

Formerly Used Defense Site (FUDS) Primer

Why	Congress 1986 '*correction, detection and disposal of unexploded ordnance which creates an imminent and substantial endangerment….'*
Where	*'the Secretary shall carry out all response actions under CERCLA at properties owned by, leased or otherwise possessed by the United States"* – USACE assigned
Who	USACE has almost 10,000 FUDS identified nationwide, over 1,300 in the Los Angeles District, funding limited
How	Military Munitions Response Program (MMRP) and Hazardous Toxic Radioactive Waste (HTRW) use the DoD investigation/cleanup methods based on Env. Protection Agency (EPA) CERCLA process

Los Angeles District

Legal Drivers

- 1980 CERCLA
- 1986 SARA
  - 10 U.S.C. 2701 DERP- Defense Environmental Restoration Program.
    - Three goals of program:
      - Cleanup of HTRW contamination
      - Correction of other environmental damage (such as detection and disposal of unexploded ordnance (UXO))
      - Demolition and removal of unsafe buildings and structures.
    - DERP applies to currently owned DOD facilities (IRP) and formerly owned facilities (FUDS).

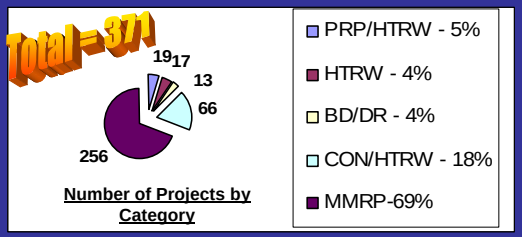
Los Angeles District

Legal Drivers (Con.)

- FUDS Program-
  - » Authorized under DERP and CERCLA Section 104
  - » Secretary of Defense authorized to conduct response
  - » DOD delegated authority to the Army
  - » The Secretary of the Army established USACE as the DOD executive agent for environmental restoration activities at FUDS sites.

Los Angeles District

California Projects by Categories



Los Angeles District

FUDS CERCLA (Superfund/NCP) Implementation Strategy

Engineering Regulation No.

200-3-1, May 2004

FUDS Program Policy

Los Angeles District

MMRP Site Inspection (SI)

- Site Inspection Objectives:

The primary objective of the MMRP SI is to determine whether the FUDS project warrants further response action pursuant to CERCLA and the NCP.

- The SI will collect the minimum amount of information necessary to
  - Eliminate from further consideration those releases that pose no significant threat to public health or the environment;
  - Determine the potential need for removal action;
  - Collect or develop additional data appropriate for Hazard Ranking scoring by EPA;
  - And collect data, as appropriate, to characterize the release for effective initiation of the remedial investigation and feasibility study (RI/FS)
- Only addresses Munitions and Explosives of Concern (MEC) and Munitions Constitutes (MC) that were left behind by DOD use of the property

Los Angeles District

Typical Project Activities

- Stakeholder Concerns
  - Coordinate with stakeholders in order to incorporate their goals, concerns, and comments into the SI process.
- Right of Entry
  - Obtain permission to enter property.
- Biological resources
  - Determine biota and plant communities and minimize effect to their habitat. Coordinate with resource agencies for concurrence.
- Cultural Resources
  - Identify cultural resources and minimize effect to sites. Compliance with National Historic Preservation Act (Section 106). Coordinate with SHPO, Native American Tribes, and landowners.

Los Angeles District

Typical Activities (continued)

- Historical Documentation Review
- Technical Project Planning (TPP) Meeting
  - Develop Conceptual Site Model (CSM)
  - Identify Data Quality Objectives (DQO)
  - Determine SI Scoping Details
- TPP Memorandum
  - Summary of decisions from TPP Meeting
- Site Specific Work Plan
  - Will contain completed CSM

Los Angeles District

Typical Activities (continued)

- Field Work
  - Qualitative Reconnaissance (Walking the Site)
  - Munitions Constituents Sampling
  - No UXO disposal will be done on this phase
- Site Inspection Report
  - Record Field Work Activities
  - Analyze Data
  - Make recommendations

Los Angeles District

Tentative Schedule

- 31 January 2007 TPP #1 Meeting
- 9 May 2007 Final TPP Memoranda
  - PBRs Y, 15, 8, and 13
- 16 May 2007 Final TPP Memoranda
  - PBRs 1, 2, 3, and 4
- Late-August 2007 Work Plans
  - PBRs Y, 15, 8, and 13
- Early-September 2007 Work Plans
  - PBRs 1, 2, 3, and 4
- September and October 2007 Field Work
- February 2008 Final SI Reports (eight)

Los Angeles District

FUDS Contact Information

Project Manager:

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Los Angeles District

Victorville Precision Bombing Ranges Y, 15, 13, 8, 1, 2, 3, and 4

Formerly Used Defense Sites

San Bernardino County, California

Technical Project Planning

For

Site Inspection

31 January 2007

Los Angeles District

Agenda

- General MMRP Program Introduction
  - Alexandria Long – USACE CESPL Project Manager
- General Introduction SI Presentation
  - Don Silkebakken – Parsons SW and SE Program Manager
- Technical Approach Presentation
  - Joni Jorgensen Risk – Parsons Regional Project Manager (CESPL)
  - Brian Barker – Parsons
- Technical Project Planning (TPP)
  - Streamlined. Focused on TPP Worksheets.

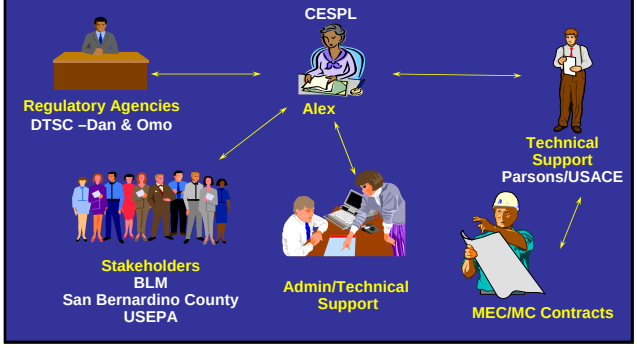
Los Angeles District

So Why Are We Here?

- ***Site Inspection (SI)*** is a simple straightforward process under CERCLA. "Brad's Roadshow". Yes or No?
- Cover a lot of ground today: 8 sites
- This is a ***TEAM*** effort – Complete Power.
  - Everyone here today is here for a reason.
  - Please feel free to comment at any time during any of the presentations – ***Keep Focus.***
  - Success depends on your input to the process.

Los Angeles District

TPP - Project Team Composition



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Tell Me More – What are the Expectations?

- ***Preliminary*** Technical Approach for the sites were developed through a collaborative effort between Parsons, USAESCH, and CESPL.
  - Intent is to provide a baseline starting point for discussions not to present a predetermined decision for acceptance. Interest of Time only.
  - We are relying on our TEAM to provide or direct us to any information not in our "bible" (ASR) and associated documents (INPRs/ASR Supp/other studies) to ensure correct approach.
- Concurrence Request
  - As such, subsequent comments on the Draft TPP Memo anticipated to be minimal.

Los Angeles District

The Document Stream - 18 Months to Maturity

- ***Result of This Meeting***
  - Draft TPP Memos (and associated documentation) total of 8
    - Issued within a month or so.
    - **Key Note** – Includes "As Presented" slides from meeting. Memos will capture revisions to Draft Technical Approach.
  - **TEAM REVIEW 1**
    - 30 Days Requested TRT – Really just 3-4 pages each.
    - First of Multiple Opportunities for Post-TPP Meeting TEAM interaction.
    - Ensures All Aspects/Agreements/Concerns Captured.
  - Final TPP Memos – Record of our SI Plan
- ***Draft Site Specific Work Plan (SS-WP) Addenda (total of eight)***
  - *More details, as appropriate, to expand on existing Programmatic Work Plan (PWP) which covers the "universe" of possible SI actions.*
  - **TEAM REVIEW 2**
    - 30 Days Requested TRT. Second Post-TPP Meeting TEAM interaction. Pre field work still.
- ***Final SS-WP Addenda***
  - *Ready for field. NTP*
- ***Draft SI Reports***
  - ***Documentation of SI Field Effort***
  - **TEAM REVIEW 3**
    - 30 Days Requested TRT – INCLUDES RECONVENE OF TPP TEAM – onboard review.
- ***Final SI Reports***

Los Angeles District

References

- ***Programmatic Work Plan (2005).*** Document prepared by Parsons to address big picture concerns and repetitive actions. Reviewed/Finalized and available through CESPL.
- ***Programmatic Sampling and Analysis Plan (2005).*** Prepared by USAESCH and also available through CESPL.
- ***Programmatic Sampling and Analysis Plan Addendum (2006).*** Prepared by Parsons to describe specific procedures and activities during SIs for the Southwest Region.
- ***Numerous Inventory Project Reports (INPRs)*** Prepared by USACE to evaluate site eligibility. Yes or No did DoD acquire, lease, occupy, or otherwise utilize the property for military training activities? Include site visits.
- ***Numerous Archive Search Reports (ASRs)*** Prepared by USACE and generally equivalent to a CERCLA Preliminary Assessment (PA). Provides extensive detail on site eligibility and usage (as documented). Included brief site visits.
- ***Risk Assessment Code (RAC) Procedures*** Prepared by USACE to address explosives safety hazards related to munitions. **IMPORTANT POINT** - This procedure does not address environmental hazards associated with munitions constituents (MC).
- ***ASR Supplement (2004).*** Conducted for all FUDS sites. Desktop exercise to re-evaluate previously identified Munitions Response Sites (MRS) within the site and revisit RAC score. RAC scores for these ranges vary from 2 (PBR Y and 8), to 3 (PBRs 1, 2, 3, 4, and 13), to 4 for PBR 15.

Los Angeles District

A Word About RAC Scoring

Very Subjective

- For these sites they have fluctuated over the years ranging from 2-5.

New MRSPP Scoring

- More categories and clearer decision tree. Will be conducted as part of the SI.

Los Angeles District

Basic Definitions

MEC – Munitions and Explosives of Concern. Specific categories of military munitions that may pose unique explosives safety risks. MEC includes unexploded ordnance (UXO), discarded military munitions (DMM), and explosive concentrations of munitions constituents (MC).

MC – Munitions Constituents. Any materials ***originating*** from UXO, DMM, or other military munitions, including explosive and non-explosive materials and emission, degradation, or breakdown elements of such ordnance or munitions.

TCRA – Time Critical Removal Action. Removal actions where, based on the site evaluation, a determination is made that a removal action is appropriate, and that less than 6 months exists before on-site removal activity must begin (i.e. immediate threat to human health and the environment).

Los Angeles District

Site Inspection (SI) Objectives

Screening (SI) vs Characterization (RI/FS)

- ***Primary Objective:*** To determine whether a project site identified during the INPR phase and retained warrants further evaluation or response action under CERCLA.
  - **Presumptive/Anticipated Recommendations**
    - ***Sometimes*** **already known for MEC/MC/or both**
  - **Possible Outcomes**
    - TCRA – Immediate and Imminent Threat
    - No DoD Action Indicated (NDAI)
    - Remedial Investigation/Feasibility Study (RI/FS) – ***Characterization Phase***
    - Remedial Action (RA) – Cleanup phase

Los Angeles District

Site Inspection (SI) Objectives

- ***Additional Objectives:***
  - Collect data for EPA's development of the Hazard Ranking Scoring (HRS) System
  - Collect data to focus RI/FS, if appropriate
  - Collect data to complete Office of the Secretary of Defense's Munitions Response Site Prioritization Protocol (MRSPP)
    - Basically Expanded/Revised RAC to include MC components.

Los Angeles District

SI Scope – *Victorville*

PBRs Y, 15, 8, 13, 1, 2, 3, and 4

- **Implement Technical Project Planning (TPP)**
  - Stakeholder Involvement
  - Conceptual Site Model
  - Data Quality Objectives
  - TPP Worksheets
  - Present field results (Post SI Report)
- **Conduct Site Inspection** to augment INPR and ASR data and to gather additional historical and site-specific data to determine whether further action (TCRA, RI/FS, RA, IC) or NDAI is warranted.
- **Confirm the presence or absence** of Munitions Constituents (MC) and/or Munitions and Explosives of Concern (MEC).
- **Recommend next action**.

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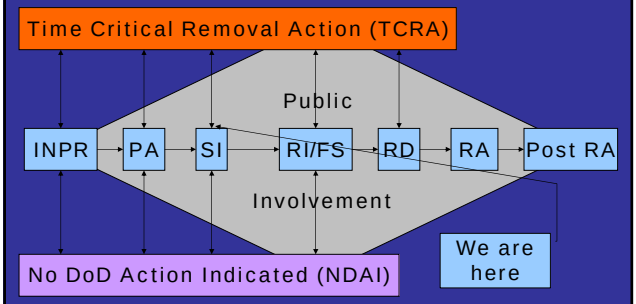
CERCLA Process Flow



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SI Requirements

- In accordance with SI guidance, the primary objective is attained by collecting the ***sufficient amount*** of information necessary to:
  - Determine the potential need for an immediate removal action (TCRA);
  - Eliminate from further consideration those releases that pose no significant threat to public health or the environment (NDAI determination);
  - Collect data, as appropriate, to characterize the release for effective initiation of an RI/FS, if appropriate.
  - Basically Screening Level Data to Answer the Yes or No Question.
- Key Footnote – These SIs only address MC and MEC that were left behind by DoD use of the property. Any HTW considerations will be addressed by a separate project.

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Military History/FUDS Eligibility Victorville

PBRs Y, 15, 13, 8, 1, 2, 3, and 4

San Bernardino County, California

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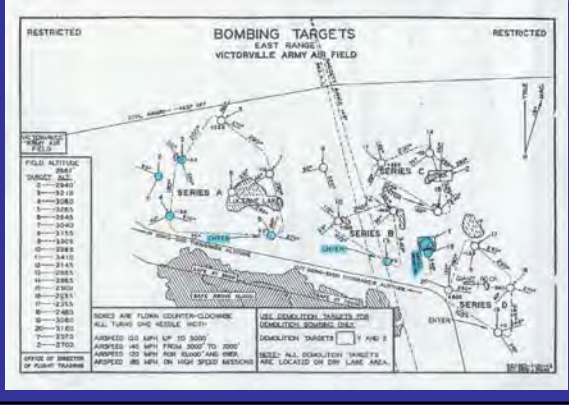

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25 May 1943 Flying Training Area

Los Angeles District

Common elements among the PBRs:

- Acquired in 1942 and 1943 for bombardier training associated with Victorville Army Air Field
- All were used as practice bombing ranges with the exception of PBR Y (demolition) and PBR 8 (potential HE)
- Munitions debris present at all – no MEC at any PU4
- 649-acre parcel classifications under 2004 ASR Supplement
- All were dedudded/cleared by 1948 and disposed of by War Assets Administration by 1949
- No reported incidents since disposal

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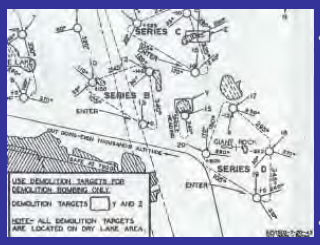

PBR Y Site History

- DoD originally acquired 2,240 acres under implied transfer from DOI (INPR) (ASR reports 5,120 acres and ASR Supp reports range of 649 acres)
- Demolition bombing range center on Means Lake Bed (dry)

Los Angeles District

PBR Y Site History (con't)

- M38A2 practice bombs with spotting charges
- 100, 250, 500, and 1000-lb HE (AN-M30, AN-M57, M43, AN-M34)

Los Angeles District

Site History

- Army improvements included earthen concentric bull's-eye target (no longer visible)
- Appeared that the lake bed was used as the demolition bombing range (10-20 foot wide bomb craters, trenches, entry holes, pits and bomb fragments)

Los Angeles District

Site History

- 1945 original 2,240 acres declared surplus
- 1948 transferred to DOI
- *Site managed and controlled by Bureau of Land Management; free of structures or inhabitants*

Los Angeles District

Site Description and History

- FUDs Eligibility
  - Documented "implied transfer" in 1942
  - 649 acres (per ASR Supplement) designated as Victorville Precision Bombing Range Y FUDs Project J09CA069501. Historical acreage reports vary to include 2240 acres, 649 acres, and 5120 acres (2880 buffer zone added in INPR).
- Munitions Operations
  - Bombardier training activities using practice bombs and high explosive bombs

Los Angeles District

Historical Findings/Recommendations

- Several visual site inspections conducted by USACE have identified craters, munitions debris, a fuze (1996 ASR); there is a potential for MEC.
- Current RAC score of 2 (assigned under the ASR Supplement)

Los Angeles District

1996 ASR Site Inspection

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New data not included in the Advance Packet from the Wide Area Assessment (WAA) CSM for PBR Y:

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WAA Objectives:

- Identify areas of concentrated munitions use
- Identify areas clearly outside of concentrated munitions use
- Characterize site conditions for future use

Los Angeles District

WAA Approach:

- Analysis of ASR and aerial photography
- High-airborne data developed from Light Detection and Ranging (LiDAR) data and tiled orthophotographs
- Geophysical data including helicopter magnetometry and groundbased magnetometry
- Electromagnetic inductions (EMI) ground surveys
- Validation data (included recon)

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WAA Analysis

Figure 9. Concentration of Probable Craters in North-Central DBT Y

Los Angeles District

WAA Analysis

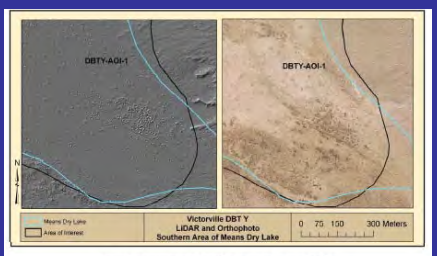

Figure 10. Concentration of Probable Craters in Southwest DBT Y

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WAA Analysis

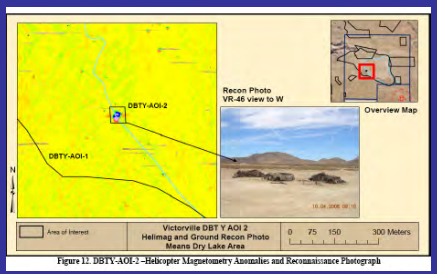

Figure 12. DBTY-AOI-2 –Helicopter Magnetometry Anomalies and Reconnaissance Photograph

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WAA Conclusions

- Analysis of LiDAR data showed high concentrations of craters throughout the dry lake bed
- The extent of the target is assumed to be the entire lake bed (345 acres)
- The craters in the dry lake bed support the use of HE rounds at the target

Los Angeles District

WAA Conclusions

Two craters north of the lake bed demonstrate HE detonations and assumed to be missed drops intended for PBR Y

Cluster of craters and heavy-walled frag NW of lake bed; extent is thin eclipse encompassing the locations of the craters

Figure 19. Areas with Evidence of High Explosives

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WAA Conclusions

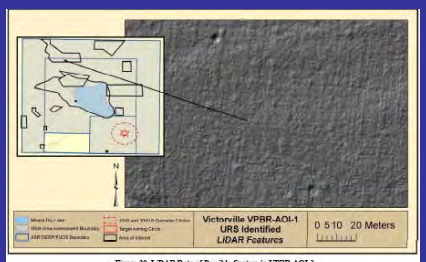

Figure 20. LiDAR Data of Possible Craters in VPBR-AOI-1

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WAA Final Analysis

Figure 21. Areas of Concentrated Munitions Activity at Victorville PBR

Los Angeles District

Anticipated Outcome

- Victorville PBR Y
  - Focus SI on collecting sufficient data to support the RI/FS assertion.
  - MC sampling – Focused on highest likelihood MEC presence nearest the craters, previous MD finds, and as supported by QR. QR also focused at these locations including two areas identified in WAA.
- SI activities tailored to support RI/FS.

Los Angeles District

SI Technical Approach

- In accordance with SI guidance, the primary objective for Victorville PBR Y can be attained by implementation of the following Technical Approach:

- **Qualitative Reconnaissance (QR)**
  - Visual and magnetometer-assisted survey. Focused on the suspect location of the former target area (existing craters) and the areas identified in the WAA CSM.
- **MC Sampling**
  - Collect 9 Soil samples (includes 2 ambient). Biased as having the highest likelihood to potentially be contaminated; analyze for select metals and explosives to screen for presence of MC contamination. PU2
  - Collect up to 2 surface water samples from locations identified by the TPP team; analyze for select metals and explosives.

Los Angeles District

Conceptual Site Model

Subsite/Range	Acreage	Suspect Past DOD Activities	Potential MD/MEC Presence	Proposed Field Sampling Qualitative Reconnaissance
PBR Y	649	Demolition Bombing Range for VAAF	Bomb, Practice, 100-lb, M38A2; Bomb, General Purpose, 100-lb, AN-M30; Bomb, General Purpose, 250-lb, AN-M57 and AN-57A1; Bomb, 500-lb, M43; Bomb, 2000-lb, AN-M34	Soil samples #1 through #9 as depicted on Figures 3A and 3B, and up to two surface water samples (locations TBD)

QR and MC Sample Locations

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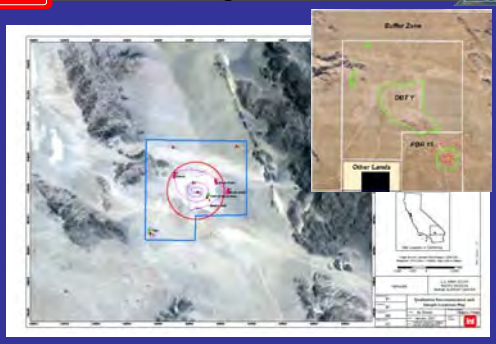

Qualitative Reconnaissance and Sample Locations

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MC Sampling

- 9 Soil Samples (possible adjust to 11?)
  - Sample #1 – Originally intended to serve as ambient; near craters identified under WAA
  - Sample #2 – Outside of bombing range, serve as ambient
  - Sample #3 – Within bombing range, near trench feature
  - Sample #4 – Within bombing range, near 100-lb. bomb debris
  - Sample #5 – Within bombing range
  - Sample #6 – Within bombing range
  - Sample #7 – Within bombing range, in vicinity of crater feature
  - Sample #8 – Within bombing range, outside of range identified in ASR Supplement to address crater feature identified in ASR
  - Sample #9 – Within bombing range, outside of range identified in ASR Supplement to address fuze identified in ASR
  - Samples #10 and 11 – additional ambient (replace #1) and new sample in area of ellipse (WAA data)?
- Up to 2 Water Samples –
  - Unknown Location – TBD during TPP Meeting

Los Angeles District

TPP Meeting Closure Issues

- Concurrence –
  - Number, type, and location of samples
    - Short metals list
    - Resolution of SW Sampling. SVT judgment?
    - Depth of soil samples
    - SVT flexibility to move samples how far?
    - Discretionary samples? Save back one or two for selection by SVT with fallback?
  - Technical Approach. Sufficient data to support RI/FS?
  - Comparison Criteria. Background, EPA criteria?
    - For Soil – EPA Region 9 INDUSTRIAL or RESIDENTIAL PRGs and State where available? Take the most stringent?
    - Composite sampling clarification. CRREL wheel for now.
    - Are Eco numbers viable here? Does this site represent any habitat for T&E. Is a SLERA necessary?
- DQO's. What are we trying to prove? Don't collect data you have no plan to make a decision from.
  - "perception" data collection. "Good Faith" sampling.

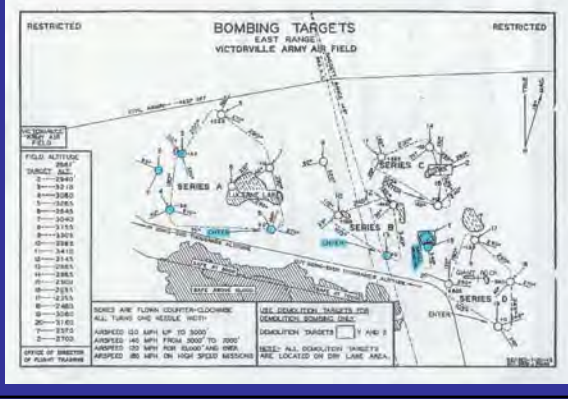
- Other Issues/Notes –
  - Slides presented here will be included in TPP Memo
  - Need for expedited review?
  - Dates to avoid fieldwork?
  - Area Access Limitations?
  - Unlikely T&E habitat and cultural resources unlikely.

Los Angeles District

Military History/FUDS Eligibility
Victorville
PBRs 15, 13, 8, 1, 2, 3, and 4

San Bernardino County, California

Los Angeles District



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PBR	Acquisition/ Disposal	Acreage/ MMR	Potential MD/MEC Presence	MD found by USACE	RAC
15	1942/1948	640/649	M38A2 filled with sand and SC	Practice bomb debris and vane cup (presumed PBR Y debris)	4
13	1943/1948	640/649	M38A2 filled with sand and SC	Practice bomb debris	3
8	1942/1948	640/649	M38A2 filled with sand and SC, reportedly HE also	Practice bomb debris and M26 parachute flares; no HE	2
1	1942/1948	560/649	M38A2 filled with sand and SC	Practice bomb debris include "blue" bomb fragments	3
2	1942/1948	640/649	M38A2 filled with sand and SC	Practice bomb debris	3
3	1943/1949	640/649	M38A2 and M85 filled with sand and SC, and M47 sand filled, M26 parachute flares	Practice bomb debris	3
4	1943/1948	640/649	M38A2 filled with sand and SC, M85 concrete practice and M47 sand filled	Practice bomb debris	3

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WAA Conclusion for PBR 15

The lack of cratering supports the use of practice bombs

Figure 14. Orthophotograph of Target Aiming Circles

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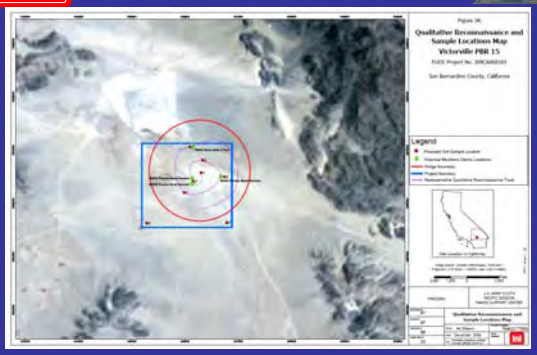

Qualitative Reconnaissance and Sample Locations PBR 15

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Qualitative Reconnaissance and Sample Locations PBR 13

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Qualitative Reconnaissance and Sample Locations PBR 8

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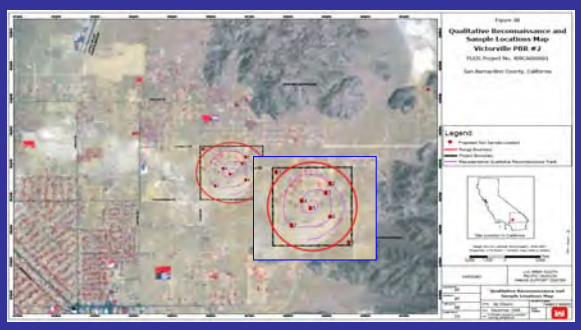
Qualitative Reconnaissance and Sample Locations PBR 1

Los Angeles District

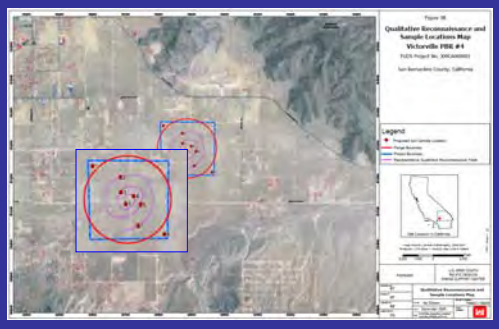


Qualitative Reconnaissance and Sample Locations PBR 2

Los Angeles District

Qualitative Reconnaissance and Sample Locations PBR 3

Los Angeles District



Qualitative Reconnaissance and Sample Locations PBR 4

Los Angeles District

Site Description and History

- FUDs Eligibility
  - Documented "implied transfer", transfers, and condemnations in 1942 and 1943
  - 649 acres (per ASR Supplement) designated as Victorville Precision Bombing Range FUDs Projects for each of the ranges.
- Munitions Operations
  - Bombardier training activities using practice bombs and high explosive bombs

Los Angeles District

Anticipated Outcome

- Victorville PBRs 15, 13, 8, 1, 2, 3, and 4
  - Focus SI on collecting sufficient data to support the RI/FS assertion.
  - MC sampling – Focused on highest likelihood MEC presence nearest the craters, previous MD finds, and as supported by QR. SI activities tailored to support RI/FS.

Los Angeles District

SI Technical Approach

- In accordance with SI guidance, the primary objective for Victorville PBRs 15, 13, 8, 1, 2, 3, and 4 can be attained by implementation of the following Technical Approach:
- **Qualitative Reconnaissance (QR)**
  - Visual and magnetometer-assisted survey. Focused on the suspect location of the former target areas and previous finds (as appropriate).
- **MC Sampling**
  - Collect 8 Soil samples (includes 2 ambient). Biased as having the highest likelihood to potentially be contaminated; analyze for select metals and explosives to screen for presence of MC contamination.
  - Collect up to 2 surface water samples from locations identified by the TPP team; analyze for select metals and explosives.

PU3

Los Angeles District

PBR	Land Use	Potential Analysis	Proposed Field Sampling Qualitative Reconnaissance	Presumption
15	Recreational	Explosives and limited metals	6 soil; samples 2,3,5 target previous finds 2 ambient soil samples Up to 2 surface water	RI/FS
13	Recreational and private residences	Explosives and limited metals	6 soil samples 2 ambient soil samples Up to 2 surface water	RI/FS
8	200 private owners/some lots vacant	Explosives and limited metals	6 soil samples 2 ambient soil samples Up to 2 surface water	RI/FS
1	State of California and 40+ private parcels with few residences	Explosives and limited metals	6 soil samples; 2 and 7 target previous finds 2 ambient soil samples Up to 2 surface water	RI/FS
2	200 private owners with few residences	Explosives and limited metals	6 soil samples 2 ambient soil samples Up to 2 surface water	RI/FS
3	Recreational on 35 acres/private residences, airstrip	Explosives and limited metals	6 soil samples 2 ambient soil samples Up to 2 surface water	RI/FS
4	80 private owners with few residences	Explosives and limited metals	6 soil samples 2 ambient soil samples Up to 2 surface water	RI/FS

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TPP Meeting Closure Issues

- Concurrence –
  - Number, type, and location of samples
    - Short metals list
    - Resolution of SW Sampling. SVT judgment?
    - Depth of soil samples
    - SVT flexibility to move samples how far?
    - Discretionary samples? Save back one or two for selection by SVT with fallback?
  - Technical Approach. Sufficient data to support RI/FS?
    - Prior DTSC quote here.
  - Comparison Criteria. Background, EPA criteria?
    - For Soil – EPA Region 9 INDUSTRIAL or RESIDENTIAL PRGs and State where available? Take the most stringent?
    - Composite sampling clarification. CRREL wheel for now.
    - For SW – If collected. Not Tap Water levels. What is reasonable?
    - Are Eco numbers viable here? Does this site represent any habitat for T&E. Is a SLERA necessary?
- DQO's. What are we trying to prove? Don't collect data you have no plan to make a decision from.
  - "perception" data collection. "Good Faith" sampling.
- Other Issues/Notes –
  - Slides presented here will be included in TPP Memo
  - Need for expedited review?
  - Dates to avoid fieldwork?
  - Area Access Limitations?
  - Unlikely T&E habitat and cultural resources unlikely.

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TPP Meeting Closure Issues

- Concurrence –
  - Number, type, and location of samples
    - Short metals list
    - Resolution of SW Sampling. SVT judgment?
    - Depth of soil samples
    - SVT flexibility to move samples how far?
    - Discretionary samples? Save back one or two for selection by SVT with fallback?
  - Technical Approach. Sufficient data to support RI/FS?
  - Comparison Criteria. Background, EPA criteria?
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  - Need for expedited review?
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Questions?

Los Angeles District

VICTORVILLE PBRs Y, 15, 13, 8, 1, 2, 3, AND 4

Based On EM 200-1-2: Technical Project Planning (TPP) Process

U.S. Army Corps of Engineers

31 January 2007

Los Angeles District

TPP Team	EM 200-1-2, Paragraph 1.1.1	
Decision Makers		
Customer	USACE Los Angeles District (CESPL)	
Project Manager	Alex Long, CESPL	
Regulators	California Department of Toxic Substances Control (DTSC), Omo Patrick	
Primary Stakeholders	Bureau of Land Management	
Data Types	**Data Users**	**Data Gatherer**
Demographics/Land Use	Risk, Responsibility, and Compliance Perspectives	Parsons (SI Team)
Site Conditions	Remedy Perspective	Parsons (SI Team)
Munitions and Explosives of Concern (MEC)	Risk and Remedy Perspectives	Parsons (SI Field Team)
Munitions Constituents (MC)	Risk and Remedy Perspectives	Parsons (SI Field Team)
Archaeology	Compliance and Remedy Perspectives	CESPL, Parsons (avoidance)
Endangered Species	Risk and Compliance Perspectives	CESPL, Parsons (avoidance)

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CUSTOMER'S GOALS	EM 200-1-2, Paragraph 1.1.2		
Areas of Conern (AOC)	**Contaminant Issues**	**Future Land Use**	**Site-specific Closeout Goal (if applicable)**
former Bombing Range	MEC/MC	Recreational	See below
Site Closeout Statement			
To manage the munitions and explosives of concern (MEC) and munitions constituents (MC) risk through a combination of removal, administrative controls, and public education; thereby rendering the site as safe as reasonably possible to humans and the environment and conducive to the anticipated future land use.			
Customer's Schedule Requirements			
Site Inspection and Reporting Complete by April 12, 2008			
Customer's Site Budget			
Site Inspection and Reporting: Fully Funded through SI Phase			

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SITE CLOSEOUT STATEMENT

To manage the munitions and explosives of concern (MEC) / munitions constituents (MC) risk through a combination of remedial action, administrative controls, and public education; thereby rendering the site as safe as reasonably possible to humans and the environment and conducive to the anticipated future land use.

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IDENTIFY SITE APPROACH		
EXISTING SITE INFORMATION & DATA	**EM 200-1-2, Paragraph 1.1.3 and 1.2.1**	
Attachment(s) to Phase I TPP Memorandum	**Located at Repository**	**Preliminary Conceptual Site Model**
Preliminary Assessment/Archives Search Report /ASR Supplement/	N/A for SI Phase; Implemented in post-SI Phase as warranted	No
Site-Specific SI Work Plan	N/A for SI Phase; Implemented in post-SI Phase as warranted	Yes
POTENTIAL POINTS OF COMPLIANCE	**EM 200-1-2, Paragraph 1.2.1.3**	
Determination of absence or presence of MEC/MC		
If MC is detected, comparison against background levels and Soil Screening Levels (SSLs) as identified in "Site Constraints and Dependencies" below to determine if further MC evaluation during RI/FS is warranted.		
Avoidance of sensitive conditions: wetlands, endangered species, archaeological sites		
MEDIA OF POTENTIAL CONCERN	**EM 200-1-2, Paragraph 1.2.1.4**	
Qualitative review of MEC presence.		
Quantitative screening of MC in soil and water.		
Comparison criteria		
SITE OBJECTIVES	**EM 200-1-2, Paragraph 1.2.2**	
Collection of sufficient MEC and MC data to determine if concentrations are high enough to warrant further study or action.		
Eliminate from further consideration those releases that pose no significant threat to public health or the environment.		
Collection of sufficient data to perform MRSPP scoring and EPA to conduct MC-related HRS		
See Programmatic and Site-Specific Work Plan		
See Attached Worksheets Developed by the Project Team		

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REGULATOR AND STAKEHOLDER PERSPECTIVES EM 200-1-2, Paragraph 1.2.3		
Regulators	**Community Interests**	**Others**
TBD	TBD	TBD

PROBABLE REMEDIES EM 200-1-2, Paragraph 1.2.4
Removal Action following RI/FS characterization
Institutional Controls following RI/FS characterization

EXECUTABLE STAGES TO SITE CLOSEOUT EM 200-1-2, Paragraph 1.2.5
Site Inspection (SI)
Remedial Investigation/Feasibility Study (RI/FS)
Proposed Plan
Decision Document
Remedial Design (RD)
Remedial Action (as necessary)
Recurring Review
Time Critical Removal Action (as required)

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IDENTIFY CURRENT PROJECT
SITE CONSTRAINTS AND DEPENDENCIES EM 200-1-2, Paragraph 1.3.1
Administrative Constraints and Dependencies
Rights of Entry (ROE)
Cultural Resources
Funding beyond the SI
Concurrent planning programs
Scheduling
Technical Constraints and Dependencies
Property owner/leaseholder site activities (Site access)
MEC avoidance screening of MC sample loctions for safety
Cultural Resources
Topography/vegetation
Environmentally sensitive areas
Legal and Regulatory Milestones and Requirements
Consistent with CERCLA and the NCP, and in compliance with all legally applicable Federal and State requirements.
Public, stakeholder, and regulatory involvement and review of key documents (see schedule)
Funding beyond the SI
Soil screening levels as agreed upon by the Project Team to include the appropriate SSL from EPA Region 9 PRGs. Ambient samples will be used to assess metals.
DTSC requests immediate notification upon discovery of any MEC.

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CURRENT EXECUTABLE STAGE EM 200-1-2, Paragraph 1.3.3		
Technical Memorandum of TPP		
Site-Specific Work Plan		
Site Inspection		
SI Report Recommendation		
See Attached Worksheets Developed by the Project Team		
Basic (For Current Projects)	**Optimum** (For Future Projects)	**Excessive** (Objectives that do not lead to site closeout)
Site Reconnaissance	RI/FS	

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PROJECT OBJECTIVES WORKSHEET

SITE: **former Bombing Range** PAGE 1 of 1

PROJECT: **Victorville PBR Y**

Site Objective [a]					Data Needs	Data Collection Methods	Data User(s)	Project Objective Classification [d]
Number	Executable Stage [b] Current	Executable Stage [b] Future	Description	Source [c]				
1	Yes		Determine presence/lack thereof of MEC	PA, ASR, ASR Supplement, Recon	Are there any MEC? If so what type, where and hazard posed. Current and future LU.	Qualitative Reconnaissance	Risk and Remedy Perspectives	Basic
2	Yes		Determine if the concentration of MC is high enough to pose a risk to human health or the environment	Soil & water sampling	Samples to be collected biased to highest likelihood areas (targets) for strictly for screening for MC presence. Future LU.	Sample collection IAW SAP	Risk and Remedy Perspectives	Basic
3								
4								

a Refer to EM 200-1-2, Paragraph 1.2.2
b Refer to EM 200-1-2, Paragraph 1.2.5
c For example, Meeting with Customer/stakeholder/Regulator, State Regulation____.
d Classification of project objectives can only occur after the current project has been identified. Refer to EM 200-1-2, Paragraph 1.3.3.

ASR - Archive Search Report
IAW - In accordance with
MEC - Munitions and Explosives of Concern
LU - Land Use
MC - Munitions Constituents
SAP - Sampling and Analysis Plan

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TPP Meeting Closure Issues

- Concurrence –
  - Number, type, and location of samples
    - Short metals list
    - Resolution of SW Sampling. SVT judgment?
    - Depth of soil samples
    - SVT flexibility to move samples how far?
    - Discretionary samples? Save back one or two for selection by SVT with fallback?
  - Technical Approach. Sufficient data to support RI/FS?
    - Prior DTSC quote here.
  - Comparison Criteria. Background, EPA criteria?
    - For Soil – same as Camarillo? EPA Region 9 INDUSTRIAL or RESIDENTIAL PRGs and State where available? Take the most stringent?
    - Composite sampling clarification. CRREL wheel for now.
    - For SW – If collected. Not Tap Water levels. What is reasonable?
    - Are Eco numbers viable here? Does this site represent any habitat for T&E. Is a SLERA necessary?
- DQO's. What are we trying to prove? Don't collect data you have no plan to make a decision from.
  - "perception" data collection. "Good Faith" sampling.
- Other Issues/Notes –
  - Slides presented here will be included in TPP Memo
  - Need for expedited review?
  - Dates to avoid fieldwork?
  - Area Access Limitations?
  - Unlikely T&E habitat and cultural resources unlikely.

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TPP Meeting Closure Issues

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Remainder of Slides are Generic TPP Process Slides and will be included in TPP Memorandum.

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Introduction

- Purpose
  - To achieve site closeout within project constraints
  - To involve stakeholders in project decision making
  - To systematically address complex issues
- Structure
  - Four phase process
- Spirit
  - "Structured brainstorming"

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Overall Objective

To identify the desired site closeout condition (the project goal), and create a plan with the actions necessary to reach this goal, all with stakeholder acceptance

Or, said another way…

To make good decisions in the face of complex circumstances

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Four Phases

- **Phase I - Identify the project**
  (90% of TPP effort)
- **Phase 2 - Determine data needs**
- **Phase 3 - Develop data collection options**
- **Phase 4 - Finalize data collection program**

(Phases 3 & 4 mostly pre-defined for munitions response projects.)

Describe the situation

What *do* we know?

What *don't* we know?

How best to get the information we need?

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Team Members

- Stakeholders
  - Government Agencies – Federal and state (LA District COE [CESPL])
  - Regulators (CA Department of Toxic Substance Control [DTSC])
  - Local Communities
  - Elected officials and public interest groups
  - Property owners – Private land owners
- External technical resources (technical experts)

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Roles and Responsibilities

- **Customer(s)** – USACE Los Angeles District (CESPL
  - Project Manager - Team leader – Tawny Tran (CESPL)
    - Primary decision maker
    - Sets constraints
    - Acquires and manages resources
    - Primary point of contact with customer
- **Stakeholders** – Parties with direct interest (may be customers)
  - Landowners
- **Regulators** – Federal and State agencies with jurisdiction
- **Technical Experts – provide technical guidance**

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Key Products

- Understanding of stakeholder concerns
- Project goal (site closeout statement)
- Conceptual site model (CSM)
- Project objective (ultimate safe closure)
- Probable remedies (NDAI or RI/FS)
- Actions needed for site closeout

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Understanding Stakeholder Concerns

- Communicate, communicate, communicate
- Identify stakeholders and their special interests
  - Identify competing interests (if any)
  - Determine key issues ("hot buttons")
- Understand special interests of Local Community
- Elicit regulator expectations and perspectives

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Project Goal

- Statement of site closeout
  - What is the "walk away" goal?
  - Goal may be influenced by:
    - Future land use
    - Regulatory status
    - Schedule and budget

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Conceptual Site Model (CSM)

- Definition of CSM
  - A simple model of the relationships between contaminants at a site and the potential exposure pathways to human health or the environment.
- Examples of Exposure Pathways
  - MEC becomes exposed by erosion or other soil movement activities
  - Buried MEC may be exposed by construction crews

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Conceptual Site Model MEC Illustration

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ORDNANCE ON SITE	HUMAN ACCESS	CONFIGURED TO DETONATE (UXO)	ENERGETIC FORCE APPLIED (Human Behavior)	
			YES	
		YES	NO	NO DETONATION
	YES	NO		NO DETONATION
YES	NO			NO DETONATION
NO				NO DETONATION

MEC Accident Event Tree

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Project Objectives

- Definition of project objectives
  - Short- and long-term issues which need to be addressed and resolved prior to site closeout
- Impacts on Project Objectives
  - Regulatory issues
    - CERCLA, NCP
  - Future land use
  - Schedule and funding

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Project Objectives (Cont'd)

- Examples of project objectives
  - Determine whether the areas of concern are contaminated with MEC/MC
  - Determine what the next step in the process is
  - Justify the next step to the stakeholders satisfaction
- Classifications of project objectives
  - Basic - Pertaining to the current phase of the project
  - Optimum - Pertaining to future project phases
  - Excessive - Does not lead to site closeout

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Probable Remedies

- What remedial alternatives seem most suitable?
- What additional information is needed to support/discard such alternatives?
- Innovative technologies may be appropriate and should be considered
- Use of anticipated remedies (RI/FS)

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Qualitative Reconnaissance

- Non-intrusive, surface only
- Magnetometer aided for safety
- Environmental, cultural, and archeological sensitive area(s) avoidance
- Confirm the presence or absence of MEC

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Quantitative Sampling

- Composite soil sample within three inches of surface
- Spoon size sample, no drilling
- Water samples taken from existing surface water, or wells, no wells installed

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Actions Needed for Site Closeout

- Identify milestones for each project stage
- Define alternative actions for site closeout
  - Phasing and sequencing
  - Use of presumptive remedies
- Recognize constraints and dependencies
  - Schedule, budget, weather, rights of entry, etc.

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Document Phase I

- Prepare Phase I TPP Memorandum
  - Stand alone summary document
  - Includes:
    - Site background
    - Conceptual site model (CSM)
    - Project goal (closeout statement)
    - Project objectives
    - Additional data needs
    - Schedules and budgets

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Phase 2 - Determine Data Needs

- Review Phase 1 Worksheets
- Inventory existing data
  - Purpose
  - Use
  - Cost and schedule to meet project objectives

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Phase 3 - Data Collection Options

- Focus is on design of sampling program
  - Fills data gaps identified in Phase 2
  - Fulfills project objectives
  - Considers site conditions
  - Balances precision and accuracy vs. cost

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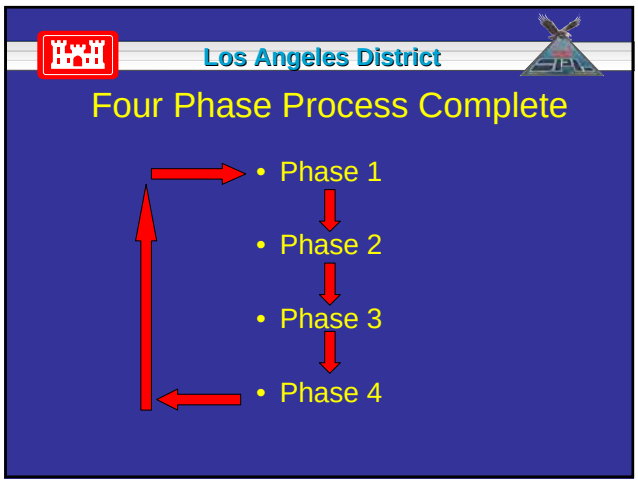
Phase 4 - Finalize Data Collection Program

- Phase 4 ties back into Phase 1
  - Relates data needs to sampling program to project objectives
  - Provides assurance that decisions are well supported with the right data obtained in the correct manner

- Focus is on detailed scoping of sampling and analysis program
  - Number and location of samples
  - Sampling protocols/analytical methods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Four Phase Process Complete
• Phase 1
• Phase 2
• Phase 3
• Phase 4

U.S. Army Corps of Engineers
Southwest IMA Region

FINAL
Site Specific Work Plan Addendum to the Programmatic Work Plan
Victorville Precision Bombing Range No. 1
San Bernardino County, California

FUDS Project No. J09CA067501
August 2007

In Support of
FUDS MMRP Site Inspections Project

Prepared by:
PARSONS
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&

U.S. Army Corps of Engineers
South Pacific Division Range Support Center

Contract: W912DY-04-D-0005
Task Order: 0009

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Parsons Infrastructure & Technology Group, Inc.
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August 15, 2007

U.S. Army Corps of Engineers, Los Angeles District
ATTN: CESPL-PM-M (Ms. Alexandria Long)
915 Wilshire Blvd., Suite 15018
Los Angeles, CA 90017-3401
213-452-3997

Subject: Contract W912DY-04-D-0005, Delivery Order 0009
MMRP SI for SW IMA Region – Final SS-WP
Victorville Precision Bombing Range No. 1, San Bernardino County, California

Dear Ms. Long:

Parsons has prepared this Final Site-Specific Work Plan (SS-WP) for the Victorville Precision Bombing Range No. 1 site. Two copies have been provided for your record. All information included in this document has been reviewed by the Project Team and revised accordingly. We have provided five additional copies for your distribution to the regulator (DTSC) and other key project stakeholders (Bureau of Land Management, San Bernardino County Fire Department). We have simultaneously submitted single copies of this Final document to MM CX and Monique Ostermann. Electronic copies have been provided.

If you have any questions or comments, please contact me at (678) 969-2384 or (404) 606-0346 (cell) or the Project Manager (Ms. Laura Kelley) at (678) 969-2437.

Sincerely,

PARSONS

Don Silkebakken, P.E.
MMRP SI Project/Program Manager

cc: SPD Monique Ostermann – 1 copy/CD
MM CX Betina Johnson / Deborah Walker – 1 copy/CD
MM CX Heidi Novotny – 1 copy/CD
Laura Kelley (Parsons PM), Project File (744653.74000)

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LIST OF ACRONYMS

AHA	Activity Hazard Analysis
AHB	Africanized Honey Bee
ASR	Archives Search Report
BGS	Below Ground Surface
BLM	Bureau of Land Management
CDF&G	California Department of Fish and Game
CEHNC	U.S. Army Corps of Engineers, Huntsville District
CEMVR	U.S. Army Corps of Engineers, Rock Island District
CESPL	U.S. Army Corps of Engineers, Los Angeles District
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CHE	Chemical Health Evaluation
CNDDB	California Natural Diversity Database
CPR	Cardiopulmonary Resuscitation
CRREL	Cold Regions Research and Engineering Laboratory
CSM	Conceptual Site Model
CSEM	Conceptual Site Exposure Model
CZMP	Coastal Zone Management Program
DID	Data Item Description
DoD	Department of Defense
DOI	Department of the Interior
DTSC	Department of Toxic Substances Control
DQO	Data Quality Objective
EHE	Explosive Hazard Evaluation
EOD	Explosives Ordnance Disposal
EPP	Environmental Protection Plan
ER	Engineering Regulation
ERFPP	Emergency Response and Fire Prevention Plan
FSP	Field Sampling Plan
FTL	Field Team Leader
FUDS	Formerly Used Defense Site
FUDSMIS	Formerly Used Defense Site Management Information System
GIS	Geographic Information System
GPS	Global Positioning System
HHE	Health Hazard Evaluation
HRS	Hazardous Ranking System
HTW	Hazardous and Toxic Waste

IGD	Interim Guidance Document
IDW	Investigative-Derived Waste
INPR	Inventory Project Report
MC	Munitions Constituents
MD	Munitions Debris
MDL	Method Detection Limit
MEC	Munitions and Explosives of Concern
MM CX	USACE Military Munitions Center of Expertise
MMR	Military Munitions Response
MMRP	Military Munitions Response Program
MRSPP	Munitions Response Site Prioritization Protocol
MS/MSD	Matrix Spike/Matrix Spike Duplicate
NA	Not applicable
NDAI	No DoD Action Indicated
NFS	National Forest Service
NHA	Natural Heritage Areas
NHL	National Historic Landmarks
NOAA	National Oceanic and Atmospheric Administration
NPS	National Park Service
NRHD	National Register of Historic District
NRHP	National Register of Historic Places
NRIS	National Register Information System
NTU	Nephelometric Turbidity Units
NWI	National Wetlands Inventory
NWRS	National Wildlife Refuge System
OHP	California Office of Historic Preservation
PA	Preliminary Assessment
PBR	Precision Bombing Range
PFSP	Programmatic Field Sampling Plan
POP	Period of Performance
PPE	Personal Protective Equipment
PQL	Practical Quantitation Limit
PRG	Preliminary Remediation Goal
PSAP	Programmatic Sampling and Analysis Plan
PVC	Polyvinyl Chloride
PWP	Programmatic Work Plan
PWS	Performance Work Statement
QA	Quality Assurance

QC	Quality Control
QAPP	Quality Assurance Project Plan
QR	Qualitative Reconnaissance
RAC	Risk Assessment Code
RCRA	Resource Conservation and Recovery Act
RI/FS	Remedial Investigation / Feasibility Study
ROE	Right-of-Entry
SHPO	State Historic Preservation Office
SI	Site Inspection
SOP	Standard Operating Procedure
SSHO	Site Safety and Health Officer
SSL	Soil Screening Levels
SS-SAP	Site Specific Sampling & Analysis Plan
SS-WP	Site Specific Work Plan
SVT	Site Visit Team
TBD	To Be Determined
TCRA	Time Critical Removal Action
T&E	Threatened and Engangered
TESS	Threatened and Endangered Species System
TNT	Trinitrotoluene
TPP	Technical Project Planning
USACE	U.S. Army Corps of Engineers
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	United States Geological Survey
UXO	Unexploded Ordnance

CHAPTER 1
INTRODUCTION

1.1 APPLICATION

1.1.1 This Site Specific Work Plan (SS-WP) Addendum document has been prepared for the Military Munitions Response (MMR) Area ***Victorville Precision Bombing Range (PBR) No. 1 Site, Formerly Used Defense Site (FUDS) Project Number J09CA067501***. Refer to Appendix D for the FUDS Management Information System (FUDSMIS) MMR Area site specific data. The SS-WP Addendum serves as an extension to the Programmatic Work Plan (PWP) and Programmatic Sampling and Analysis Plan (PSAP) to perform Site Inspections (SI) under the Military Munitions Response Program (MMRP) within the U.S. Army Corps of Engineers (USACE) South Pacific Division Range Support region. The reader is directed to the Final PWP (dated October 2005, prepared by Parsons), and Final PSAP (dated September 2005, prepared by USACE), inclusive of all subsequent addenda, for extensive detail regarding the majority of SI procedures, resources, and methods that are common to most SI field actions. The PWP and PSAP have been reviewed and approved by USACE for use during implementation of the SI program.

1.1.2 The intent of this SS-WP Addendum is to augment the PWP and PSAP, as warranted, and to present pertinent site-specific information and procedural deviations that could not be readily captured in the programmatic documents or were the result of Technical Project Planning (TPP) Project Team agreements requiring modifications to the preliminary SI Technical Approach (see Subchapter 1.3 below). The PWP and PSAP are intended as umbrella documents that establish overall programmatic objectives and approaches, whereas the SS-WP provides site-specific details and action plans, and is not intended to restate protocol already addressed elsewhere. It should be noted that the PWP and PSAP will accompany the SS-WP Addendum when performing the SI field activities.

1.2 SI PROJECT OBJECTIVE – VICTORVILLE PBR NO. 1 SITE

1.2.1 The purpose and scope of this SI project is described in Subchapter 1.2 of the PWP. However, the primary objective can be summarized as the determination, through reconnaissance and munitions constituents (MC) sampling, as to whether the site should be recommended for immediate action (Time Critical Removal Action [TCRA]), subsequent characterization actions (such as a Remedial Investigation/Feasibility Study [RI/FS], or No Department of Defense (DoD) Action Indicated (NDAI). An NDAI recommendation is limited exclusively to munitions and explosives of concern (MEC) and MC contamination issues and does not address Hazardous and Toxic Waste (HTW) concerns the site may pose. Additionally, if an NDAI recommendation is warranted and MEC and/or MC contamination issues are subsequently identified, the site would be re-opened and would

start the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) process over again.

1.2.2 The key to performing a successful and cost effective SI is understanding that an SI is not designed to characterize or delineate (lateral or vertical extent) potential site contamination. It is a site screening initiative to address whether MEC, MC, or both are present at the site. Per Engineering Regulation (ER) 200-3-1 guidance for conducting SIs, "The SI is not intended as a full-scale study of the nature and extent of contamination or explosive hazards," and only requires collection of sufficient and appropriate information as defined in the TPP Memorandum for this site (Appendix A).

1.2.3 Frequently, sufficient data from prior studies, the Preliminary Assessment (PA), Archives Search Report (ASR), or the Inventory Project Report (INPR), exist to support an anticipated recommendation for the site with regards to MEC, MC or both. In such instances, data collection is tailored more towards providing compelling evidence in support of an NDAI assertion or RI/FS strategy.

1.2.4 For the Victorville PBR No. 1 site, sufficient MEC data exist to support a recommendation for an RI/FS prior to conducting the field portion of the SI. The site use as a practice bombing range by the Army Air Corps has been verified. A site visit performed on December 7, 1988, in support of the INPR found munitions debris (MD) spaced 15 to 20 feet apart within the target circles and 75 to 100 feet apart in the remainder of the site. The site visit for the 1996 ASR only identified two pieces of MD; a twisted and half-buried rear portion of an M38A2 100 pound, sand-filled practice bomb and one spotting charge used in the M38A2 practice bomb. The inspection team found no evidence of the asphalt target. MD related to M38A2 100-lb practice bombs has been found on site during the 1994 INPR and 1996 ASR site visits. No MEC have been reported to date.

1.2.5 The site visit and qualitative reconnaissance (QR) will focus on site aspects that may affect implementing the RI/FS. There is a possibility that MC contamination exists based on the duration and type of training conducted at the site. Exposure pathways are potentially complete due to the presence of munitions debris (MD) and potential presence of MC. Sufficient data need to be collected during the SI to evaluate the presence of MEC and to screen for the presence of MC prior to initiating the RI/FS. Data will be gathered to evaluate limitations of vegetation and topography as they pertain to site characterization, to gauge the property owners' receptiveness to intrusive actions and providing right-of–entry (ROE), and to identify potential limitations to subsequent recommended actions. To date, no MC sampling has been conducted at the site. Therefore, environmental samples will be biased to coincide with site locations most likely to display evidence of residual MC contamination (such as the target area or areas displaying MD presence), if MC contamination is present.

1.3 TPP SUMMARY

1.3.1 The Victorville PBR No. 1 site falls under the purview of the USACE Los Angeles District (CESPL). A TPP meeting was facilitated by CESPL on January 31, 2007, and included representatives from the Bureau of Land Management (BLM) Barstow Field

Office, the California Department of Toxic Substances Control (DTSC), San Bernardino Country Fire Department, and Parsons. Unanimous TPP Project Team concurrence with the Technical Approach presented in the Final TPP Memorandum issued in April 2007, (Parsons, 2007) was achieved (see Appendix A). This SS-WP Addendum reflects the decisions made by the TPP Project Team during the meeting, as well as those directly resulting from follow-on actions. Key TPP facts and decisions are summarized below:

- The TPP Project Team concurs with the Technical Approach (developed to support a focused RI/FS) as presented/revised at the TPP meeting on January 31, 2007, inclusive of number, type, and location of samples, as well as sampling methodology and laboratory analyses.

- The TPP Project Team agrees that the exact soil sampling locations will be left to the professional judgment of the Site Visit Team (SVT). The sampling locations identified on the figures and Conceptual Site Model (CSM) will serve as a starting point to assist the SVT in finding conditions indicative of MEC and MC contamination and will represent the fallback sample location in the absence of field observations.

- The Field Team Leader (FTL) may move any sample up to 150 feet without prior approval of the TPP Project Team.

- The sampling depth will be 2 to 4 inches below ground surface (bgs) due to the sandy nature of the soils in this area and the risk of soil erosion.

- Soil samples will be screened for explosives and select metals (Table 4.4b). The TPP Project Team agreed to exclude arsenic, chromium, lead, and mercury from screening due to the absence of these metals from the known munitions used onsite. If any munitions are identified onsite containing these metals, samples will also be screened for the metal(s), as appropriate.

- Ecological screening criteria will be provided in the Final SS-WP.

- If small arms rounds are located during the Site Visit, the SVT will identify the item and contact Ms. Deborah Walker to determine if additional constituents will need to be included for laboratory analysis.

- Comparison criteria for soil will be the most conservative from USEPA Region 9 and CAL-modified Industrial Soil Preliminary Remediation Goals (PRG). In the event that soil sampling data for metals exceeds the comparison criteria and available background data, the biased samples will be compared to the ambient samples to determine if the concentration is characteristic of the ambient soil conditions.

- Airborne contaminants will not be assessed during the SI phase.

- The TPP Project Team did not identify any water sampling sources onsite. One of the two originally proposed water samples has been replaced by a discretionary soil

sample while the other proposed water sample may be used for additional soil sampling at the Victorville PBR Y (FUDS J09CA069501) site, as requested by DTSC during the TPP meeting. The approach will be clearly defined in the Final SS-WP.

- A tentative schedule for the Site Visit has been set for September 2007.

- Edythe Seehafer, BLM, confirmed that involvement by the California Department of Fish & Wildlife will only be necessary at the anticipated RI/FS and later phases; as BLM will be handling any species issues during the SI stage. Parsons will coordinate with the BLM archaeologist for the necessary permitting. If additional effort needs to be coordinated with California Department of Fish and Game, BLM will notify USACE.

- The USACE, CESPL will secure all ROEs required for the SI at the Victorville PBR No. 1 site.

- If MEC is found during the Site Visit, the GPS coordinates will be acquired and recorded, and the land owner will be notified and requested to contact the San Bernardino County Sheriff's Office at (909) 387-8313. Additionally, Jose May, San Bernardino County Fire Department, requested that the SVT also contact San Bernardino County Fire Department, Hazardous Materials Division ([800] 33-TOXIC), be contacted immediately, as well as the State of California, Governor's Office of Emergency Services ([800] 852-7550). If a situation is an emergency, call 911 first.
- The TPP Project Team did not identify any site-specific issues requiring an expedited project schedule or document reviews for this site.

1.3.2 This SS-WP Addendum has been written to address the items mentioned above and any other site-specific concerns needing father clarification of the PWP and PSAP with regard to performing the SI at the Victorville PBR No. 1 site.

1.4 SITE-SPECIFIC WORK PLAN ORGANIZATION

This SS-WP Addendum covers the investigation and all associated preparations necessary for SI activities at the Victorville PBR No. 1 site. The reader is referred to the PWP or PSAP for the general programmatic information intentionally excluded from this document. The SS-WP Addendum is organized as follows:

- Chapter 1 – Introduction
- Chapter 2 – Project Description
- Chapter 3 – Field Investigation Plan
- Chapter 4 – Sampling and Analysis Plan
- Chapter 5 – Environmental Protection Plan
- Chapter 6 –Accident Prevention Plan
- Chapter 7 – References
- Appendices

CHAPTER 2
PROJECT DESCRIPTION

2.1 PROJECT LOCATION

Victorville PBR No. 1 is located in San Bernardino County, California, and associated with training activities performed from Victorville Army Air Field. The site is located approximately 8 miles northeast of Victorville, California.

2.2 SITE DESCRIPTION

2.2.1 The MMR Area Victorville PBR No. 1 site encompasses approximately 649 acres containing a target area previously used for bombing practice. The target was composed of three concentric circles made with 5-foot wide asphalt strips with approximate radii of 100, 200, and 300 feet. Two asphalt strips transected the target at right angles.

2.2.2 Today, the original 560 acres used for bombing practice are divided into plots, ranging in size from 160 acres (owned by the state of California) to many 2-acre through 20-acre plots of various ownerships.

2.2.3 Presented below is a summary of site-specific information collected as part of the 1994 INPR (CESPL, 1994), 1996 ASR (U.S. Army Corps of Engineers, Rock Island District [CEMVR], 1996), and the 2004 ASR Supplement. Where appropriate, the information has been revised to reflect data collected during the TPP Meeting, as well as other sources. Archaeology and endangered species issues were evaluated and are presented in Chapter 5.

2.2.1 Geology and Soil

The surface material is undifferentiated Holocene alluvium. The predominant soil on the site is Cajon sand, a very deep, somewhat excessively drained soil. Permeability is rapid and water capacity is low. Runoff is slow, and water erosion is slight (CEMVR, 1996).

2.2.2 Climate

The overall climate in this portion of San Bernardino County is warm and semi-arid to arid. There is one wet season during the year, as 90 percent of all precipitation falls from October through April. Summers are cloudless, hot, and dry. Winters are mild and semi-arid to arid (CEMVR, 1996). Information on annual precipitation was not provided in the ASR or the ASR Supplement for Victorville PBR No. 1. A reasonable approximation can be attained using information from nearby sites Victorville PBR No's 3 and 4 (CEMVR, 1998). Annual precipitation is noted as being 4 and 5 inches respectively. For Victorville

PBR No. 1 annual precipitation can be expected to be the same. Snowfall for Victorville PBR No's 3 and 4 is noted as being 1 and 2 inches respectively (CEMVR, 1998). Again, for Victorville PBR No. 1 annual snowfall can be expected to be the same.

2.2.3 Topography and Vegetation

The Victorville PBR No. 1 site is situated in the Mojave Valley and is relatively flat, with an average elevation of 1850 feet. The vegetation cover type of the project area consist of Mojave creosote brush scrub as the dominate cover type with small parcels of desert saltbush scrub, Mojave mixed woody scrub, and Mojave mixed steppe.

2.2.4 Hydrology

Due to the dry climate and rapid permeability of the soil, there are no streams on the site. No dry streams, gullies, or rills were noted during the 1996 site inspection (CEMVR, 1996). Depths to groundwater at nearby Victorville PBR No's 3 and 4 are noted to be 250 and 238 feet respectively (CEMVR, 1998a and 1998b). Depth to water at Victorville PBR No. 1 is expected to be the same. Groundwater will be further addressed in the SI Report.

2.3 GENERAL HISTORY

2.3.1 The ***Victorville PBR No. 1*** site was originally comprised of 560 acres located about 8 miles northeast of Victorville, California. In May 1942, 400 acres were acquired by lease from private landowners in 1942, and the remaining 160 acres were transferred in May 1943 from the U.S. Department of the Interior (DOI) by Public Land Order 125. The site served as a practice bombing range conducted from Victorville Army Air Field using 100-lb sand-filled M38A2 practice bombs (with spotting charge), presumably from 1943 to 1944. As reported in the 1994 INPR, the lease on the originally private 400 acres was terminated in December 1942, while the remaining 160 acres were returned to the DOI on November 1, 1948, by a Letter of Transfer also declaring the area dedudded and free and clear of all explosives and dangerous material. This transfer was not made official until March 29, 1954, by Public Land Order 948. This SI will focus on 649 acres as defined by the 2004 ASR Supplement, based on standard range configurations being applied to the site.

2.3.2 The range target was composed of asphalt strips, approximately 5 feet wide, configured as three concentric circles with approximate radii of 100, 200, and 300 feet. Two asphalt strips transected the target at right angles.

2.4 CURRENT AND PROJECTED LAND USE

The land comprising the Victorville PBR No. 1 site is currently owned by numerous landowners, with a Wal-Mart Distribution Center located on the northern portion of the site. The remainder of the land is undeveloped and used primarily for recreation (off-road vehicles and target practice).

2.5 PREVIOUS INVESTIGATIONS

2.5.1 1994 Inventory Project Report

The INPR was completed by CESPL on May 1, 1994 (CESPL, 1994). The INPR established the Victorville PBR No. 1 site as a FUDS, established the preliminary site boundary, assigned the FUDS Project Number J09CA067501, and recommended an investigation to evaluate the presence of MEC. The site visit performed as part of the INPR on December 7, 1988, found munitions debris spaced 15 to 20 feet apart within the target circles and 75 to 100 feet apart in the remainder of the site.

2.5.2 1996 Archives Search Report

The ASR was completed by CEMVR in September 1996. The ASR presents the findings of an historical records search and site inspection for the presence of ordnance and explosives (OE) (currently identified as MEC) located at the Victorville PBR No. 1 site. The investigation was performed under the authority of the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS), and focused on the center 20 acres of the 560-acre PBR site, since this was the location of the actual asphalt target and would be the most probable location of present-day MEC. The purpose of the investigation was to characterize the site for potential MEC presence. The investigation was performed by experienced ordnance experts through thorough evaluation of historical records, interviews, and a site visit conducted for the ASR. The ASR only identified two pieces of MD and found no evidence of the asphalt target. However, the outline of the target is visible on recent satellite imagery.

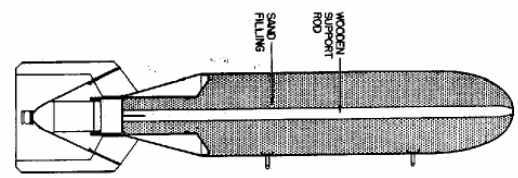
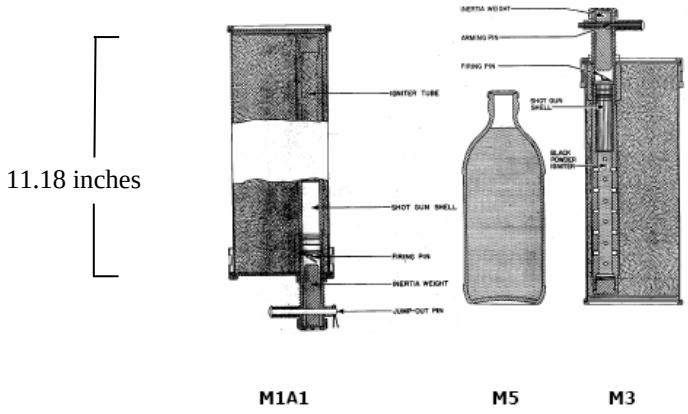
2.5.3 2004 Archives Search Report Supplement

The ASR Supplement, completed by CEMVR as an addition to the 1996 ASR, recalculated the range acreage of the Victorville PBR No. 1 site to be 649 acres. According to the ASR Supplement, the land was primarily vacant desert with a few private residences and relatively unrestricted public access (CEMVR, 2004).

2.6 MUNITIONS AND EXPLOSIVES OF CONCERN

Suspected or known munitions used at the Victorville PBR No. 1 site were identified in the INPR, ASR, and ASR Supplement and are presented in Table 2.1. The table has been prepared as a visual and informational identification guide for use by the SVT to ensure proper MEC and MD documentation. The breakdown of the components and fillers of these munitions and the potential munitions constituents is included in Chapter 4.

Table 2.1
Suspected or Known Munitions at Victorville PBR No. 1

Munition	Photograph/Diagram
M38A2, Practice bomb, 100 lbs.	
Spotting Charge, M1A1, M3, M5	

2.7 PROJECT ORGANIZATION/POINTS OF CONTACT

2.7.1 The local USACE District for the Victorville PBR No. 1 site is CESPL. The regulatory authority is the DTSC. To date, the USEPA has not participated in planning associated with the site and has deferred to DTSC. The contact information for CESPL, DTSC, as well as the rest of the site-specific team, is presented in Table 2.2.

2.7.2 The Parsons SVT for the Victorville PBR No. 1 site will be comprised of three dedicated persons, each qualified in their area of expertise. The SVT will be lead by the FTL who will be knowledgeable of the historical and logistical details regarding the site. The FTL will manage the SVT and make decisions on behalf of the Parsons Project Manager (or his representative). The FTL will be supported by an individual charged with the implementation of the approved MC sampling protocol as well as the techniques for the qualitative reconnaissance (QR). The SVT will include an unexploded ordnance (UXO) Technician III tasked with ensuring all aspects of field safety as well as identification of MEC or other MD encountered.

2.7.3 For the Victorville PBR No. 1 site the SVT will be composed of the following individuals:

- FTL, To Be Determined (TBD)
- Sampling Lead, TBD
- UXO Technician III, TBD

2.7.4 The SVT has not been assigned to date. The name and contact information of the appropriate people will be included in the Final SS-WP Addendum or provided via supplemental pages prior to requesting notice to proceed for the field effort. A Certificate of Safety Training for each team member will be available onsite during field work activities.

Table 2.2
Key Contacts
Victorville Precision Bombing Range No. 1
San Bernardino County, California
MMRP SI Project

Organization	Name	Telephone/FAX
U.S. Army Corps of Engineers, Los Angeles District (CESPL) CESPL-PM-M 915 Wilshire Blvd, Suite 15018 Los Angeles, CA 90017-3401	Ms. Alexandria Long Project Manager ***Email:*** Alexandria.Long@us.army.mil	(213) 452-3997 (213) 452-4213 (FAX)
U.S. Army Corps of Engineers, Sacramento District (CESPK) CESPK-ED-GC 1325 J Street Sacramento, CA 95814-2922	Mr. John Esparza Project Chemist ***Email:*** John.Esparza@spk01.usace.army.mil	(916) 557-7451
U.S. Army Corps of Engineers, Sacramento District (CESPK) CESPK-ED-GC 1325 J Street Sacramento, CA 95814-2922	Ms. Jennifer Payne Project Engineer ***Email:*** Jennifer.J.Payne@spk01.usace.army.mil	(916) 557-7521
U.S. Army SPD Range Support Center CESPA-EC-EG 4101 Jefferson Plaza, NE Albuquerque, NM 87109	Ms. Monique Ostermann USACE MMRP SI Project Manager Southwest USACE geographic region ***Email:*** Monique.M.Ostermann @spa02.usace.army.mil	(505) 342-3475 (505) 895-1378 (FAX) (505) 235-4061 (cell)
U.S. Army Engineer Center Huntsville CEHNC-OE-CX 4820 University Square Huntsville, AL 35816-1822	Ms. Betina Johnson USACE MMRP SI Program Manager ***Email:*** Betina.V.Johnson @hnd01.usace.army.mil	(256) 895-1238 (256) 895-1378 (FAX)
U.S. Army SPD Range Support Center CESPA-EC-EG 4101 Jeff Plaza, NE Albuquerque, NM 87109	Mr. Brian Jordan USACE MMRP SI Quality Assurance (QA) Program Chemist ***Email:*** brian.d.jordan@usace.army.mil	(505) 342-3471
U.S. Army Engineer Center Huntsville CEHNC-MM-CX 4820 University Square Huntsville, AL 35816-1822	Ms. Deborah Walker USACE MMRP SI MC Advisor ***Email:*** Deborah.D.Walker @hnd01.usace.army.mil	(256) 895-1796 (256) 895-1378 (FAX) (256) 722-8709 (cell)
Department of Toxic Substances Control 5796 Corporate Ave. Cypress, CA 90630	Mr. Daniel Cordero DTSC Deputy Project Manager ***Email:*** dcordero@dtsc.ca.gov	(714) 484-5428 (714) 484-5437 (FAX)
Department of Toxic Substances Control 5796 Corporate Ave. Cypress, CA 90630	Mr. Omoruyi Patrick DTSC Project Manager ***Email:*** opatrick@dtsc.ca.gov	(714) 484-5452 (714) 484-5437 (FAX)

Table 2.2
Key Contacts
Victorville Precision Bombing Range No. 1
San Bernardino County, California
MMRP SI Project

Organization	Name	Telephone/FAX
Bureau of Land Management Barstow Field Office 2601 Barstow Rd Barstow, CA 92311	Ms. Edythe Seehafer Environmental Protection Specialist ***Email:*** edythe_seehafer@blm.gov	(760) 252-6021 (760) 252-6098 (FAX)
San Bernardino County Fire Department 620 South E Street San Bernardino County, CA 92415	Mr. Jose May ***Email:*** jmay@sbcfire.org	(909) 386-8401
Parsons 5390 Triangle Pkwy, Suite 100 Norcross, GA 30092	Mr. Don Silkebakken Project Manager ***Email:*** Don.Silkebakken@Parsons.com	(678) 969-2384 (770) 446-4910 (FAX) (404) 606-0346 (cell)
Parsons 5390 Triangle Pkwy, Suite 100 Norcross, GA 30092	Ms. Laura Kelley Deputy Project Manager ***Email:*** Laura.Kelley@Parsons.com	(678) 969-2437 (770) 446-4910 (FAX) (404) 934-1266 (cell)
Parsons 10556 Combie Road, PMB 6635 Auburn, CA 95602	Ms. Joni Jorgensen-Risk Regional Project Manager ***Email:*** Joni.Jorgensen-Risk@Parsons.com	(530) 575-7862 (cell) (530) 346-6185 (FAX)
Parsons 5390 Triangle Pkwy, Suite 100 Norcross, GA 30092	Mr. Brian Barker Technical Lead ***Email:*** Brian.Barker@Parsons.com	(678) 969-2382 (770) 446-4910 (FAX) (678) 907-4281 (cell)

2.8 PROJECT SCHEDULE

The Victorville PBR No. 1 site was included as one of 67 sites awarded October 20, 2006, as part of the MMRP USACE Southwest Military Munitions Design Center Region program. The project schedule, shown on Figure 2.3, is dynamic but has been updated to reflect actual milestones achieved to date, as well as to incorporate government and regulatory review cycles and submittals for pending milestones. The period of performance to complete the SI for Victorville PBR No. 1 is April 21, 2008.

Figure 2_1

Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California

Legend

- Range Boundary
- Project Boundary

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

5,000 2,500 0 5,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

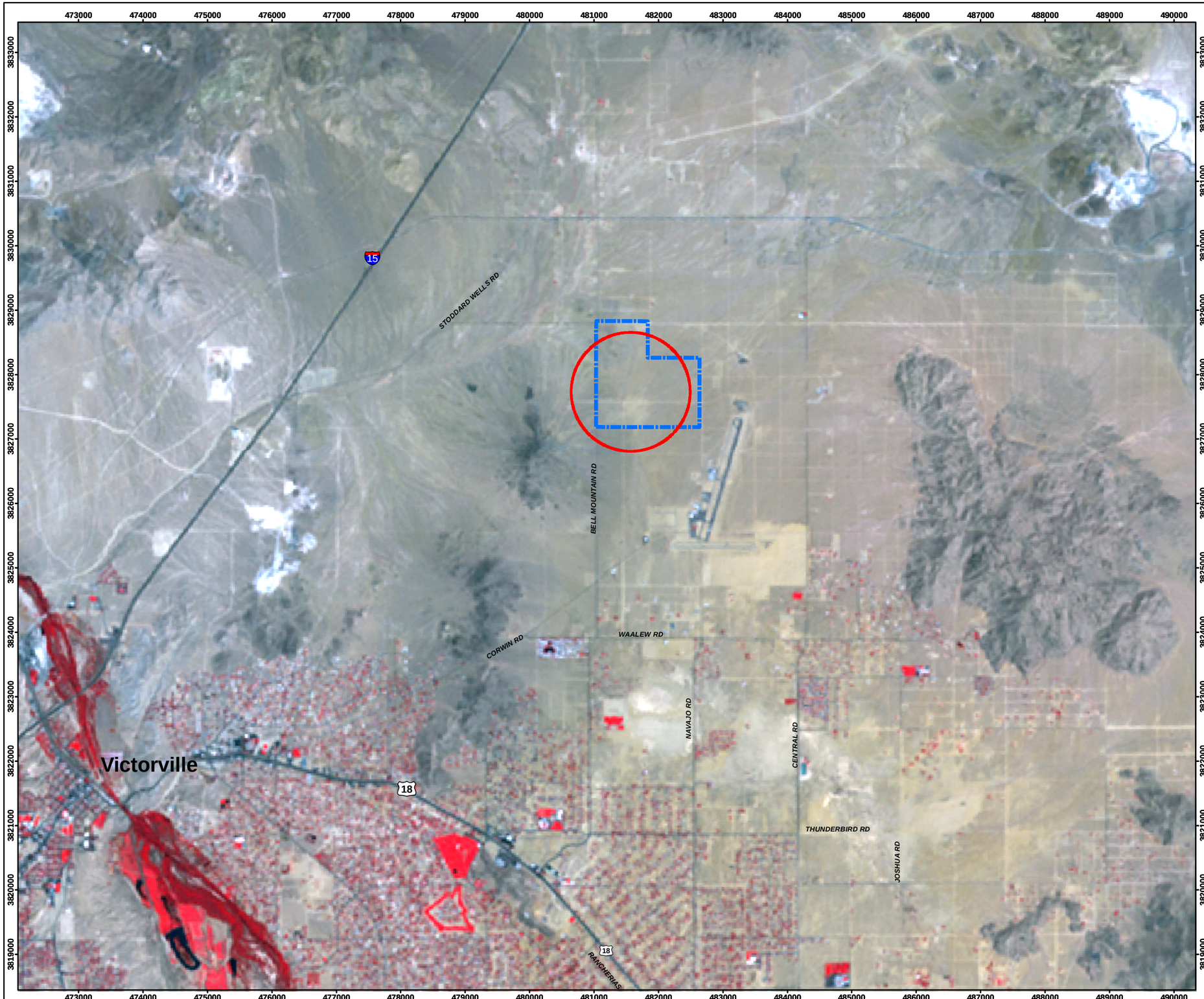
DESIGNED BY: BT	Victorville PBR #1		
DRAWN BY: BT			
CHECKED BY: BB	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
SUBMITTED BY: DS	DATE: August 2007	PAGE NUMBER: 2-8	
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig1_pbr2_1_pbr1.mxd		

Figure 2.2

Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Range Boundary
- Project Boundary

N

Image Source: Landsat Orthoimagery, 2000-2001
Projection: UTM Zone 11 NAD83, Map Units in Meters

5,000 2,500 0 5,000 Feet

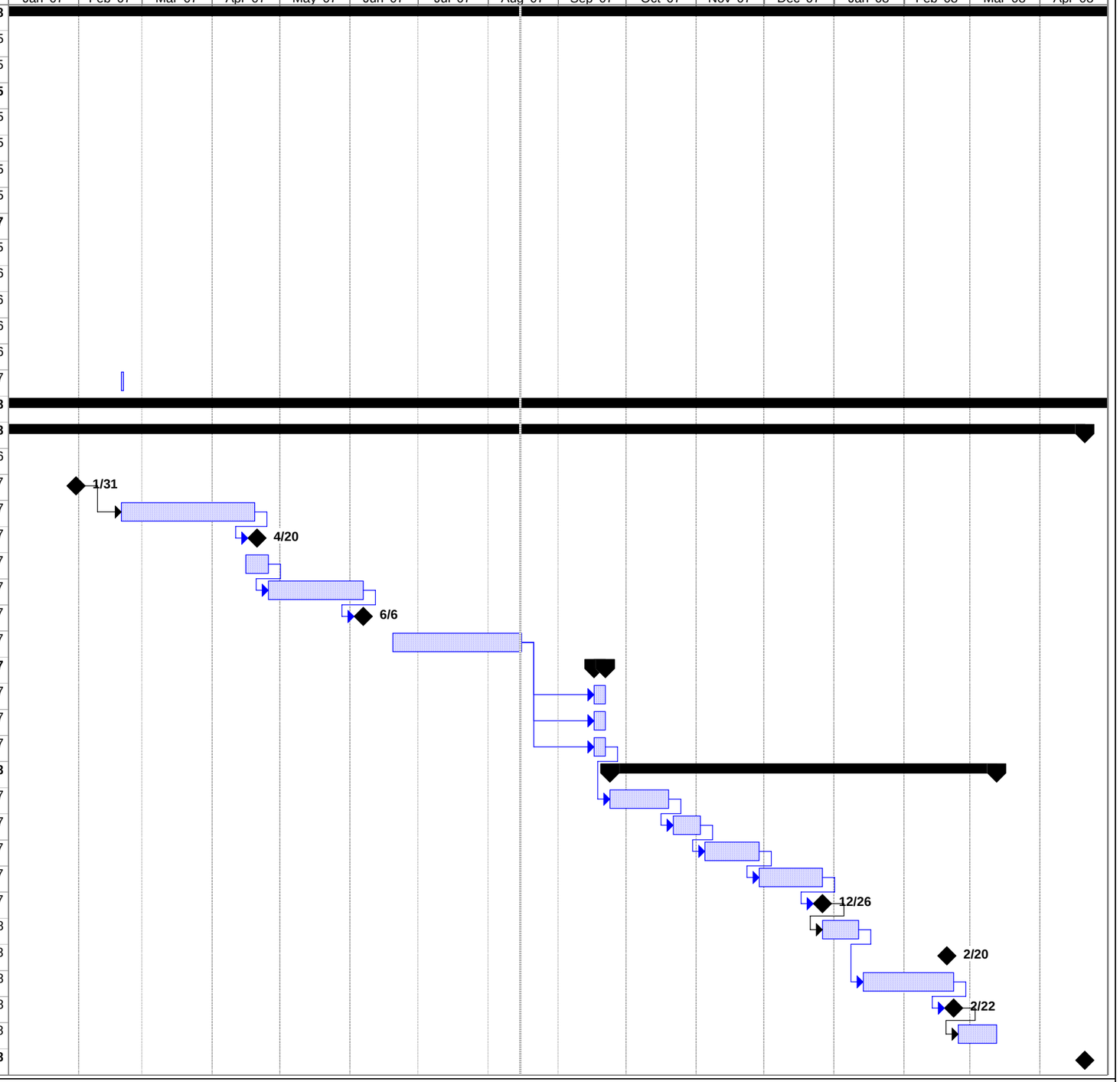
PARSONS

U.S. ARMY SOUTH
PACIFIC DIVISION
RANGE SUPPORT CENTER

DESIGNED BY: BT	Victorville PBR #1
DRAWN BY: BT	SCALE: As Shown; PROJECT NUMBER: 744653.56000
CHECKED BY: BB	DATE: August 2007; PAGE NUMBER: 2-9
SUBMITTED BY: DS	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig2_2pbr1.mxd

Figure 2.3
Project Schedule - Victorville PBR #1

Task Name	Duration	Start	Finish
MMRP SI	**906 days**	**Thu 5/26/05**	**Tue 11/18/08**
Task Order Award Date	0 days	Thu 5/26/05	Thu 5/26/05
Kick Off Meeting	0 days	Wed 7/13/05	Wed 7/13/05
Programmatic SI Work Plan	**61 days**	**Fri 7/15/05**	**Fri 10/7/05**
Draft Programmatic Work Plan	0 days	Fri 7/15/05	Fri 7/15/05
USACE Review	30 days	Mon 7/18/05	Fri 8/26/05
Onboard Review Meeting	0 days	Fri 8/26/05	Fri 8/26/05
Final Programmatic Work Plan	0 days	Fri 10/7/05	Fri 10/7/05
Quarterly In-Progress Review Meetings	**340 days**	**Tue 11/1/05**	**Tue 2/20/07**
Quarterly IPR Meeting #1 - Atlanta, GA (Parsons/SE)	2 days	Tue 11/1/05	Wed 11/2/05
Quarterly In-Progress Review Meeting #2 - Annapolis, MD (Alion/NE)	2 days	Wed 2/22/06	Thu 2/23/06
Quarterly IPR Meeting #3 Denver, CO (Shaw/NW)	2 days	Tue 5/16/06	Wed 5/17/06
Quarterly IPR Meeting #4 - San Diego, CA (Parsons)	1 day	Tue 8/15/06	Tue 8/15/06
Quarterly IPR Meeting #5 - Huntsville, AL (Parsons)	1 day	Tue 11/7/06	Tue 11/7/06
Quarterly IPR Meeting #6 - Washington, DC (Alion)	1 day	Tue 2/20/07	Tue 2/20/07
SPD - South Pacific Division Range Support Center	**906 days**	**Thu 5/26/05**	**Tue 11/18/08**
Victorville PBR #1	**391 days**	**Fri 10/20/06**	**Mon 4/21/08**
Site Specific Award Date - Mod #09	0 days	Fri 10/20/06	Fri 10/20/06
CSM/TPP Meeting 1	0 days	Wed 1/31/07	Wed 1/31/07
TPP Memorandum - Draft - Final	43 days	Tue 2/20/07	Thu 4/19/07
TPP Memorandum Approval/Acceptance	0 days	Fri 4/20/07	Fri 4/20/07
Draft Site Specific SI Work Plan	8 days	Mon 4/16/07	Wed 4/25/07
USACE/Stakeholder Review	30 days	Thu 4/26/07	Wed 6/6/07
Parsons Receives Comments	0 days	Wed 6/6/07	Wed 6/6/07
Final Site Specific SI Work Plan	41 days	Wed 6/20/07	Wed 8/15/07
Field Work	**5 days**	**Mon 9/17/07**	**Fri 9/21/07**
Site Visit	5 days	Mon 9/17/07	Fri 9/21/07
Qualitative Reconnaissance	5 days	Mon 9/17/07	Fri 9/21/07
MC Sampling and Analysis	5 days	Mon 9/17/07	Fri 9/21/07
SI Report	**123 days**	**Mon 9/24/07**	**Wed 3/12/08**
Laboratory Analyses	20 days	Mon 9/24/07	Fri 10/19/07
Data Validation	10 days	Mon 10/22/07	Fri 11/2/07
Submit Draft SI Report	18 days	Mon 11/5/07	Wed 11/28/07
USACE Review	20 days	Thu 11/29/07	Wed 12/26/07
Parsons Receives Comments	0 days	Wed 12/26/07	Wed 12/26/07
Submit Draft Final SI Report	12 days	Thu 12/27/07	Fri 1/11/08
TPP Meeting 2	0 days	Wed 2/20/08	Wed 2/20/08
USACE Backcheck & Stakeholder Review	30 days	Mon 1/14/08	Fri 2/22/08
Parsons Receives Comments	0 days	Fri 2/22/08	Fri 2/22/08
Submit Final SI Report	13 days	Mon 2/25/08	Wed 3/12/08
Site Completion Date	**0 days**	**Mon 4/21/08**	**Mon 4/21/08**



Project: MMRP SW Schedule - Nov 0€
Date: Wed 8/15/07

Task | Milestone | Summary | Rolled Up Milestone

CHAPTER 3
FIELD INVESTIGATION PLAN

3.1 TECHNICAL APPROACH

The overall approach to munitions response activities is presented in Chapter 3, paragraph 3.1 of the PWP. As stated in Chapter 1 of this SS-WP, sufficient MEC data exist to support a recommendation for RI/FS prior to the conduct of the field portion of the SI for the Victorville PBR No. 1 site. Therefore, the Technical Approach, as established during the January 31, 2007, TPP Meeting, will focus on placement of MC sampling locations in and around areas that represent the highest likelihood for the presence of contamination (targets and prior MD findings). In addition, QR will be performed throughout the site to further evaluate the presence of MEC/MD. Details of the site-specific MC and QR strategy for the Victorville PBR No. 1 site are described in subsequent sections of this Chapter.

3.1.1 Conceptual Site Model

As part of the TPP process, a "living" CSM and Conceptual Site Exposure Model (CSEM) have been developed for the Victorville PBR No. 1 site. The current CSM and CSEM are provided in Appendix B of this SS-WP Addendum. The CSM and CSEM will be revised throughout the SI process as additional site information is collected.

3.1.2 Data Quality Objectives

3.1.2.1 As stated in Subchapter 1.2, the primary objective of this SI project is to evaluate, through QR and MC sampling, the applicability of the next appropriate CERCLA phase. Potential subsequent post-SI phases include immediate action (TCRA), characterization action (RI/FS), or non-action (NDAI). In many instances, sufficient historical data exist (prior to the conduct of SI field activities) to justify proceeding directly to RI/FS; in other cases, an NDAI finding appears likely. This predetermination is highly dependent on combinations and interactions of parameters such as demographics, land use, confirmed MEC and/or MD presence, known pending development, existing deed restrictions, historical incidents, political concerns, endangered species, groundwater use, and others. In such cases, the SI field objective emphasizes the collection of data to aid in planning a future RI/FS.

3.1.2.2 Secondary objectives of this SI include collection of sufficient data for USEPA to develop the site-specific Hazard Ranking System (HRS) Score, as well as for the completion of the Office of the Secretary of Defenses' Munitions Response Site Prioritization Protocol (MRSPP).

3.1.2.3 To ensure accomplishment or attainment of the project objectives detailed above, Data Quality Objectives (DQO) were developed for the Victorville PBR No. 1 site in accordance with the process presented in Chapter 3, paragraph 3.1.2 of the PWP. The DQOs are outlined below along with criteria for achieving the specific DQO. The DQO worksheets are provided in Appendix A of this SS-WP Addendum.

3.1.2.1 Qualitative Reconnaissance (QR) DQO

3.1.2.1.1 For the 649-acre Victorville PBR No. 1 site, QR will be conducted throughout the site, with emphasis on the target center. The anticipated path the SVT will follow, as shown in Figures 3.1 and 3.2, represents approximately 4.3-mi. The team will, in as much as practical, cover that amount of distance or more based on their findings. The QR will proceed in a meandering path format, traversing the project site from one sampling location to the next to include the inspection of as much of the former range as possible. The QR will be conducted to validate the RI/FS assertion and to collect data that will be used as "optimum" SI data for refinement of the subsequent focused RI/FS to be conducted as a separate project.

3.1.2.1.2 To accomplish the QR SI component, the SVT (inclusive of a UXO Technician III) will employ the QR protocol detailed in the PWP to document visual observations of field conditions (topography and vegetation) and evidence of MEC (or MD indicative of potential MEC). In addition, the presence of craters, targets, and other pertinent site features will be recorded to support the SI recommendation. QR activities will be performed to minimize any inconvenience to the surrounding landowners.

3.1.2.2 Munitions Constituent (MC) DQO

3.1.2.2.1 For the Victorville PBR No. 1 site, the MC sampling will be performed at six surface soil locations and one discretionary surface soil location as agreed upon by the TPP Project Team during the January 31, 2007, TPP Meeting. The location of the discretionary sample will be determined by the FTL, as site conditions warrant. No water sampling sources were identified onsite. Two additional samples (#1 and #8) will be collected on the site, but outside of the bombing range, in anticipation of representing ambient conditions. The locations are illustrated in Figures 3.1 and 3.2, and the rationale for each location is presented in Table 3.1. If the presence of MC exceeds the most conservative value between USEPA Region 9 and CAL-modified Industrial Soil PRGs and published regional background values, then an RI/FS (for MC) may be recommended. In the event that a Screening Level Ecological Risk Assessment is needed, ecological screening values are provided in Table 4.5 and include USEPA Ecological Soil Screening Levels (SSLs) supplemented with ecological screening values from the PSAP Addendum, as needed.

3.1.2.2.2 To accomplish the MC SI component, the SVT (inclusive of a UXO Technician III) will employ the MC sampling protocol detailed in the PWP, PSAP, and PSAP Addendum. For the Victorville PBR No. 1 site, MC sampling will consist of explosives and select metals as detailed in Chapter 4. The Schonstedt magnetometer has been selected to be used for subsurface anomaly screening prior to surface soil sample

collection (as a safety measure for MEC avoidance). The location of each sample will be recorded with a GPS point taken for inclusion in the Geographic Information System (GIS) database.

3.1.2.2.3 The Parsons SI Project Chemist evaluated the composition of the munitions (and fillers) used on the Victorville PBR No. 1 site and developed the list of compounds/analytes for sample analysis. The complete list of munitions potentially used at the Victorville PBR No. 1 site is presented in Table 2.1. A summary table of the munitions constituents known to occur in the documented or suspected munitions at the Victorville PBR No. 1 site is provided in Table 4.3. The chemical-specific DQOs are discussed in Subchapter 4.7.

3.1.2.3 Hazard Ranking System (HRS) DQO

Specific input data will be collected for USEPA to populate the HRS score sheets. These data will be collected from existing document sources and will include the 1994 INPR, 1996 ASR, and the 2004 ASR Supplement. Data gaps will be filled via MC sampling as well as data collection from local/state agencies (*e.g.*, demographics/population, *etc.*).

3.1.2.4 Munitions Response Site Prioritization Protocol (MRSPP) DQO

Specific input data will be collected and the three modules for MRSPP populated as part of the SI. The modules include Explosive Hazard Evaluation (EHE), Chemical Warfare Materiel Hazard Evaluation (CHE), and Health Hazard Evaluation (HHE). These data will be collected from existing document sources and will include the 1994 INPR, 1996 ASR, and the 2004 ASR Supplement, and the SI report for this site. Data gaps will be filled via MC sampling as well as collection from local/state agencies (*e.g.*, State Historical Preservation Office [SHPO] for cultural resources, United States Fish and Wildlife Service [USFWS] for ecological information, Tax Assessor's Office for property ownership information, other local agencies for receptor information, *etc.*).

3.2 SI FIELD PLANNING AND LOGISTICS

3.2.1 Historical Research and Review

The existing body of information pertinent to the Victorville PBR No. 1 site was thoroughly reviewed in advance of the TPP Meeting on January 31, 2007, and summarized to the TPP Project Team as part of the development and concurrence of the selected Technical Approach for the site. Sampling locations and QR planning, as presented in this SS-WP Addendum, were the direct result of this review process. This information has been augmented with institutional knowledge and additional documentation provided by CESPL or obtained by Parsons during coordination of the field effort. As part of mobilization preparation, the SVT will be refamiliarized with all existing site information.

3.2.2 Right-of-Entry

For the Victorville PBR No. 1 site, the CESPL will secure the ROEs for the site. ROEs will remain in the custody of the FTL at all times during the performance of the SI field activities.

3.2.3 Sensitive Environments and Cultural Resources

Parsons coordinated with the USFWS, the California State Department of Fish and Game, and CESPL to obtain information from the appropriate agencies to determine if sensitive environments, threatened and endangered (T&E) species, or cultural resources are present on the site. The results of the coordination efforts are presented in detail in Chapter 5. The TPP Project Team agreed that identification of the specific locations of sensitive information will not be presented in this SS-WP Addendum; however, these data were utilized during sampling location and QR planning. In addition, the FTL will be provided with these data points during the SI field effort in the event that sample locations or the QR path need to be moved. Chapter 5 of this SS-WP Addendum addresses precautions and identification procedures to ensure the SI actions are tailored to minimize any impacts at the site.

3.2.4 Equipment

There are no site-specific changes to the general SI equipment presented in the PWP. A Schonstedt magnetometer has been selected to be used for subsurface anomaly screening prior to surface soil sample collection.

3.2.5 Communications

The primary means of on-site communication will be cellular telephones and two-way radios. The SVT will remain together throughout all aspects of the field activities.

3.2.6 Training and Briefing

Training and briefing requirements are presented in Chapter 3, paragraph 3.3.5 of the PWP. For the Victorville PBR No. 1 site, any additional training will be performed onsite during the daily safety briefing to include endangered species, culturally sensitive areas, and anticipated ordnance types.

3.3 SI FIELD DATA COLLECTION

3.3.1 The SI field activities at the Victorville PBR No. 1 site include both MC sampling and QR. No intrusive MEC investigations, explosives handling, or MEC detonation will be performed. In the unlikely event that an MEC item is identified during the SI, the approved procedures for reporting will be implemented, as presented in Appendix C.

3.3.2 The MC sampling locations were finalized during the TPP Meeting on January 31, 2007. The exact location of the QR route will be determined in the field by the FTL

based on visual observations and areas of predetermined focus. As stated previously, sensitive environments and culturally significant areas will be avoided.

3.3.3 The duration of the SI field effort, inclusive of QR and MC sampling, is anticipated to be approximately 5 days but will not be terminated until the objectives for the site are met. During this time, Parsons will implement the Technical Approach as described in the PWP and as established by the TPP Project Team on January 31, 2007, during the TPP Meeting. In addition to MC sampling and QR, Parsons will perform the following field components for the Victorville PBR No. 1 site:

- Collect necessary MC-related data to provide to the USEPA to perform HRS scoring; and
- Collect all data necessary to complete the MRSPP.

3.3.4 Data will also be gathered to identify any potential limitations to subsequent response actions, such as the anticipated RI/FS.

3.3.1 Qualitative Reconnaissance

An integral part of the SI field activities will be completion of the QR in accordance with the baseline procedures described in Chapter 3, paragraph 3.4.3 of the PWP. For the Victorville PBR No. 1 site, the QR will be performed throughout the site to further evaluate the presence or absence of MEC and/or MD. Focus will be given to areas where MD has been found during previous site visits. Figures 3.1 and 3.2 include representative QR paths planned for the site. These transects are not meant to depict the exact path the SVT will follow, but will provide a representative approximation of the level of effort and the location-based emphasis of the QR. To achieve the project objective, the SVT must have the ability to remain flexible during the QR to navigate toward the areas indicating the highest likelihood of containing MEC (and potential MC contamination). Visual indicators of suspect areas include (but are not limited to) distressed vegetation, stained soil, ground scars or craters, bunker/target remnants, and visible MEC or MD. These areas will be inspected for information that will be useful for planning the anticipated RI/FS and to qualitatively evaluate the concentration of residual MEC. The QR will incorporate the use of GPS, personal digital assistants (PDA), and digital photography in an integrated format. See paragraph 3.4.3.4 of the PWP for details.

3.3.2 Munitions Constituent Sampling

3.3.2.1 The PSAP has been developed by the Military Munitions Center of Expertise (MM CX) as part of the PWP. Parsons prepared an Addendum to the PSAP to include contractor- and laboratory-specific information. For the Victorville PBR No. 1 site, the TPP Project Team agreed during the TPP process that the collection of six biased soil samples and one discretionary soil sample would be sufficient to meet the SI project objectives. Another two surface soil samples will be collected in anticipation of representing ambient conditions. The ambient samples will be screened for explosives to ensure the metals results do represent "ambient" conditions. In the event that explosives are identified in the ambient samples, the implications will be addressed in the SI Report.

The approximate sample locations are depicted on Figures 3.1 and 3.2. Table 3.1 provides the sample identifications, anticipated coordinates, munitions suspected, and rationale for selecting the sample locations. Six soil samples, and one discretionary sample, will be collected in and around the target area where MD have been observed in the past. Two samples will be collected from the periphery of the site. These locations were selected to be in the least likely MC-contaminated areas and, therefore, potentially provide ambient condition data. A comparison of biased (toward finding MC contamination) samples to ambient samples will be discussed in the SI Report for the Victorville PBR No. 1 site if on-site metals concentrations exceed the comparison criteria as agreed to at the TPP Meeting (*i.e.,* most conservative value from USEPA Region 9 and CAL-modified Industrial Soil PRGs and available regional background data). Ecological screening levels include USEPA SSLs supplemented with PSAP Addendum ecological screening values as needed. Data collected from all MC samples (in conjunction with QR results) are expected to aid in preparation for the anticipated RI/FS.

3.3.2.2 The actual coordinates of the soil samples presented in Table 3.1 were not "groundtruthed" prior to performing the SI field activities, but rather were established based on a review of aerial photographs, historical training maps, and professional judgment. The SVT may navigate to a specified location and find that they are physically precluded from sampling at the location or otherwise adversely hindered by undesirable conditions (*e.g.*, bedrock exposure, developed/cultivated area, presence of a man-made structure/road, *etc*.). Sample locations depicted on SS-WP Addendum maps should be considered "preliminary" in nature and the TPP Project Team supports the following sampling protocol with regard to final location selection.

3.3.2.3 The following guidelines will be adhered to in order to obtain the actual soil sample location. The SVT will navigate to the GPS coordinates specified in this SS-WP Addendum as agreed to at the TPP Meeting. This action will be indirect as the QR activities and the MC sampling will be performed concurrently. Upon arriving at a "preliminary" sample location, the SVT will survey the immediate area to select the most appropriate biased (toward finding MC) location based on the objective of the sample (with the exception of ambient sample selection). Criteria considered to be indicative of an MC-biased sample location include visual signs of MEC/MD, ground scars, bomb craters, stained soil, or disturbed vegetation. For the reasons specified above, the FTL is authorized to move any sample within the Victorville PBR No. 1 site up to 150 feet without approval from the TPP Project Team.

3.3.2.4 All soil sample locations must be screened and approved by the UXO Technician III (with regard to potential subsurface anomalies) prior to final location selection and sample collection. In accordance with the PWP, the Cold Regions Research and Engineering Laboratory (CRREL) "seven-points wheel sampling technique" will be employed. Each of the seven discrete sampling locations must be approved by the UXO Technician III prior to collection. The actual GPS coordinate for each sample location will be recorded and will be updated in the GIS database. The process will be repeated for all soil sample locations.

3.3.3 Sample Collection

The sample collection procedures presented in the PSAP, the Parsons Final PSAP Addendum, and in the PWP will be followed. No procedural variances are anticipated for the Victorville PBR No. 1 site, and none were requested by the TPP Project Team. Additional details regarding sample collection, investigative-derived waste (IDW) handling, and packaging are presented in Chapter 4 of this SS-WP Addendum.

3.3.4 Analytical Procedures and Data Validation

Analytical procedures and data validation are presented in Chapter 3, paragraph 3.5.3 of the PWP. The analytical methods to be used for the MC samples collected are listed in Chapter 4 of this SS-WP Addendum. Proposed ambient samples will not be considered representative of ambient conditions if explosives are detected in the sample. In such cases, the potential source of the contamination will be discussed in the SI Report, as well as the impact to the recommended areas of concern during the anticipated RI/FS.

Figure 3.1

Qualitative Reconnaissance and Sample Locations Map
Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California

Legend

- Proposed Soil Sample Location
- M38A2 Bomb Debris
- Range Boundary
- Project Boundary
- Representative Qualitative Reconnaissance Track

N

Image Source: USGS 7.5' Topo Quadrangles, 1988
Projection: UTM Zone 11 NAD83, Map Units in Meters

3,000 1,500 0 3,000 Feet

PARSONS	U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	Qualitative Reconnaissance and Sample Locations Map		
DRAWN BY: BT			
CHECKED BY: BB	SCALE: As Shown	PROJECT NUMBER: 744653.74000	
SUBMITTED BY: DS	DATE: August 2007	PAGE NUMBER: 3-8	
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig3_1pbr1.mxd		

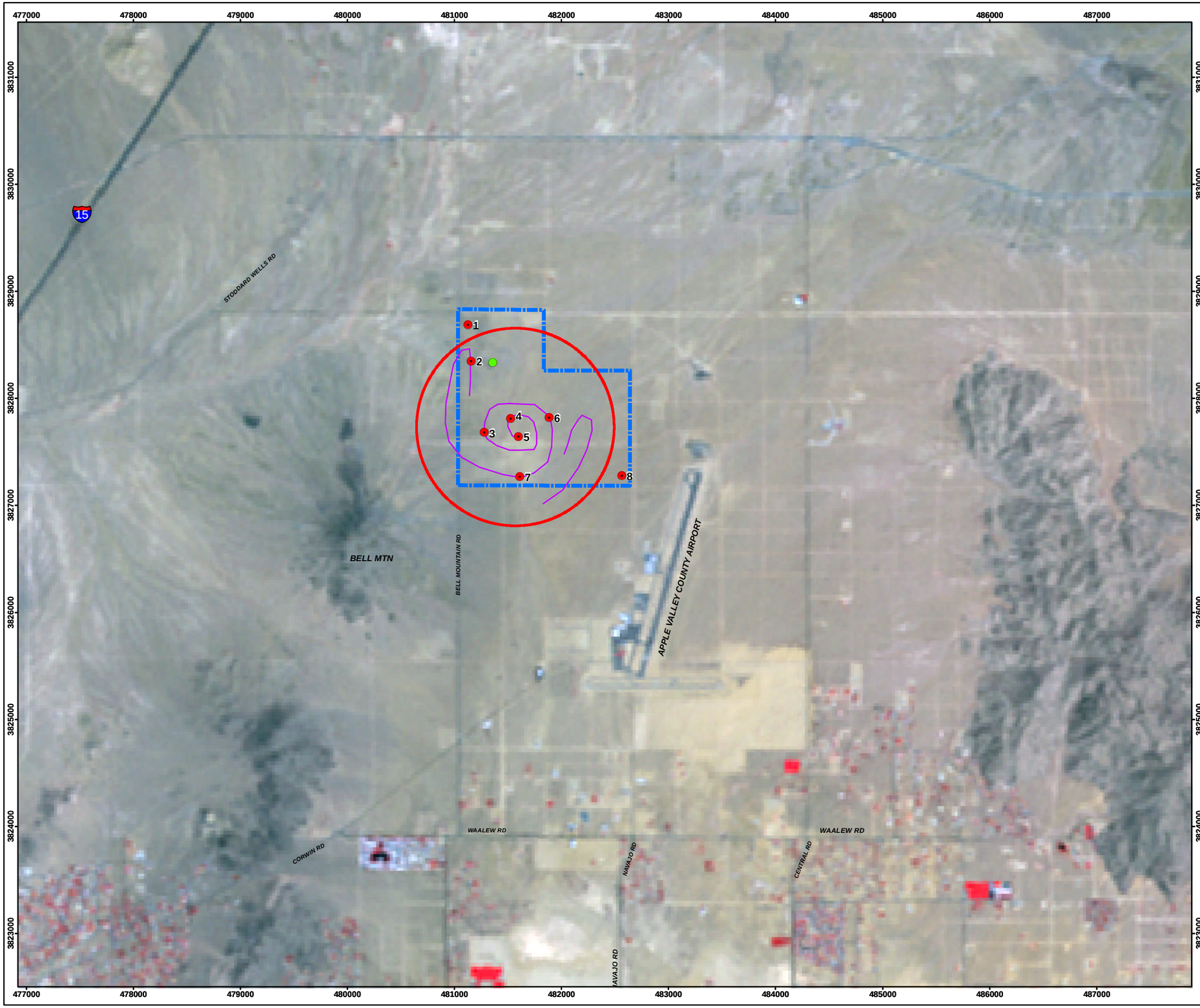
Figure 3.2

Qualitative Reconnaissance and Sample Locations Map

Victorville PBR #1

FUDS Project No. J09CA067501

San Bernardino County, California



Legend

- Proposed Soil Sample Location
- M38A2 Bomb Debris
- Range Boundary
- Project Boundary
- Representative Qualitative Reconnaissance Track

N

Image Source: Landsat Orthoimagery, 2000-2001
Projection: UTM Zone 11 NAD83, Map Units in Meters

3,000 1,500 0 3,000 Feet

PARSONS

U.S. ARMY SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

DESIGNED BY: BT	Qualitative Reconnaissance and Sample Locations Map
DRAWN BY: BT	
CHECKED BY: BB	SCALE: As Shown
SUBMITTED BY: DS	DATE: August 2007
	FILE: X:\GIS\Site_inspections_sw\Maps\victorville_ca\Fig3_2pbr1.mxd
	PROJECT NUMBER: 744653.56000
	PAGE NUMBER: 3-9

TABLE 3.1
SAMPLING RATIONALE
VICTORVILLE PRECISION BOMBING RANGE NO. 1 (MRS 01), SAN BERNARDINO COUNTY, CALIFORNIA

Sample ID	Sample Coordinates		Media	Analysis	Munitions [1]	Rationale
	Longitude	Latitude				
VV-1MRS01-SS-24-01	-117.20585	34.59987	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Outside of the former bombing range, anticipated to reflect ambient conditions
VV-1MRS01-SS-24-02	-117.20552	34.59680	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-03	-117.20416	34.59079	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-04	-117.20148	34.59195	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-05	-117.20067	34.59044	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-06	-117.19756	34.59204	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range
VV-1MRS01-SS-24-07	-117.20053	34.58707	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Within the former bombing range and near the location of the previously located spotting charge
VV-1MRS01-SS-24-08	-117.19015	34.58717	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Outside of the former bombing range, anticipated to reflect ambient conditions
VV-1MRS01-SS-24-09	TBD	TBD	Soil	Select Metals, Explosives	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Discretionary sample, location to be determined by the site visit team, as site conditions warrant.

(1) Munitions potentially present on site based on historical documentation (INPR and ASR Supplement)

CHAPTER 4
SAMPLING AND ANALYSIS PLAN

4.1 INTRODUCTION

The USACE MM CX has prepared the PSAP (consisting of the Field Sampling Plan [FSP] and the Quality Assurance Project Plan [QAPP]) for the MMRP SI Program. A PSAP Addendum was developed to describe Parsons specific activities and procedures to be performed during SIs. The Addendum augments the Final PSAP, documenting Parsons specific variances from the PSAP and presenting TestAmerica's laboratory specific procedures, detection and quantitation limits, and precision and accuracy criteria. This Site Specific Sampling and Analysis Plan (SS-SAP) is not meant to be a stand alone document and should be used in conjunction with the Final PSAP and the Final PSAP Addendum. This document only addresses information directly related to the site and any variances from the program-wide procedures presented in the PSAP or PSAP Addendum. The PSAP and PSAP Addendum apply to all work performed by Parsons and its subcontractors.

4.2 SAMPLE COLLECTION

4.2.1 Surface Soil Samples

Soil samples will be collected from a depth of 2 to 4 inches because of the sandy nature of the soils in the area and the high risk of soil erosion. Prior to the advancement of any sampling equipment, each discrete sampling location will be screened by the UXO Technician III using a Schonstedt magnetometer to verify no metallic items are present in the subsurface. All soil samples will be collected using the procedures described in Subchapter 5.1.2 of the Programmatic Field Sampling Plan (PFSP) and Subchapter 5.1 of the PFSP Addendum. Each sample location will consist of seven discrete samples that will be homogenized into a composite sample in accordance with the PSAP/PSAP Addendum procedures. Soil will be transferred to the appropriate sample collection containers as presented in Table 4.1. All remaining soil will be returned to the discrete sample locations to assist the SVT in restoring the site to its original condition.

4.2.2 Sample Containers

The samples will be collected in the appropriate sample containers and preserved as listed in Table 4.1. The sample containers for the explosives analysis will be filled first, followed by the sample containers for metals. The cap shall be secured tightly and the container clearly labeled as presented in Table 4.2. The sample containers will be placed on ice immediately. The sample handling and packaging procedures presented in Chapter 7 of the PSAP will be followed for all sample containers.

4.2.3 Quality Control (QC)/ Quality Assurance (QA) Samples

For the Victorville PBR No. 1 site, Quality Control (QC) samples will be collected at the required frequency as specified in the PSAP. Field duplicate samples will be collected at a frequency of 10 percent per matrix (one in ten samples) and matrix spike/matrix spike duplicate (MS/MSD) samples will be collected at a frequency of 5 percent per matrix (one in twenty samples). The QC and Quality Assurance (QA) samples will be collected in accordance with the procedures identified in Subchapters 5.6 of the PFSP and PFSP Addendum. The sample identifications for the QC samples are included in Table 4.2. The QC samples will be analyzed for the same parameters as the parent sample and will be collected simultaneously with the parent sample. One QA split sample will be collected at the request of the MM DC PM or CESPL PM. QA samples will be collected immediately after the field QC samples and maintained on ice with the field samples until preparation for shipment to the laboratory. Equipment blanks will not be collected for the Victorville PBR No. 1 site since disposable sampling equipment will be used for sample collection. Temperature blanks will be included with each cooler sent to the laboratories.

4.2.4 Sample Shipment

4.2.6.1 The samples will be packaged and shipped in accordance with the procedures presented in Chapter 7 of the PFSP. The laboratory point of contact for the Victorville PBR No. 1 site is Ms. Lyn Benkers. Ms. Benkers' email address is lyn.benkers@testamericainc.com. The laboratory address for the field samples is:

TestAmerica
4955 Yarrow Street
Arvada, CO 80002
phone (800) 572-8958
fax (303) 431-7171

4.2.6.2 The QA sample will be sent to a USACE-designated QA Laboratory: Agriculture & Priority Pollutants Laboratories, Inc. (APPL). The QA sample will be packaged identically to the field samples and sent via overnight courier to the laboratory. ***The Parsons Project Chemist will coordinate with the USACE Project Chemist for direction on QA samples prior to the field effort.*** The QA laboratory point of contact for the Victorville PBR No. 19 site is Ms. Diane Anderson. Ms. Andersons' email address is danderson@applinc.com. The laboratory address for the QA sample is:

APPL
4203 West Swift
Fresno, Ca 93722
phone (559) 275-2175
fax (559) 275-4422

4.3 INVESTIGATIVE DERIVED WASTE

Parsons anticipates minimal IDW to be generated during the field activities in support of the Victorville PBR No. 3 SI based on the usage of single use sampling equipment. In general, excess soil generated during sampling will be returned to the original sampling location and the area restored as near as possible to the pre-sampling condition. Sampling equipment and other waste generated will be collected and disposed of offsite.

4.4 NONMEASUREMENT DATA

4.4.1 Nonmeasurement data will be collected for the Victorville PBR No. 1 site using the information found in the ASR and ASR Supplement. This initial information collected has been incorporated in the SS-WP Addendum. This site information will be supplemented using research via Internet searches, requests from agency contacts (*i.e.*, SHPO, USFWS, *etc.*), and site contacts, if applicable. Nonmeasurement data will include information relating to geology, climate, hydrogeology, federal- and state-listed T&E species known to be or potentially be onsite, sensitive habitats, wetlands, cultural and archaeological resources, water resources, trees and shrubs, waste disposal sites, and impact mitigation measures.

4.4.2 Further data collection will be performed to fulfill the contract requirements to complete the MRSPP scoring sheets and to collect the pertinent MC-related HRS scoring information. The primary information needed to complete the MRSPP scoring, such as hazard type (*i.e.*, explosive or chemical) and accessibility, will come from historical site documents (*i.e.*, ASR, ASR Supplement, *etc*.). To further supplement current on- and off-site information needed for receptor scoring, additional data collection will be performed to fulfill the contract requirements to complete the MRSPP scoring sheets and to collect the MC-related HRS scoring information. Additional data will include information regarding current on- and off-site activities/structures, population density, CERLCA sites, Resource Conservation and Recovery Act (RCRA) sites, well locations, and water supply information. Once the sampling has been completed and samples analyzed, the soil data will be used to score the health hazard evaluation of the MRSPP.

4.5 MUNITIONS CONSTITUENTS ANALYSIS

The list of munitions constituents with which to analyze the samples was derived based on the MEC known or suspected at the Victorville PBR No. 1 site. Each munition was broken down by case/cartridge and filler composition and those constituents were included in the analysis list. Table 4.3 presents the potential munitions for the site as well as the fillers and case composition. These are further broken down into specific explosives and metals that would be indicative of the fillers. This table of constituents was used to develop the select metals list for samples collected from the Victorville PBR No. 1 site. The samples will be analyzed for the full list of explosives as presented in the PSAP. The metals analysis does not include arsenic, chromium, lead, or mercury due to their absence in the munitions associated with the site and identified in archival

documents. If unanticipated munitions are found onsite, the UXO technician will identify the munition and contact the Parsons PM (or his designee), who will determine if additional laboratory analysis will be required for any additional metal constituents. If small arms rounds are located during the Site Visit, the FTL will identify the item and contact Ms. Deborah Walker (contact information is included in Table 2.2) to determine if additional constituents will need to be included for laboratory analysis. Any additional metal analysis will be identified on the chain-of-custody.

4.6 ANALYTICAL METHODS

All samples will be analyzed in accordance with the procedures presented in the PSAP Addendum. MC samples will be analyzed using USEPA SW846 as follows:

Explosives - USEPA SW-846 Method 8321A
Select Metals (Table 4.4b) - USEPA SW-846 Methods 6010B and 6020

Tables 4.4a and 4.4b lists the appropriate analysis for each constituent.

4.7 DATA QUALITY OBJECTIVES

4.7.1 The DQOs have been developed for the Victorville PBR No. 1 site in accordance with the process presented in Chapter 3, paragraph 3.1.2 of the PWP and are provided as part of the Final TPP Memorandum documentation, presented in Appendix A of this SS-WP Addendum. The chemical-specific DQOs, as agreed upon by the TPP Project Team, are presented in Table 4.5. Despite the presence of a few residential receptors, the TPP Project Team concurs that the use of industrial PRGs is deemed appropriate and protective for human receptors at the site. The soil sample DQOs consist of the most conservative of USEPA Region 9 and CAL-modified Industrial PRGs. Ecological screening values include USEPA SSLs supplemented with PSAP Addendum values as needed. The presence of a particular metal in munitions known or suspected to have been used onsite will be reviewed to evaluate potential DoD contaminant sources. If the metal concentration of the sample exceeds the available background data, then a final comparison will be performed. The final comparison involves the use of data from ambient metal concentrations for samples collected as part of this SI. If the metals result in question exceeds the range of results from the ambient samples by a significant level (*i.e.*, order of magnitude), then MC contamination is likely. Ecological screening values are included in Table 4.5.

4.7.2 Parsons will not collect “background” samples but rather “ambient” samples to provide separation from the statistical-based and baseline risk assessment connotation. Ambient samples will be used as a third means of qualitative comparison for metals listed in Table 4.4b when constituents exceed site-specific criteria (as presented in Table 4.5). For the Victorville PBR No. 1 site, two sample locations were selected to be in the least likely MEC or MC-contaminated areas and therefore potentially provide ambient condition data with regards to metals concentrations at the site. Qualitative comparison of metals concentrations of biased (toward finding MC contamination) samples to

ambient samples will be discussed in the SI Report. Data collected from the six MC soil locations and one discretionary MC soil location (in conjunction with QR results) are expected to determine if further site investigations (RI/FS or TCRA) or NDAI is appropriate.

Table 4.1
Sample Containers, Preservatives, and Holding Times
Victorville PBR No. 1, San Bernardino County, California

Parameter	Sample Container	Preservative	Holding Time
SOIL SAMPLES			
Explosives	One 4 oz wide-mouth glass w/ Teflon-lined cap	Cool to 4°C	14/40 days[1]
Select Metals	One 4 oz wide-mouth glass w/ Teflon-lined cap	Cool to 4°C	180 days

(1) 14 days from sample collection to extraction / 40 days from extraction to analysis

Table 4.2
Sample Identification, Quality Control, and Quality Assurance Samples
Victorville PBR No. 1, San Bernardino County, California

	Matrix	Analysis		QC Samples[1]			QA Samples
Location/ Sample Identification	Soil	Explosives	Select Metals	Field Duplicate[2]	MS[3]	MSD[3]	Splits[4]
VV-1MRS01-SS-24-01	X	X	X				
VV-1MRS01-SS-24-02	X	X	X				
VV-1MRS01-SS-24-03	X	X	X				
VV-1MRS01-SS-24-04	X	X	X				
VV-1MRS01-SS-24-05	X	X	X	X	X	X	
VV-1MRS01-SS-24-06	X	X	X				
VV-1MRS01-SS-24-07	X	X	X				
VV-1MRS01-SS-24-08	X	X	X				
VV-1MRS01-SS-24-09 (DISCRETIONARY)	X	X	X				

(1) – The QC samples will be analyzed for the same parameters as the parent sample.
(2) – The sample number for the field duplicate will be replaced with FD# with the actual sample and the corresponding FD# recorded in the PDA/log.
(3) – MS/MSD will be noted in the Comments section of the Chain-of-Custody.
(4) – In the event that a QA split is requested, it will be identified with the same ID as the parent sample with "QA" added at the end.

Table 4.3
Chemical Composition of MEC and Potential Munitions Constituents
Victorville PBR No. 1, San Bernardino County, California

General Munitions Type	Type/Model	Case Composition	Filler	Potential Constituent
Practice Bomb, 100 lbs	M38A2	Metal	Sand, wet sand, or water	Iron
Spotting Charge	M1A1	Tin	Black powder	Nitrate, Potassium
Spotting Charge	M3	Tin	Black smoke, black powder igniter	Nitrate, Potassium
Spotting Charge	M5	Glass	FS smoke mixture (Sulfur-trioxide chlorosulfonic acid solution)	Not applicable [(a)]

Source – Munitions information for Table 4.3 was supplied by the 1996 ASR, 2004 ASR Supplement, and other government reports.

(a) Chlorosulfonic acid reacts violently with water evolving heat and large quantities of white fumes of hydrochloric acid and sulfuric acid. Sulfur-trioxide reacts with the moisture in the air to produce sulfuric acid mist. The mixture of these two compounds does not have any potential MC constituents

Table 4.4a
Target Analyte List for Explosives by LC/MS
Victorville PBR No. 1, San Bernardino County, California

(based on SW-846 Method 8321A)

Explosive Compound	CAS #	Comments
Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetrazocine (HMX)	2691-41-0	
Hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX)	121-82-4	
1,3,5-Trinitrobenzene	99-35-4	
1,3-Dinitrobenzene	99-65-0	
Methyl-2,4,6-trinitrophenylnitramine (Tetryl)	479-45-8	
Nitrobenzene	98-95-3	
2,4,6-Trinitrotoluene (TNT)	118-96-7	
4-Amino-2,6-dinitrotoluene	19406-51-0	
2-Amino-4,6-dinitrotoluene	35572-78-2	
2,4-Dinitrotoluene	121-14-2	
2,6-Dinitrotoluene	606-20-2	
2-Nitrotoluene	88-72-2	
3-Nitrotoluene	99-08-1	
4-Nitrotoluene	99-99-0	
Nitroglycerin	55-63-0	
Pentaerythritol Tetranitrate	78-11-5	
Nitrobenzene-d5	4165-60-0	Surrogate

Table 4.4b
Inorganics by ICP and ICP/MS
Victorville PBR No. 1, San Bernardino County, California

(based on SW-846 Methods as indicated below)

Metal	CAS #	Comments
Aluminum	7429-90-5	6010B(1)
Antimony	7440-36-0	6020(2)
Barium	7440-39-3	6020(2)
Beryllium	7440-41-7	6020(2)
Cadmium	7440-43-9	6020(2)
Calcium	7440-70-2	6010B(1)
Cobalt	7440-48-4	6020(2)
Copper	7440-50-8	6020(2)
Iron	7439-89-6	6010B(1)
Magnesium	7439-95-4	6010B(1)
Manganese	7439-96-5	6020(2)
Nickel	7440-02-0	6020(2)
Potassium	7440-09-7	6010B(1)
Selenium	7782-49-2	6020(2)
Silver	7440-22-4	6020(2)
Sodium	7440-23-5	6010B(1)
Thallium	7440-28-0	6020(2)
Vanadium	7440-62-2	6020(2)
Zinc	7440-66-6	6020(2)

(1) - The digestion method for soil samples is SW3050B.
(2) - The digestion method for soil samples is SW3050B.

Table 4.5 Chemical-Specific Data Quality Objectives, Laboratory MDLs, and PQLs for Soil Samples
Former Victorville Precision Bombing Range No. 1, San Bernardino County, California

			TestAmerica Method Detection Limits (MDL) and Practical Quantitation Limits (PQL) (mg/kg)		Site-Specific Ecological Screening Values for Soil (mg/kg)	Site-Specific Human Health Screening Values Industrial Soil (mg/kg)	
Analyte	**Abbreviation**	**CAS #**	**STL MDL**	**STL PQL**	**USEPA Ecological[3] and PSAP Addendum[4] Soil Screening Levels**	**Region 9 PRG[1]**	**Cal Modified Region 9 PRGs[2]**
Hexahydro-1,3,5-trinitro-1,3,5-triazine	RDX	121-82-4	0.027	0.18	5.8[4]	**16**	-
Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetrazocine	HMX	2691-41-0	0.058	0.12	43[4]	**31000**	-
2,4,6-Trinitrotoluene	2,4,6-TNT	118-96-7	0.021	0.12	8[4]	**57**	-
1,3,5-Trinitrobenzene	1,3,5-TNB	99-35-4	0.016	0.12	0.38[4]	**18000**	-
1,3-Dinitrobenzene	1,3-DNB	99-65-0	0.018	0.12	0.66[4]	**62**	-
2,4-Dinitrotoluene [1]	2,4-DNT	121-14-2	0.021	0.12	1.28[4]	**1200**	-
2,6-Dinitrotoluene [1]	2,6-DNT	606-20-2	0.021	0.12	0.033[4]	**620**	-
2-Amino-4,6-dinitrotoluene	2-Am-DNT	35572-78-2	0.018	0.12	5.3[4]	**120**	-
2-Nitrotoluene	2-NT	88-72-2	0.019	0.12	4.1[4]	**2.2**	-

Table 4.5 Chemical-Specific Data Quality Objectives, Laboratory MDLs, and PQLs for Soil Samples (Continued)
Former Victorville Precision Bombing Range No. 1, San Bernardino County, California

			TestAmerica Method Detection Limits (MDL) and Practical Quantitation Limits (PQL) (mg/kg)		Site-Specific Ecological Screening Values for Soil (mg/kg)	Site-Specific Human Health Screening Values Industrial Soil (mg/kg)	
Analyte	**Abbreviation**	**CAS #**	**STL MDL**	**STL PQL**	**USEPA Ecological[3] and PSAP Addendum[4] Soil Screening Levels**	**Region 9 PRG[1]**	**Cal Modified Region 9 PRGs[2]**
3-Nitrotoluene	3-NT	99-08-1	0.014	0.12	5.3[4]	**1000**	-
4-Amino-2,6-dinitrotoluene	4-Am-DNT	19406-51-0	0.023	0.12	-	**120**	-
4-Nitrotoluene	4-NT	99-99-0	0.014	0.12	9.4[4]	**30**	-
Nitrobenzene	NB	98-95-3	0.027	0.12	40[4]	**100**	-
Nitroglycerin	NG	55-63-0	0.035	0.50	150[4]	**120**	-
Methyl-2,4,6-trinitrophenylnitramine	Tetryl	479-45-8	0.10	0.30	2[4]	**62000**	-
Pentaerythritol Tetranitrate	PETN	78-11-5	0.051	0.50	21000[4]	-	-
Aluminum	Al	7429-90-5	15	47	50[4]	**100000**	-
Antimony	Sb	7440-36-0	0.071	0.20	0.30[4]	**410**	-

Table 4.5 Chemical-Specific Data Quality Objectives, Laboratory MDLs, and PQLs for Soil Samples (Continued)
Former Victorville Precision Bombing Range No. 1, San Bernardino County, California

			TestAmerica Method Detection Limits (MDL) and Practical Quantitation Limits (PQL) (mg/kg)		Site-Specific Ecological Screening Values for Soil (mg/kg)	Site-Specific Human Health Screening Values Industrial Soil (mg/kg)	
Analyte	**Abbreviation**	**CAS #**	**STL MDL**	**STL PQL**	**USEPA Ecological[3] and PSAP Addendum[4] Soil Screening Levels**	**Region 9 PRG[1]**	**Cal Modified Region 9 PRGs[2]**
Barium	Ba	7440-38-2	0.038	0.20	330[4]	**67000**	-
Beryllium	Be	7440-41-7	0.020	0.10	1.1[4]	**1900**	-
Cadmium	Cd	7440-43-9	0.0061	0.10	1.6[4]	**450**	-
Calcium	Ca	7440-70-2	33	99	-	-	-
Cobalt	Co	7440-48-4	0.0013	0.10	13[4]	**1900**	-
Copper	Cu	7440-50-8	0.049	0.20	40[4]	**41000**	-
Iron	Fe	7439-89-6	25	78	-	**100000**	-
Magnesium	Mg	7439-95-4	8.9	30	-	-	-
Manganese	Mn	7439-96-5	0.028	0.15	152[4]	**19000**	-
Nickel	Ni	7440-02-0	0.0028	0.033	38[4]	**20000**	-

Table 4.5 Chemical-Specific Data Quality Objectives, Laboratory MDLs, and PQLs for Soil Samples (Continued)
Former Victorville Precision Bombing Range No. 1, San Bernardino County, California

			TestAmerica Method Detection Limits (MDL) and Practical Quantitation Limits (PQL) (mg/kg)		Site-Specific Ecological Screening Values for Soil (mg/kg)	Site-Specific Human Health Screening Values Industrial Soil (mg/kg)	
Analyte	**Abbreviation**	**CAS #**	**STL MDL**	**STL PQL**	**USEPA Ecological[3] and PSAP Addendum[4] Soil Screening Levels**	**Region 9 PRG[1]**	**Cal Modified Region 9 PRGs[2]**
Potassium	K	7440-09-7	0.0082	0.20	-	-	-
Selenium	Se	7782-49-2	0.020	0.15	0.50[4]	**5100**	-
Silver	Ag	7440-22-4	56	300	2.0[4]	**5100**	-
Sodium	Na	7440-23-5	0.040	0.50	-	-	-
Thallium	Tl	7440-28-0	0.016	0.10	1.0[4]	**67**	-
Vanadium	V	7440-62-2	142	500	2.0[4]	**1000**	-
Zinc	Zn	7440-66-6	0.26	1.0	50[4]	**100000**	-

(1) – EPA Region 9 PRGs dated 28 December 2004
(2) – Cal-Modified PRGs as shown in Region 9 PRG 2004 Table on URL: http://www.epa.gov/region09/waste/sfund/prg/index.html.
(3) – USEPA Ecological Soil Screening Levels (SSLs) on URL: http://www.epa.gov/ecotox/ecossl/
(4) – Final Programmatic Sampling and Analysis Plan Addendum MMRP SIs, August 2006
(-) – No screening level available

CHAPTER 5
ENVIRONMENTAL PROTECTION PLAN

5.1 INTRODUCTION

5.1.1 This Environmental Protection Plan (EPP) has been prepared for the Victorville PBR No. 1 SI in accordance with Data Item Description (DID) MR-005-12 and the Performance Work Statement (PWS). Procedures for avoiding, minimizing, and mitigating potential impacts to biological and cultural resources during site field activities are described below. Chapter 7 of the PWP contains general procedures that will be adhered to by the SI team.

5.1.2 The following sources were consulted for identifying biological and cultural resources at the Victorville PBR No. 1 site:

- Topographic Map – U.S. Geological Survey (USGS)
- Wetlands Online Mapper – National Wetlands Inventory (NWI), U.S. Fish and Wildlife Service (USFWS)
- Threatened and Endangered Species System (TESS) – Endangered Species Program, USFWS
- California Department of Fish and Game (CDF&G) – BioGeographic Data Branch, California Natural Diversity Database (CNDDB)
- National Wildlife Refuge System (NWRS) – USFWS
- National Park Service (NPS)
- U.S. Department of Agriculture - National Forest Service (NFS)
- California State Parks System
- San Bernardino County Parks
- National Register Information System (NRIS) – San Bernardino County, California
- National Register of Historic Places (NRHP)
- National Register of Historic District (NRHD)
- National Historic Landmarks (NHL) – National Historic Landmarks Program (California)
- National Heritage Areas (NHA) – National Heritage Areas Program

- California Office of Historic Preservation (OHP) Database
- California OHP – San Bernardino Archeological Information Center, San Bernardino County Museum
- National Oceanic and Atmospheric Administration (NOAA) – Coastal Zone Management Program (CZMP)
- September 1996 ASR Findings for the former Victorville PBR No. 1, Victorville, California

5.2 ENDANGERED AND THREATENED SPECIES

5.2.1 The State of California supports 308 federally listed T&E species consisting of 129 animals and 179 plants. According to the CDF&G state database for the Apple Valley North quadrangle map where the site is located, of the 308 federally listed plant and animal species none are known to occur within the area of the Apple Valley North quadrangle map. There are no T&E species present at the Victorville PBR No. 1 site.

5.3 SENSITIVE ENVIRONMENTS

5.3.1 The site is not located within a national wildlife refuge, national park, national forest, state park, or county park. There is no federal or state listed critical habitat onsite.

5.3.2 Over the years, the site has been divided into plots (currently 51), ranging from 160 acres (owned by the State of California), with over 40 privately owned parcels ranging in size from 2 to 20 acres. The site is primarily undeveloped; however, Wal-Mart has recently constructed a warehouse distribution center on the northern end of the site. There are a few occupied dwellings, with portions of the land also used recreationally (off-road vehicles and target practice). The 1996 ASR suggested that due to the extensive recreational use of the FUDS, it is highly probable that munitions and munitions debris have been moved from their original resting place and may be present throughout the site (including the buffer zones).

5.4 WETLANDS

5.4.1 The USFWS Wetlands Online Mapper through the NWI was used to identify the wetlands within the Victorville PBR No. 1 site. According to the NWI database there are no wetlands on site.

5.4.2 The USFWS Wetlands Online Mapper is used primarily for planning purposes and does not accurately indicate jurisdictional limits of wetlands that are Waters of the United States. Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies.

5.4.3 Other wetlands not identified in the Wetland Online Mapper may be present on the site. If wetlands are present within the sampling area, they will be avoided. If avoidance of wetlands is not possible, it will be necessary to delineate the wetlands according to the federal criteria of the US Army Corps of Engineers. The jurisdictional delineation will allow the degree of impact to be qualitatively and quantitatively determined and mitigation to be proposed.

5.5 CULTURAL AND ARCHAEOLOGICAL RESOURCES

5.5.1 According to the NRHD, NRHP, NHA, NHL, NRIS, and California OHP website databases there are no listed archaeological or cultural resources located within the Victorville PBR No. 1 boundaries. However, according to the 1996 ASR there are five listed cultural or archaeological areas designated by the OHP. Currently, according to the San Bernardino Archeological Information Center historical research record search there are six recorded archaeological finds within the southeastern corner of the site and the site is also located within the area noted as the historic Silver Mountain/Oro Grande Mining District. The map provided to Parsons by San Bernardino Archaeological Information Center will be provided to the FTL and referred to in the event that sample locations or the QR path need to be relocated in the field. The SVT will practice avoidance of any cultural sites. These archaeological remnants are potentially associated with former mining activities and domestic activity. None of the planned sampling locations are located on top of or very near to any recorded archaeological area.

5.5.2 If human remains are encountered on the site, then the San Bernardino County Coroner's Office **MUST** be contacted within 24 hours of the find, and all work should be halted until a clearance is given by that office and any other involved agencies. Contact the County Coroner at 175 South Lena Road, San Bernardino, CA 92415-0037 or (909) 387-2543, or (760) 955-8535 in Victorville, or (760) 365-1668 in Yucca Valley or (760) 326-4825 in Needles. The USACE archaeologist, John Killeen, must also be contacted at (213) 452-3861 if human remains are encountered at the site.

5.5.3 The County of San Bernardino requests that historical resource data and artifacts collected within this project area be permanently curated at a repository within the County. Per a State Historical Resources Commission motion dated February 7, 1992, the repository selected should consider 36 CFR 79, Curation of Federally-owned and Administered Archaeological Collection; Final Rule, as published Federal Register, September 12, 1990, or a later amended for, for archival collection standards.

5.5.4 The site does have a high potential for additional archeological resources; therefore, care will be taken when sampling so as to not impact any known archeological areas or archeological remnants discovered during soil sampling. Due to the shallow sampling depth of two to four inches and planned sampling locations, the SI effort is not anticipated to impact any known archaeological resources on site. If an archeological remnant is discovered or suspected during the SI effort soil sampling will cease in that area and the proper agency will be notified. According to the TPP Memorandum Parsons

FTL will coordinate with the BLM archaeologist at (760) 252-6021 for any necessary permitting.

5.6 WATER RESOURCES

5.6.1 As reported in the 1996 ASR, there are no surface waters within the Victorville PBR No. 1 boundary. As reviewed during the TPP meeting, there are no known subsurface water resources at the site.

5.6.2 During the Victorville PBR No. 1 SI field effort, Parsons will not conduct any activities that discharge pollutants into waterways within, adjacent to, or outside of the former bombing range.

5.7 TREES AND SHRUBS

Trees and shrubs are covered in the PWP. There are no site-specific changes to the tree and shrub policy for the Victorville PBR No. 1 site. Neither cutting nor pruning of vegetation is anticipated to be necessary at the site.

5.8 WASTE DISPOSAL SITES

5.8.1 There are no known waste disposal sites within the Victorville PBR No. 1 site boundaries.

5.8.2 Waste disposal policies are covered in the PWP. There are no site-specific changes for the Victorville PBR No. 1 site. In general, excess soil generated during sampling will be returned to the original sampling location and the area restored as near as possible to the pre-sampling conditions. Disposable sampling equipment and other waste generated will be collected and disposed of offsite.

5.9 IMPACT MITIGATION MEASURES

Impact mitigation measures are outlined in the PWP. There are no site-specific mitigation measures for the Victorville PBR No. 1 site.

Table 5.1
State and Federally Listed Species That Occur Outside of the Victorville PBR No. 1 Site

Common Name	Scientific Name	Federal Status	State Status
Desert Tortoise	*Gopherus agassizii*	Threatened	Threatened

FINAL

CHAPTER 6
SITE-SPECIFIC ADDENDUM TO THE PROGRAMMATIC ACCIDENT PREVENTION PLAN

PROGRAMMATIC WORK PLAN
SOUTHWEST IMA REGION
MILITARY MUNITIONS RESPONSE PROGRAM
FOR
VICTORVILLE PRECISION BOMBING RANGE NO. 1
SAN BERNARDINO COUNTY, CALIFORNIA

Prepared for:

U.S. ARMY CORPS OF ENGINEERS, LOS ANGELES DISTRICT
&
U.S. ARMY CORPS OF ENGINEERS
SOUTH PACIFIC DIVISION RANGE SUPPORT CENTER

Contract W912DY-04-D-0005
Delivery Order 0009

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August 2007

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Safety and Health Manager: _____ 8/15/2007
Ed Grunwald, CIH **(Signature)** **(Date)**
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CHAPTER 6
ACCIDENT PREVENTION PLAN

6.1 APPLICATION

6.1.1 The intent of this chapter is to augment the Programmatic Accident Prevention Plan (PAPP), as warranted, to present pertinent site-specific information and procedural deviations that could not be readily captured in the programmatic documents or were the result of Project Team agreements requiring modifications to the preliminary SI Technical Approach (see Subchapter 1.3). It should be noted that the PAPP will accompany the SS-WP Addendum while the SVT is performing the SI field activities. While performing the SI field activities, the SVT will not remove, dispose or otherwise handle any MEC found onsite. In the event an item determined to present a potential explosive hazard is found, the procedures described in the Interim Guidance Document (IGD) 06-05 (USACE, 2006) will be followed. A copy of IGD 06-05 is included as Appendix C of this document.

6.1.2 Additionally, hazardous material releases or threatened releases (California Health and Safety Code 25501[r] defines a release as: any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment, unless permitted or authorized by a regulatory agency) within the jurisdiction of the San Bernardino County Fire Department, are required to be immediately reported to the San Bernardino County Fire Department, Hazardous Materials Division at (800) 33-TOXIC and the State of California, Governor's Office of Emergency Services (800) 852-7550. If a situation is an emergency, call 911 first.

6.1.3 The following information is required by San Bernardino County Fire Department in the event of a release: name and phone number of person reporting; location of the incident or threatened release; type of incident or threatened release; hazardous materials involved & physical state; hazards to human health and/or environment; actions taken or planned; contractor or cleanup company; estimate the quantity release; media (soil, water, air) into which release occurred; precautions to take; time and duration of the release; extent of injuries (if any); and inform the San Bernardino County Fire Department if any assistance required.

6.2 MEDICAL SUPPORT

The PAPP documents the medical support plan for all sites associated with the Southwest MM DC Region. Medical Support for the Victorville PBR No. 1 SVT will be provided by the UXO Technician III and the FTL, both first aid and cardiopulmonary resuscitation (CPR) certified personnel. Copies of certification will be maintained by the FTL onsite during the field effort. The local emergency contact numbers are listed in Table 6.1. The nearest hospital is St. Mary Medical Center in Apple Valley, California.

Figure 6.1 shows the map and directions to the hospital from the site. In an emergency situation, the SVT will follow the guidelines set forth in the Emergency Response and Fire Prevention Plan (ERFPP) in Appendix J of the PWP.

6.3 HAZARDS AND RISKS

6.3.1 The general hazards associated with tasks being performed during the SI Program are detailed in the PWP (Appendix D, PAPP). The following subchapters provide a list of the hazards included in the PWP that are applicable to the Victorville PBR No. 1 site. The procedures that are to be employed to prevent accidents, injuries, and illness are discussed in Attachment A, Chapter 2 of the PAPP.

6.3.2 The potential tasks associated with the Victorville PBR No. 1 SI requiring a Certification of Activity Hazard Analysis (AHA) include the following:

- Mobilization/Demobilization
- Sampling Collection and Packaging
- Emergency Rescue
- Motor Vehicle Operation

6.3.3 All of the certifications are presented in Attachment 6-1. Any hazards not addressed in the PAPP that apply to the Victorville PBR No. 1 site are detailed Subchapters 6.4 and 6.5 to follow.

Table 6.1
Emergency Telephone Numbers
Victorville PBR No. 1, San Bernardino County, California

St. Mary Medical Center, Apple Valley, California	(760) 242-2311
Poison Control Center	1-800-222-1222
San Bernardino County Sheriff	911 (emergency) 909-387-8313 (non-emergency)
San Bernardino County Fire Department	911 (emergency) (800) 33-TOXIC 909-386-8401 (non-emergency)
San Bernardino County EMS	911 (emergency) 909-356-3805 (non-emergency)
State of California, Governor's Office of Emergency Services	(800) 852-7550
Parsons Project Safety and Health Manager Ed Grunwald	(678) 969-2394 (678) 429-6887 (cell)
Parsons MEC Technical Director Michael Short	(678) 969-2451
Parsons Field Team Leader TBD	TBD
Parsons UXO Technician TBD	TBD
CESPL FUDS Manager / Project Manager Alexandria Long	(213) 452-3997
USACE MMRP SI Project Manager Monique Ostermann	(505) 342-3475 (505) 235-4061 (cell)
Regional Project Manager Joni Jorgensen-Risk	(530) 575-7862 (cell)

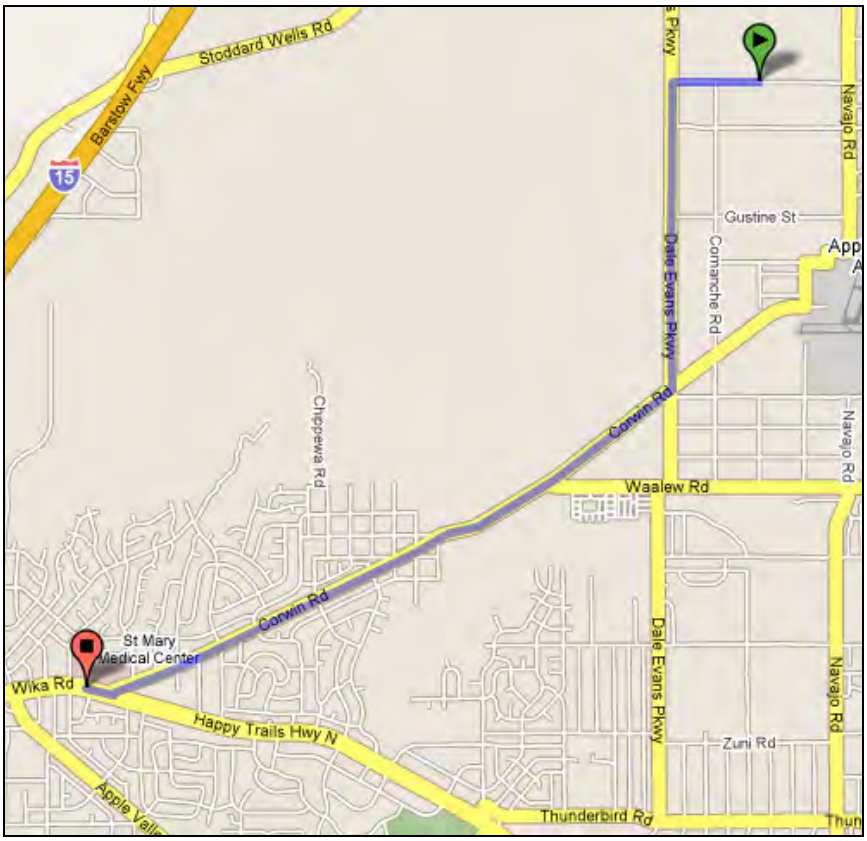
Figure 6.1
Directions to Hospital
Victorville PBR No. 1, San Bernardino County, California

Driving Directions: Burbank Rd., Adjacent to southern edge of PBR No. 1 Target

To:

St. Mary Medical Center
18300 CA-18
Apple Valley, California 92307
(760) 242-2311

Start out heading west on Burbank Rd.	0.5 miles
Slight left at Dale Evans Pkwy.	1.7 miles
Turn right at Corwin Rd.	3.6 miles
Turn right at Happy Trails Hwy N	0.2 miles
End at St. Mary Medical Center	
(Travel time approximately 20 minutes)	



6.4 PHYSICAL HAZARDS

The following physical hazards may be encountered while performing the SI at the Victorville PBR No. 1 site. Please refer to the PAPP in the PWP for details regarding these hazards.

- Underground Utility Hazards
- Severe Weather includes
    - High Winds
    - Heavy Rains / Flash Flooding
    - Lightning
- Earthquakes
- Heat Stress

6.5 BIOLOGICAL HAZARDS

6.5.1 Insect and Arachnid Bites and Stings

Poisonous insects that may be encountered at the site discussed in the PAPP include:

- Bees
- Spiders
- Scorpions

6.5.1.1 Africanized Honey Bees (Killer Bees)

6.5.1.1.1 Hazard Identification

Africanized Honey Bees (AHBs) are a hybrid bee that originated when African bees were brought to Brazil for scientists to try to develop a honey bee that would be better adapted to tropical areas (Figure 6.2). Some of the bees escaped and began breeding with local bees and have been multiplying and migrating to other regions since 1957. While the venom in their sting is similar to other bees, they are known to viciously attack people and animals without direct provocation. Simple noises or vibrations can cause an attack. When they do become agitated, they are known to swarm and attack in large numbers, and they pursue their victims for greater distances than other bees, sometimes as much as a quarter mile away from the hive. They are likely to develop hives near canals, drainage ditches and retention basins because they like to be near water, and when they sense rain, they swarm.

6.5.1.1.2 Hazard Mitigation and Prevention

Wearing light colored clothing, and refraining from wearing after shave lotions or citrus and floral perfumes decreases unwanted attraction to AHBs. However, should an attack occur, the following steps should be taken:

- Quickly get into an enclosure (car, tent, *etc.*) if possible and close all windows and doors (do NOT jump into water to escape AHBs; they will wait on the surface for you to come up for air);
- If no enclosure is available, run away from the bees (may take up to ¼ mile);
- Protect your face to prevent stings to the eyes, nose and mouth. Bees attack where carbon dioxide is expelled and facial stings are much more dangerous than stings to the body. Pull your shirt over your head if no other protection is available;
- If stung, stay calm and get to a cool, indoor location;
- Seek immediate medical attention if more than 10 or 12 stings occur, or if you have symptoms other than localized pain, itching or swelling;
- Keep the affected area below the heart;
- If stingers are still present, gently remove them with a blunt edged object (*e.g.*, fingernail, credit card, *etc.*), but do not squeeze the stinger with fingers or tweezers, as the venom sack will still be attached and more venom will be released;
- Symptoms of an allergic reaction requiring immediate medical attention include: burning and itching; body swelling; body rash; difficulty breathing; weakness; nausea; shock; or unconsciousness; and
- Persons with known bee allergies should consult their physicians about a preventative anti-venom first aid kit.

6.5.1.2 Spiders

Possible poisonous spiders that are known to San Bernardino County and could exist at the Victorville PBR No. 1 site are the Black Widow and the Desert Recluse spiders (Figure 6.2). The desert recluse is not the Brown Recluse spider, but it is a close relative, and the hazard mitigation and prevention discussed in the PAPP apply. The desert recluse is very similar to the brown recluse in physical features, with the exception of not having the "violin" on the back. It is a nocturnal spider that prefers to live in unpopulated areas under rocks and in old animal burrows.

6.5.2 Snakes

6.5.2.1 Poisonous snakes that may be encountered at the site include species that are not discussed in the PAPP, but are closely related and should be treated in the same manner as those identified (Figure 6.3). A list of all known species to the southern Mojave Desert, San Bernardino, California and the Victorville PBR No. 1 site are:

- Mojave Desert Rattlesnake
- Mojave Desert Sidewinder
- Southwestern Speckled Rattlesnake

6.5.2.2 Of the above listed snakes, it is important to note that the most venomous is the Mojave Desert Rattlesnake, which is an aggressive, heavy-bodied, dangerously venomous pit viper, with varying colors from greenish gray, yellow, tan, olive green, to brown. It is marked with irregular, dark, well-defined diamond or near diamond-shaped markings, and has black and white rings surrounding the thick tail, and adults can reach 24 to 51 inches long. The venom of this snake is a neurotoxin that attacks the nervous system and can actually stop the heart or halt breathing and has been described as being up to 20 times more toxic than that of the Western Diamondback. Bites on humans are potentially dangerous without immediate medical treatment.

6.5.3 Poisonous Plants

There are numerous plants that are indigenous to the San Bernardino County area that are poisonous to humans and animals if ingested. However, only one common to the area, *Apocynum cannabinum,* can cause dermatitis similar to that of Poison Ivy, Poison Oak, or Poison Sumac (Figure 6.4).

6.5.3.1 Hazard Identification

Apocynum cannabinum (Dogbane or Indian hemp) is a perennial herbaceous plant within the site investigation area. It is a poisonous plant; the name means "poisonous to dogs". All parts of the plant are poisonous and can cause cardiac arrest if ingested. The stems are reddish and contain a milky latex capable of causing skin blisters. Other native vegetation in the area that is considered moderately to severely toxic is only dangerous if ingested, and that primarily to livestock.

6.5.3.2 Hazard Mitigation and Prevention

As with other poisonous plants discussed in the PAPP, avoidance of the plant, particularly the stems, is the most effective means of preventing poisoning. Barrier creams are available. If the plant is identified in a sampling area, wearing Polyvinyl Chloride (PVC) or latex gloves will provide additional protection. A person experiencing symptoms of poisoning should remove contaminated clothing; wash all exposed areas thoroughly

with soap and water. Apply calamine or other poison aid lotion if the rash is mild. Seek medical advice if a severe reaction occurs, or if there is a known history of previous sensitivity. Thorough washing of skin and clothing after site work or after potential exposure can reduce the severity of irritation.

Figure 6.2 Mojave Desert and San Bernardino County Hazardous Insects and Arachnids

Loxosceles deserta **(Desert Recluse Spider)**

Latrodectus mactans **(Black Widow)**

Apis mellifera scintillate Lepeletier
(Africanized (killer) Honeybee)

Figure 6.3 Mojave Desert and San Bernardino County Poisonous Snakes

Crotalus cerastes **(Mojave Sidewinder)**

Crotalus scutulatus **(Mojave Rattlesnake)**

Crotalus mitchellii pyrrhus **(Southwestern Speckled Rattlesnake)**

Crotalus scutulatus **(Green Mojave Rattlesnake)**

Crotalus scutulatus **(Albino Mojave Rattlesnake)**

Figure 6.4 Mojave Desert and San Bernardino County Poisonous Plants

Apocynum Cannabinum **(Dogbane or Indian hemp)**

ACTIVITY HAZARD ANALYSIS

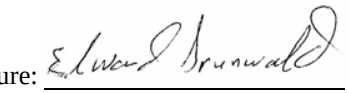
Activity: MOBILIZATION/DEMOBILIZATION

Principal Steps	Potential Safety/Health Hazards:	Recommended Controls
Install/Dismantle equipment	Slips, trips, and falls	Worker shall be aware of potential slippery surfaces and tripping hazards. If power tools are necessary, extension cords shall not be permitted to traverse high traffic areas (use battery operated tools if possible). Potential slip, trip, and fall hazards will be discussed during the daily toolbox meeting.
	Cold and heat stress injuries	SSHO will implement heat stress/cold injury control program.
	Biological hazards	Workers will avoid hazardous plants, snakes, and insects. Site workers that encounter potential "Hanta Virus" locations shall adhere to procedures described in the Programmatic Site Safety and Health Plan.
	Tools	Hand and power tools shall be used in accordance with manufacturer's instructions. Hand and power tools shall be inspected, tested, and determined to be in safe operating condition before use by the operator of the tool. Tools having defects shall be taken out of service until repaired.
	Vehicle operation in work area	Site personnel operating vehicles will possess a current driver's license. A Ground guide will be used when: 1) the point of operation is not in full view of the vehicle operator, 2) when the vehicle is backed more than 100 ft, 3) when the terrain is hazardous, 4) when two or more vehicles are backing in the same area.
	Eye and Hearing protection	Level D protection will be worn while operating tools (includes safety glasses). Hearing protection shall be used when in a noisy environment (normal voice communication cannot be understood when 2 people are standing 3 ft. from each other).
	Back injury	Proper lifting techniques will be reviewed by the SSHO. A hand truck shall be used to lift objects greater than 50lbs (two workers may be used to lift heavy objects (>50lbs) when the object can be easily gripped [i.e., have handles or grip hold]).

Equipment to be used: Common hand tools and vehicles

Inspection Requirements: All equipment will be inspected by workers prior to use. If during inspection or during use, equipment fails to function properly, the equipment shall be turned in for repair/ replacement. If power tools are used, tools designed to accommodate guards shall be equipped with such guards. All guards must be functional before tool is used.

Training Requirements: All Site personnel will be current in their OSHA HAZWOPER training (received 40-hr initial training and 8-hr refresher training within past 12 months) and be enrolled in a medical monitoring program. Operators will be trained in the safe use of required equipment and in the proper use of personal protective equipment. UXO Personnel must be certified as EOD-trained. SSHO will provide a review of proper lifting techniques and potential slip, trip, and fall hazards.

Approver Signature:  Date: 8/15/2007

Ed Grunwald, Project Safety and Health Officer

ACTIVITY HAZARD ANALYSIS

Activity: SAMPLE COLLECTION AND PACKAGING

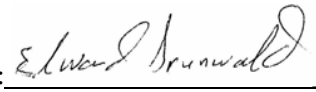
Principal Steps	Potential Safety/Health Hazards:	Recommended Controls
Surface soil collection	Contact with hazardous chemicals	All personnel will don a modified level D ensemble. Personnel will be familiar with the potential chemical hazards that may be encountered during soil sampling.
	Unplanned Detonation	UXO awareness training provided by SSHO. Only UXO technicians will handle MEC items. Intrusive operations will stop if MECs are encountered (only UXO technician has expertise to examine or confirm MEC).
	Slips, trips, and falls	Worker shall be awareness of potential slippery surfaces and tripping hazards. Potential slip, trip, and fall hazards will be discussed during the daily toolbox meeting.
	Cold and heat stress injuries	SSHO will implement heat stress/cold injury control program.
	Hand tools	The tool users will inspect the tools that they will use. No damaged equipment will be used until repaired or replaced.
	Biological hazards	Site personnel that encounter biological hazards will adhere to procedures described in this plan, and take precautions to prevent injuries from biological hazards. Site workers that encounter potential "Hanta Virus" locations shall adhere to procedures described in the Programmatic Site Safety and Health Plan.
	Back injury	Workers will be instructed in proper shoveling and auguring techniques. A hand truck shall be used to lift sample containers greater than 50lbs (two workers may be used to containers (>50lbs) when the objects can be easily gripped [i.e. have handles or grip hold]).
Sample packaging	Contact with hazardous chemicals	All personnel will don appropriate dermal protection and PPE (i.e. gloves, eye protection). Personnel will be familiar with the hazards associated with chemical that may be encountered (sample preservatives, solvents, UXO constituents).
	Biological hazards	Site personnel that encounter biological hazards will adhere to procedures described in this plan, and take precautions to prevent injuries from biological hazards. Site workers that encounter potential "Hanta Virus" locations shall adhere to procedures described in the Programmatic Site Safety and Health Plan.
	Back injury	Proper lifting techniques will be used during debris removal. A hand truck shall be used to lift objects greater than 50lbs (two workers may be used to lift heavy objects (>50lbs) when the object can be easily gripped [handles]).

Principal Steps	Potential Safety/Health Hazards:	Recommended Controls
	Hand tools	The tool users will inspect the tools that they will use. No damaged equipment will be used until repaired or replaced. Personnel shall be familiar with proper operation of tool.

Equipment to be used: shovel, hand auger, boat, samplers

Inspection Requirements: An inspection of PPE by workers will be conducted before each use. Equipment will be inspected daily by workers prior to use in accordance with the manufacturer's instructions. If during inspection or during use, equipment fails to function properly, equipment is to be turned in for repair/ replacement.

Training Requirements: All on-site personnel will be current in OSHA training in accordance with 29 CFR 1910.120 (HAZWOPER), and be enrolled in a medical monitoring program in accordance with 29 CFR 1910.120(f). UXO Personnel must be certified as EOD-trained. Personnel in charge of packaging and shipping will have completed DOT Hazmat packaging and shipping training.

Approver Signature:  Date: 8/15/2007

Ed Grunwald, Project Safety and Health Officer

ACTIVITY HAZARD ANALYSIS

Activity: EMERGENCY RESCUE

Principal Steps	Potential Safety/Health Hazards:	Recommended Controls
Treat injured personnel	Contact with blood borne pathogen	At least two members of field team will be current in their CPR/First aid training. First aid/CPR trained personnel will be familiar with the blood borne pathogen program and will utilize appropriate PPE when handling injured personnel. CPR/First aid trained personnel shall be familiar with emergency response procedures and the location of the nearest medical center.
	Slips, trips, and falls	Worker shall be awareness of potential slippery surfaces and tripping hazards. Potential slip, trip, and fall hazards will be discussed during the daily toolbox meeting.
	Cold and heat stress injuries	SSHO will implement heat stress/cold injury control program.
	Biological hazards	Site personnel have received blood-borne pathogen training during site-specific training.

Equipment to be used: First aid kit

Inspection Requirements: At least one Type II, 16unit first aid kit will be available onsite. The first aid kit will be inspected daily to ensure that it is fully stocked.

Training Requirements: At least two members onsite will hold current certification in first aid and CPR. CPR/First aid trained personnel will also be current in OSHA training in accordance with 29 CFR 1910.120 (HAZWOPER), and be enrolled in a medical monitoring program in accordance with 29 CFR 1910.120(f). CPR/First aid trained personnel will also receive UXO awareness as a component of their site-specific training.

Approver Signature: Edward Grunwald Date: 8/15/2007
Ed Grunwald, Project Safety and Health Officer

ACTIVITY HAZARD ANALYSIS

Activity: MOTOR VEHICLE OPERATIONS

Principal Steps	Potential Safety/Health Hazards:	Recommended Controls
Pre-operations inspection	Failure to identify and correct mechanical problems that may degrade vehicle safety	Prior to operation of vehicle. The driver shall check, at a minimum, brakes, steering mechanism, seat and shoulder belts, lights, signals, wipers, horn, back-up alarm (if applicable), mirrors, glass, and fluids. If cargo is being transported, restraints to prevent movement shall be employed. Vehicles with safety/ mechanical problems shall be removed from service until repaired.
Safe operation of vehicle.	Accident	Vehicle operator shall possess a current valid driver's license for the equipment being used. Seat belts and shoulder restraints shall be used by all vehicle occupants. Operator will obey posted speed limit and be vigilant for unsafe road conditions (reduced speed during rain or snow storms).
Vehicle Maintenance and Repair	Improper vehicle maintenance or repair	Vehicle maintenance and repair shall be performed IAW manufacturer's instruction and schedule. Maintenance and repairs are only to be performed by qualified mechanics.

Equipment to be used: Automobile or pick-up truck.

Inspection Requirements: Vehicles will be inspected daily by the operator to ensure that the vehicle is in safe operating condition and free of apparent damage that could cause failure while in use.

Training Requirements: All vehicle operators will receive defensive driving training. Operators will be current in OSHA training in accordance with 29 CFR 1910.120 (HAZWOPER), and be enrolled in a medical monitoring program in accordance with 29 CFR 1910.120(f).

Approver Signature: Edward Grunwald Date: 8/15/2007

Ed Grunwald, Project Safety and Health Officer

Vehicle Inspection Checklist

Vehicle Inspection, ON-SITE			
This form must be filled out for any motor vehicle.			
DRIVERS NAME		LICENSE NUMBER	
COMPANY			
TYPE OF VEHICLE		VEHICLE NUMBER	
INSPECTION DATE/TIME		INSPECTOR	
PART INSPECTED	SAT.	UNSAT.	COMMENT
HORN			
STEERING SYSTEM			
WIPERS			
COUPLING DEVICE (IF APPLICABLE)			
MIRRORS			
FIRE EXTINGUISHER (10 ABC)			
FUILDS (OIL, WIPER, COOLANT)			
REFLECTORS			
EMERGENCY FLASHERS			
LIGHTS			
ELECTRIC WIRING			
FUEL SYSTEM			
EXHAUST SYSTEM			
BRAKE SYSTEM			
SUSPENSION			
CARGO SPACE/ CARGO RESTRAINS			
TIRES, WHEELS, RIMS			
TAILGATE			
SEAT / SHOULDER BELTS			
INSPECTION RESULTS (INSPECTOR INITIALS)			
ACCEPTED:			
REJECTED:			
REMARKS			
INSPECTORS SIGNATURE/DATE			

CHAPTER 7
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US Army Corps of Engineers
Los Angeles District

Technical Project Planning Memo:

Subject: Military Munitions Response Program (MMRP)
Documentation of Technical Project Planning Project Team Concurrence for Site Inspection Phase of the CERCLA Process.

Site: ***Victorville Precision Bombing Range No. 1 (FUDS J09CA067501),*** San Bernardino County, California

Contract: Contract Number W912DY-04-D-0005, Delivery Order 0009

This document is intended to record the Technical Project Planning (TPP) for the ***Victorville Precision Bombing Range (PBR) No. 1 site, San Bernardino County, CA***. The Project Team members listed below indicated concurrence with the Site Inspection (SI) Technical Approach as developed during the TPP meeting held at the Bureau of Land Management (BLM), Barstow Field Office in Barstow, CA on 31 January 2007. An initial Technical Approach (as presented) was developed using the collaborative experience of Parsons and USACE technical experts in conjunction with available site information including the Archives Search Report (ASR), ASR Supplement, and other pertinent documents and interviews. The Project Team discussed and refined the initial Technical Approach during the course of the TPP meeting yielding a Final Technical Approach for implementation at the ***Victorville PBR 1*** site. The Project Team's agreed Technical Approach is documented herein and will be further detailed in the forthcoming Draft Site-Specific Work Plan (SS-WP). The Draft SS-WP will be submitted to the Project Team members for review to ensure that the key aspects of the TPP Meeting resolutions are fully captured. The details of the TPP meeting are included in this TPP Memorandum document including sample location maps, revised TPP Worksheets, and revised Conceptual Site Model (CSM).

The ***Victorville PBR 1*** site was originally comprised of 560 acres located about 7 miles northeast of Victorville, CA. In May 1942, 400 acres were acquired by lease from private landowners, and the remaining 160 acres were transferred in May 1943 from the U.S. Department of the Interior (DOI) by Public Land Order 125. The site served as a practice bombing range conducted from Victorville Army Air Field using 100-lb sand-filled M38A2 practice bombs (with spotting charge), presumably from 1943 to 1944. The lease on the originally private 400 acres was terminated in December 1942, while the remaining 160 acres were returned to the DOI on 1 November 1948 by a Letter of Transfer also declaring the area dedudded and free and clear of explosives. This transfer was not made official until 29 March 1954 by Public Land order 948.

PARSONS

This SI will focus on 649 acres as defined by the 2004 ASR Supplement, based on standard range configurations being applied to the site.

The range target was composed of asphalt strips, approximately 5-ft wide, configured as three concentric circles with approximate radii of 100, 200, and 300-ft. Two asphalt strips transected the target at right angles. The target was visible during the 1988 site visit in support of the 1994 Inventory Project Report (INPR). At this time, bomb debris was found spaced 15 to 20-ft apart within the target circles and 75 to 100-ft apart in the remainder of the site. The site visit for the 1996 Archive Search Report (ASR) only identified 2 pieces of munitions debris (MD) and found no evidence of the asphalt target. However, the outline of the entire target is visible on recent satellite imagery.

The land comprising the site is currently owned by numerous landowners, with a Wal-Mart Distribution Center located on the northern portion of the site. The remainder of the land is undeveloped and used primarily for recreation (off-road vehicles and target practice).

For the ***Victorville PBR 1*** site, the residual presence of MD has been confirmed; therefore it is reasonable to believe that munitions and explosives of concern (MEC) may remain on site. MD related to M38A2 100-lb practice bombs has been found on site during the 1994 INPR and 1996 ASR site visits. No MEC have been reported to date.

Based on the existing body of data for this site, the SI primary project objective (recommend No Department of Defense Action Indicated [NDAI] or Remedial Investigation and Feasibility Study [RI/FS]) is readily known. Because of the confirmed presence of MD and potential presence of MEC and munitions constituents (MC), the Project Team concurs that the SI for the ***Victorville PBR 1*** site will proceed in a manner to support a focused RI/FS.

The Project Team has agreed that the SI data collection efforts will focus on the areas with the highest likelihood of MEC or MC contamination. Consequently, the MC sampling locations will be concentrated toward the center of the Bombing Target and where the Site Visit Team (SVT) deems appropriate based on the Qualitative Reconnaissance (QR) findings. These six to seven soil samples (#2 thru #7 and one discretionary sample) will be heavily biased toward finding contamination. Soil samples will also be collected from within the site boundary but outside of the safety fan (#1 and #8) to help focus the anticipated future RI/FS and serve as ambient samples for comparison. The enclosed Figures 3A and 3B depict the sample locations selected and approved by the Project Team during the TPP meeting. All soil samples will be analyzed for MC compounds including explosives constituents and select metals.

The QR will be focused on the Bombing Target, spiraling outward in the safety fan to ensure sufficient data to confirm MD and/or MEC presence throughout the site. The QR will implement the use of global positioning systems, personal digital assistants, and

digital photography in an integrated format. The QR and sampling efforts will be conducted in a manner that minimizes any inconvenience to the landowners.

In addition to the Project Team determinations stated above, the following issues and resolutions are noted:

- The Project Team concurs with the Technical Approach (developed to support a focused RI/FS) as presented/revised at the TPP meeting on 31 January 2007 inclusive of number, type, and location of samples, as well as sampling methodology and laboratory analyses.

- The Project Team agrees that the exact soil sampling locations will be left to the professional judgment of the SVT. The sampling locations identified on the figures and CSM will serve as a starting point to assist the SVT in finding conditions indicative of MEC and MC contamination and will represent the fallback sample location in the absence of field observations. The Field Team Leader (FTL) may move any sample up to 150-ft without prior approval of the Project Team. The sample location selection process will be further defined in the SS-WP.

- The sampling depth will be 2 to 4 inches below ground surface due to the sandy nature of the soils in this area and the risk of soil erosion.

- Soil samples will be screened for explosives and select metals. The TPP team agreed to exclude arsenic, chromium, lead, and mercury from screening due to the absence of these metals from the known munitions used on site. If any munitions are identified on site containing one or more of these metals, samples will also be screened for the respective metal(s).

- If small arms rounds are located during the Site Visit, the SVT will identify the item and contact Ms. Deborah Walker to determine if additional constituents will need to be included for laboratory analysis.

- Comparison criteria will be the most conservative from Region 9 and CAL-modified Industrial Soil Preliminary Remediation Goals (PRGs). Despite the presence of potential residential receptors, the TPP team concurs that the use of Industrial PRGs is deemed to be appropriate and protective for human receptors at this site. In the event that soil sampling data exceed the comparison criteria, data from the biased samples will be compared to the ambient samples to determine if the concentration is characteristic of the ambient soil conditions.

- Airborne contaminants will not be assessed during the SI phase.

- The Project Team did not identify any water sampling sources on site. One of the two originally proposed water samples has been replaced by a discretionary soil sample while the other proposed water sample may be used for additional soil sampling at a different site, Victorville PBR Y (FUDS J09CA069501), at the request of DTSC. The approach will be clearly defined in the SS-WP.

- A tentative schedule for the Site Visit has been set for September 2007.

- Edythe Seehafer, BLM, confirmed that involvement by the California Department of Fish & Wildlife will only be necessary at the anticipated RI/FS and later phases; as BLM will be handling any species issues during the SI stage. Parsons will coordinate with the BLM archeologist for the necessary permitting. If additional effort will need to be coordinated with California Department of Fish and Game, BLM will notify USACE.

- The USACE, Los Angeles District (CESPL) will secure all Rights of Entry required for the SI at Victorville PBR 1.

- If MEC is found during the Site Visit, the GPS coordinates will be acquired and recorded, and the land owner will be notified. Jose May, San Bernardino County, will identify the appropriate authority to be contacted and this information will be provided in the final version of this document and/or the SS-WP.

- The Project Team did not identify any site-specific issues requiring an expedited project schedule or document reviews for this site.

All QR and MC results will be fully documented in an SI Report for the Project Team and other stakeholder review. The SI Technical Approach described above will not be modified without consultation and agreement by the Project Team whose names appear below.

Ms. Alexandria Long
USACE, Los Angeles District
Project Manager

Mr. Omo Patrick
Department of Toxic Substances Control (DTSC)
FUDS SI Project Manager

Ms. Edy Seehafer
Bureau of Land Management

Mr. Daniel Cordero
Department of Toxic Substances Control (DTSC)
FUDS SI Project Manager

Mr. Jose May
San Bernardino County Fire Department

Ms. Joni Jorgensen-Risk
Parsons
Regional Project Manager

Mr. Don Silkebakken
Parsons
Program Manager

Mr. Brian Barker
Parsons
Technical Lead

TPP Team	EM 200-1-2, Paragraph 1.1.1	
Decision Makers		
Customer	USACE Los Angeles District (CESPL)	
Project Manager	Alexandria Long, CESPL	
Regulators	California Department of Toxic Substances Control (DTSC), Dan Cordero	
Primary Stakeholders	Numerous property owners	
Data Types	**Data Users**	**Data Gatherer**
Demographics/Land Use	Risk, Responsibility, and Compliance Perspectives	Parsons (SI Team)
Site Conditions	Remedy Perspective	Parsons (SI Team)
Munitions and Explosives of Concern (MEC)	Risk and Remedy Perspectives	Parsons (SI Field Team)
Munitions Constituents (MC)	Risk and Remedy Perspectives	Parsons (SI Field Team)
Archaeology	Compliance and Remedy Perspectives	CESPL, Parsons (avoidance)
Endangered Species	Risk and Compliance Perspectives	CESPL, Parsons (avoidance)

CUSTOMER'S GOALS		EM 200-1-2, Paragraph 1.1.2	
Areas of Conern (AOC)	**Contaminant Issues**	**Future Land Use**	**Site-specific Closeout Goal (if applicable)**
Former Bombing Range	MEC/MC	Industrial	See below
Site Closeout Statement			
To manage the munitions and explosives of concern (MEC) and munitions constituents (MC) risk through a combination of removal, administrative controls, and public education; thereby rendering the site as safe as reasonably possible to humans and the environment and conducive to the anticipated future land use.			
Customer's Schedule Requirements			
Site Inspection and Reporting Complete by April 21, 2008			
Customer's Site Budget			
Site Inspection and Reporting: Fully Funded through SI Phase			

IDENTIFY SITE APPROACH		
EXISTING SITE INFORMATION & DATA	**EM 200-1-2, Paragraph 1.1.3 and 1.2.1**	
Attachment(s) to Phase I TPP Memorandum	**Located at Repository**	**Preliminary Conceptual Site Model**
Archives Search Report /ASR Supplement/	N/A for SI Phase; Implemented in post-SI Phase as warranted	No
Site-Specific SI Work Plan	N/A for SI Phase; Implemented in post-SI Phase as warranted	Yes
POTENTIAL POINTS OF COMPLIANCE	**EM 200-1-2, Paragraph 1.2.1.3**	
Determination of absence or presence of MEC/MC		
If MC is detected, comparison against background levels and Soil Screening Levels (SSLs) as identified in "Site Constraints and Dependencies" below to determine if further MC evaluation during RI/FS is warranted.		
Avoidance of sensitive conditions: wetlands, endangered species, archaeological sites		
MEDIA OF POTENTIAL CONCERN	**EM 200-1-2, Paragraph 1.2.1.4**	
Qualitative review of MEC presence.		
Quantitative screening of MC in soil.		
Comparison criteria		
SITE OBJECTIVES	**EM 200-1-2, Paragraph 1.2.2**	
Collection of sufficient MEC and MC data to determine if concentrations are high enough to warrant further study or action.		
Eliminate from further consideration those releases that pose no significant threat to public health or the environment.		
Collection of sufficient data to perform MRSPP scoring and EPA to conduct MC-related HRS		
See Programmatic and Site-Specific Work Plan		
See Attached Worksheets Developed by the Project Team		
REGULATOR AND STAKEHOLDER PERSPECTIVES	**EM 200-1-2, Paragraph 1.2.3**	
Regulators	**Community Interests**	**Others**
DTSC - SI Report should be released to the public for reference with the MRSPP.		BLM concerned about protecting the desert tortoise and cultural avoidance.
DTSC requests notification upon the discovery of more than one MEC item.		
DTSC - MC sampling may not meet the stated site objective included in the Project Objectives Worksheet.		
DTSC requests inclusion of applicable California rules and regulations.		
PROBABLE REMEDIES	**EM 200-1-2, Paragraph 1.2.4**	
Removal Action following RI/FS characterization		
Institutional Controls following RI/FS characterization		
EXECUTABLE STAGES TO SITE CLOSEOUT	**EM 200-1-2, Paragraph 1.2.5**	
Site Inspection (SI)		
Remedial Investigation/Feasibility Study (RI/FS)		
Proposed Plan		
Decision Document		
Remedial Design (RD)		
Remedial Action (as necessary)		
Recurring Review		
Time Critical Removal Action (as required)		

IDENTIFY CURRENT PROJECT
SITE CONSTRAINTS AND DEPENDENCIES EM 200-1-2, Paragraph 1.3.1
Administrative Constraints and Dependencies
Rights of Entry (ROE)
Cultural Resources
Funding beyond the SI
Concurrent planning programs
Scheduling
Technical Constraints and Dependencies
Property owner/leaseholder site activities (Site access)
MEC avoidance screening of MC sample loctions for safety
Cultural Resources
Topography/vegetation
Environmentally sensitive areas
Legal and Regulatory Milestones and Requirements
Consistent with CERCLA and the NCP, and in compliance with all legally applicable Federal and State requirements.
Public, stakeholder, and regulatory involvement and review of key documents (see schedule)
Funding beyond the SI
Soil screening levels as agreed upon by the Project Team to include the appropriate SSL from EPA Region 9 and CAL-modified PRGs Industrial and ecological). Available regional background data and ambient samples
DTSC requests immediate notification upon discovery of more than one MEC item.
CURRENT EXECUTABLE STAGE EM 200-1-2, Paragraph 1.3.3
Technical Memorandum of TPP
Site-Specific Work Plan
Site Inspection
SI Report Recommendation
See Attached Worksheets Developed by the Project Team

Basic (For Current Projects)	**Optimum** (For Future Projects)	**Excessive** (Objectives that do not lead to site closeout)
Site Reconnaissance	RI/FS	

Acronyms

CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act
CESPL - U.S. Army Corps of Engineers, Los Angeles District
DTSC - Department of Toxic Substances Control
EPA - U. S. Environmental Protection Agency
FUDS - Formerly Used Defense Sites
HRS - Hazard Ranking System
ME - munitions constituents
MEC - munitions and explosvies of concern
MRSPP - Munitions Response Site Prioritization Protocol
NCP - National Contingency Plan
NDAI - No Department of Defense Action Indicated
PRG - Preliminary Remediation Goal
RI/FS - Remedial Investigation/Feasibility Study
SI - Site Inspection
SSL - Soil Screening Level
TBD - to be determined
TPP - Technical Project Planning

MC DATA QUALITY OBJECTIVE WORKSHEET

SITE: **Victorville Precision Bombing Range No. 1, California**

PROJECT: **MMRP Site Inspection / FUDS Project No. J09CA067501**

DQO STATEMENT NUMBER: **2 of 4**

DQO Element Number*	DQO Element Description*	Site-Specific DQO Statement
Intended Data Use(s):		
1	Project Objective(s) Satisfied	Evaluate presence/lack thereof of MC
Intended Need Requirements:		
2	Data User Perspective(s)	Risk, Remedy
3	Contaminant or Characteristic of Interest	See Table 1.
4	Media of Interest	Surface Soil
5	Required Sampling Locations or Areas and Depths	As determined by the Project Team, see Figures 3.1 and 3.2. Biased locations based on location of the bombing target, and ambient locations taken in areas thought to be free of any possible contamination. Depth is 2 - 4 inches.
6	Number of Samples Required	8 to 9 surface soil samples, and associated QA/QC samples.
7	Reference Concentration of Interest or Other Performance Criteria	USEPA Region 9 Industrial PRGs or California Modified USEPA Region 9 Industrial PRGs; USEPA Ecological SSLs supplemented with PSAP Addendum values, as needed.
Appropriate Sampling and Analysis Methods:		
8	Sampling Method	Composite samples in accordance with the PSAP and PSAP Addendum
9	Analytical Method	Explosives - SW8321A; Metals (reduced) - SW6010B or SW6020

* Refer to EM 200-1-2, Paragraph 4.2.1

MC DATA QUALITY OBJECTIVE WORKSHEET

SITE: **Victorville Precision Bombing Range No. 1, California**

PROJECT: **MMRP Site Inspection / FUDS Project No. J09CA067501**

DQO STATEMENT NUMBER: **2 of 4**

DQO Element Number*	DQO Element Description*	Site-Specific DQO Statement
Intended Data Use(s):		
1	Project Objective(s) Satisfied	Evaluate presence/lack thereof of MC
Intended Need Requirements:		
2	Data User Perspective(s)	Risk, Remedy
3	Contaminant or Characteristic of Interest	See Table 1.
4	Media of Interest	Surface Soil
5	Required Sampling Locations or Areas and Depths	As determined by the Project Team, see Figures 3.1 and 3.2. Biased locations based on location of the bombing target, and ambient locations taken in areas thought to be free of any possible contamination. Depth is 2 - 4 inches.
6	Number of Samples Required	8 to 9 surface soil samples, and associated QA/QC samples.
7	Reference Concentration of Interest or Other Performance Criteria	EPA Region 9 Industrial PRGs or California Modified EPA Region 9 Industrial PRGs
Appropriate Sampling and Analysis Methods:		
8	Sampling Method	Composite samples in accordance with the PSAP and PSAP Addendum
9	Analytical Method	Explosives - SW8321A; Metals (reduced) - SW6010B or SW6020

* Refer to EM 200-1-2, Paragraph 4.2.1

MRSPP Data Quality Objective Worksheet

Site: Victorville Precision Bombing Range No. 1
Project: MMRP Site Inspection / FUDS No. J09CA067501
DQO Statement Number: 3 of 4

Module	Table #	Table Description	Known Data	Current Data Gap	Data Source
Explosive Hazard Evaluation (EHE)	1	Munitions Type	X		Historical Records/Findings
	2	Source of Hazard	X		Historical Maps
	3	Location of Munitions		X	Historical or Field Findings
	4	Ease of Access		X	Field Findings
	5	Status of Property		X	Tax Records
	6	Population Density		X	U.S. Census Bureau
	7	Population Near Hazard		X	Field Findings
	8	Types of Activities/Structures		X	Regional Zoning
	9	Ecological and/or Cultural Resources		X	State Historic Preservation Office
	10	Determining the EHE		X	Scores from Tables 1 through 9
Chemical Warfare Materiel (CWM) Hazard Evaluation (CHE)	11	CWM Configuration	X		Historical Records/Findings
	12	Sources of CWM	X		Historical Records/Findings
	13	Location of CWM	X		Historical Findings
	14	Ease of Access	X		Field Findings
	15	Status of Property	X		Historical Records
	16	Population Density	X		U.S. Census Bureau
	17	Population Near Hazard	X		Field Findings
	18	Types of Activities/Structures	X		Regional Zoning
	19	Ecological and/or Cultural Resources	X		State Historic Preservation Office
	20	Determining the CHE	X		Scores from Tables 11 through 19
Health Hazard Evaluation (HHE)	21	Groundwater Data		X	Groundwater Sampling Results
	22	Surface Water - Human Endpoint		X	Surface Water Sampling Results
	23	Sediment - Human Endpoint		X	Sediment Sampling Results
	24	Surface Water - Ecological Endpoint		X	Surface Water Sampling Results
	25	Sediment - Ecological Endpoint		X	Sediment Sampling Results
	26	Surface Soil		X	Surface Soil Sampling Results
	27	Supplemental Contaminant Hazard Factor		X	All MC Sampling Results
	28	Determining the HHE		X	Scores from Tables 21 through 27
	29	MRS Priority		X	Scores from Tables 10, 20, and 28
	A	MRS Background Information	X		DoD Databases

CONCEPTUAL SITE MODEL

VICTORVILLE PRECISION BOMBING RANGE NO. 1

SAN BERNARDINO COUNTY, CALIFORNIA

Subsite/Range	Acreage	Suspect Past DoD Activities	Potential MD/MEC Presence	MD/MEC Found Since Closure	Previous Investigation/Clearance Actions/Development	Post-DoD Land Use and Current Land Use	Potential Receptors	Potential Source and Receptor Interaction	Field Sampling/ Qualitative Reconnaissance
BOMBING RANGE	649	Precision Bombing Range	Bomb, Practice, 100-lb, M38A2; Spotting Charge, M1A1, M3, M5	Practice bomb debris and spotting charge	INPR site visit 7 December 1988, ASR site visit 16-19 April 1996	Industrial, undeveloped	Trespassers, industrial workers, recreation	Yes – MD has been found on the surface and MEC is potentially at surface or subsurface, access available	Soil Samples #2 through #7 on Figures 3A and 3B; 1 discretionary soil sample, location TBD by Field Team / QR path included. Soil sample #7 will target the area where munitions debris was identified during the visual site inspection conducted by USACE under the ASR.
REMAINING LAND	NA	NA	NA	NA	INPR site visit 7 December 1988, ASR site visit 16-19 April 1996	Industrial, undeveloped	Trespassers, industrial workers, recreation	Unlikely – Area is outside of the bombing target buffer zone, MEC is unlikely at the surface or subsurface, site access available	Soil Samples #1 and #8 on Figures 3A and 3B
TOTAL	649								

Source
1 = 1994 INPR
2 = 1996 ASR
3 = 2004 ASR supplement
3 = Other government correspondence

ASR = Archives Search Report
DoD = Department of Defense
INPR = Inventory Project Report
MD = Munitions debris
MEC = Munitions and explosives of concern
NA = Not applicable
QR = Qualitative Reconnaissance
TDB = To Be Determined

PRE-MC SAMPLING CONCEPTUAL SITE EXPOSURE MODEL

Site: Victorville Precision Bombing Range No. 1

Completed By: Parsons

Date Completed: August 15, 2007

Step 1
Check the media that could be directly affected by the release.

Step 2
For each medium identified in step 1, follow the top arrow and check possible transport mechanisms. Briefly list other mechanisms or reference the report for details.

Step 3
Check exposure media identified in step 3.

Step 4
Check exposure pathways that are complete or need further evaluation.

Step 5
Identify the receptors potentially affected by each exposure pathway: Enter "C" for current receptors, "F" for future receptors, or "C/F" for both current and future receptors.

Media	Transport Mechanisms	Exposure Media	Exposure Pathways	Current & Future Receptors: Residents (adults or children)	Commercial or industrial workers	Site visitors, trespassers, or recreational users	Construction workers	Ecological
☑ **Surface Soil (0-2 ft bgs)**	☑ Direct release to surface soil → *check soil*	☑ **soil**	☑ Incidental Soil Ingestion	C/F	C/F	C/F	C/F	C/F
	☑ Migration to leaching to subsurface → *check soil*		☑ Dermal Absorption of Contaminants from Soil	C/F	C/F	C/F	C/F	C/F
	☐ Migration or leaching to groundwater → *check groundwater*							
	☐ Volatilization → *check air*							
	☐ Runoff or erosion → *check surface water*							
	☑ Uptake by plants or animals → *check biota*							
	☑ Other (list): Fugitive Dust							
☐ **Subsurface Soil (0-15 ft bgs)**	☐ Direct release to subsurface soil → *check soil*	☐ **groundwater**	☐ Ingestion of Groundwater					
	☐ Migration to groundwater → *check groundwater*		☐ Dermal Absorption of Contaminants in Groundwater					
	☐ Volatilization → *check air*							
	☐ Other (list):							
☐ **Ground-water**	☐ Direct release to groundwater → *check groundwater*	☑ **air**	☐ Inhalation of Outdoor Air					
	☐ Volatilization → *check air*		☐ Inhalation of Indoor Air					
	☐ Flow to surface water body → *check surface water*		☑ Inhalation of Fugitive Dust	C/F	C/F	C/F	C/F	C/F
	☐ Flow to sediment → *check sediment*							
	☐ Uptake by plants or animals → *check biota*							
	☐ Other (list):							
☐ **Surface Water**	☐ Direct release to surface water → *check surface water*	☐ **surface water**	☐ Ingestion of Surface Water					
	☐ Volatilization → *check air*		☐ Dermal Absorption of Contaminants in Surface Water					
	☐ Sedimentation → *check sediment*							
	☐ Uptake by plants or animals → *check biota*							
	☐ Other (list):							
☐ **Sediment**	☐ Direct release to sediment → *check sediment*	☐ **sediment**	☐ Direct Contact with Sediment					
	☐ Resuspension, runoff, or erosion → *check surface water*							
	☐ Uptake by plants or animals → *check biota*	☑ **biota**	☑ Ingestion of Wild Foods					C/F
	☐ Other (list):							

DEPARTMENT OF THE ARMY
HUNTSVILLE CENTER, CORPS OF ENGINEERS
P.O. BOX 1600
HUNTSVILLE, ALABAMA 35807-4301

REPLY TO
ATTENTION OF:

MAR 1 6 2006

CEHNC-OE-CX

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Procedure for Preliminary Assessment (PA) and Site Inspection (SI) Teams that Encounter Unexploded Ordnance (UXO) While Gathering Non-UXO Field Data, Military Munitions Center of Expertise (MM CX) Interim Guidance Document (IGD) 06-05

1. PURPOSE: This procedure describes the responsibilities of project teams during the preliminary assessment and site investigation phases should unexploded ordnance (UXO) be discovered.

2. APPLICABILITY: This guidance is applicable to the geographic military Districts, Military Munitions Response Program (MMRP) Design Centers, Major Subordinate Commands (MSCs), and designated Remedial Action Districts performing MMRP response actions.

3. REQUIREMENTS AND PROCEDURES:

a. During site visits to formerly used defense site (FUDS) properties to gather PA or SI information, in the rare instance that a UXO-qualified individual identifies an item that is an explosive hazard, the following actions will occur:

(1) The property owner or individual granting rights of entry to the property will be notified of the hazard and advised to call the local emergency response authority (i.e., police, sheriff, or fire department). The individual will also be informed that if they do not call the local response authority within 1 hour, the individual who identified the UXO item will notify the local emergency response authority.

(2) The local response authority will decide how to respond to the reported incident, including deciding not to respond (e.g., if the local response authority is already aware of the hazards on the property). If the local response authority decides to respond, the individual who identified the item or his designee will mark the location of the item and provide accurate location information to the emergency response authority. The individual who identified the item or his designee will generally remain in the area until the local response authority arrives, unless specifically indicated by the appropriate response authority that the individual may leave the area.

(3) During the SI, the state regulator may also be notified at their request.

b. During site visits to active installations or Base Realignment and Closure (BRAC) sites to gather PA or SI information, in the rare instance that a UXO-qualified individual identifies an item that is an explosive hazard, the following actions will occur:

(1) The installation point of contact (POC) or the BRAC coordinator will be notified of the hazard and requested to notify explosive ordnance disposal (EOD) through their channels.

(2) The installation/EOD will make the determination if they are going to respond to the incident. The installation/EOD may be aware of the hazards at the site and make the decision not to respond. If the installation/EOD decides to respond, the individual who identified the item or his designee will mark the location and provide accurate location information to the installation/EOD unit and will remain in the area unless the installation/EOD unit requests otherwise.

c. Neither the US Army Corps of Engineers personnel, nor their contractors have the authority to call EOD to respond to an explosive hazard. This call is the responsibility of the local emergency response authority for FUDS properties and it must come through the proper chain of command on installations.

d. AR 75-14 and AR 75-15 contain the information on how EOD responds to explosives hazards.

4. EFFECTIVE DATES: The requirements and procedures set forth in this interim guidance are effective immediately. They will remain in effect indefinitely, unless superseded by other policy or regulation.

5. POINT OF CONTACT: If you need additional information, please contact Mr. Brad McCowan at 256-895-1174.

Carol G. Youkey

CAROL A. YOUKEY, P.E.
Chief, Center of Expertise for Ordnance
and Explosives Directorate

APPENDIX D

THE EDR AERIAL PHOTO DECADE PACKAGE

Skyview

Lafayette Street

Apple Valley, CA 92307

Inquiry Number: 6711590.11

October 19, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

10/19/21

Site Name:

Skyview
Lafayette Street
Apple Valley, CA 92307
EDR Inquiry # 6711590.11

Client Name:

Northgate Env. Management, Inc.
92 Argonaut
Aliso Viejo, CA 92656
Contact: Nicky Robinson

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1994	1"=500'	Acquisition Date: May 29, 1994	USGS/DOQQ
1984	1"=500'	Flight Date: October 07, 1984	USDA
1975	1"=500'	Flight Date: December 01, 1975	USGS
1973	1"=500'	Flight Date: June 04, 1973	USGS
1969	1"=500'	Flight Date: July 10, 1969	USGS
1959	1"=500'	Flight Date: August 25, 1959	USDA
1953	1"=500'	Flight Date: January 15, 1953	USDA

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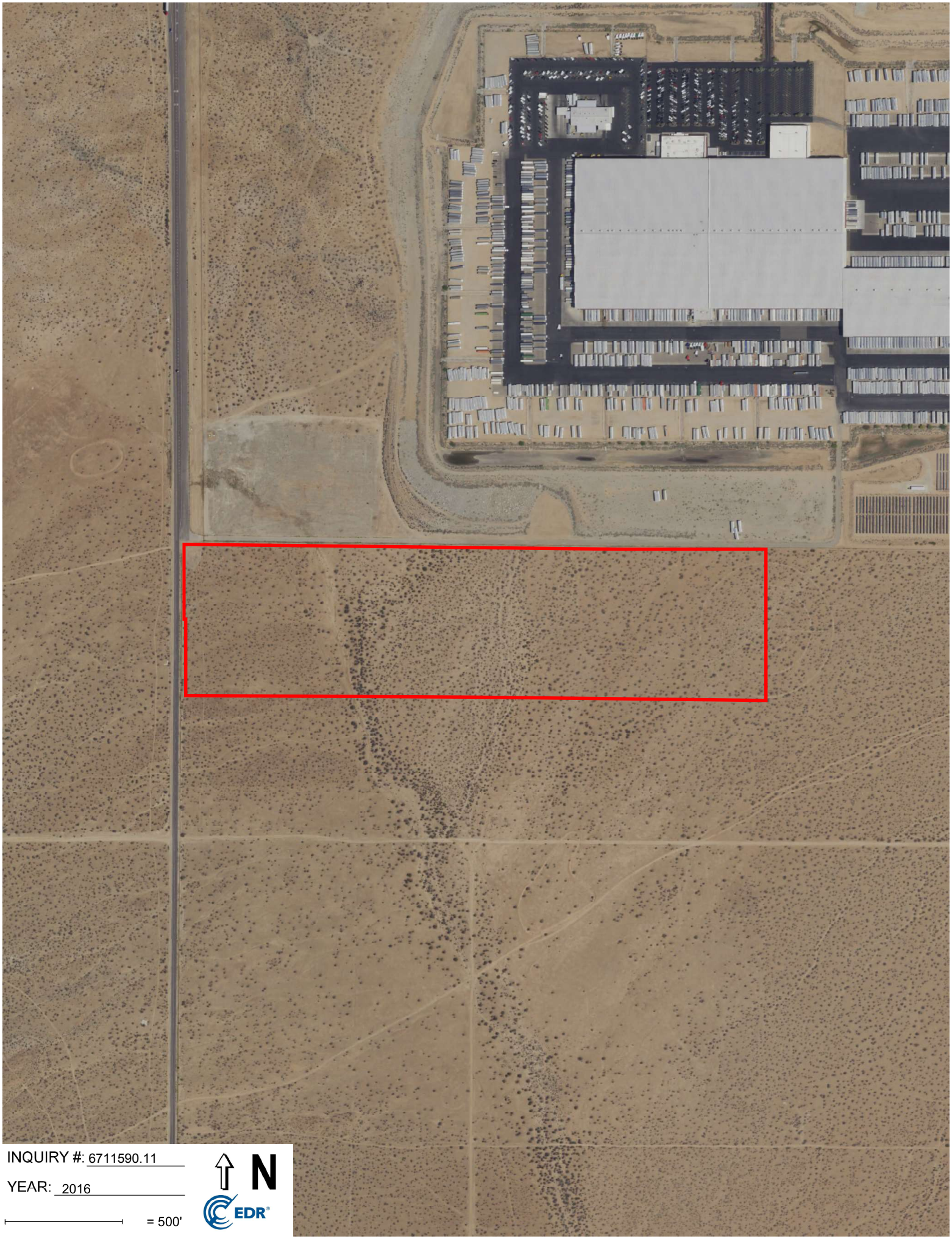

INQUIRY #: 6711590.11

YEAR: 2016

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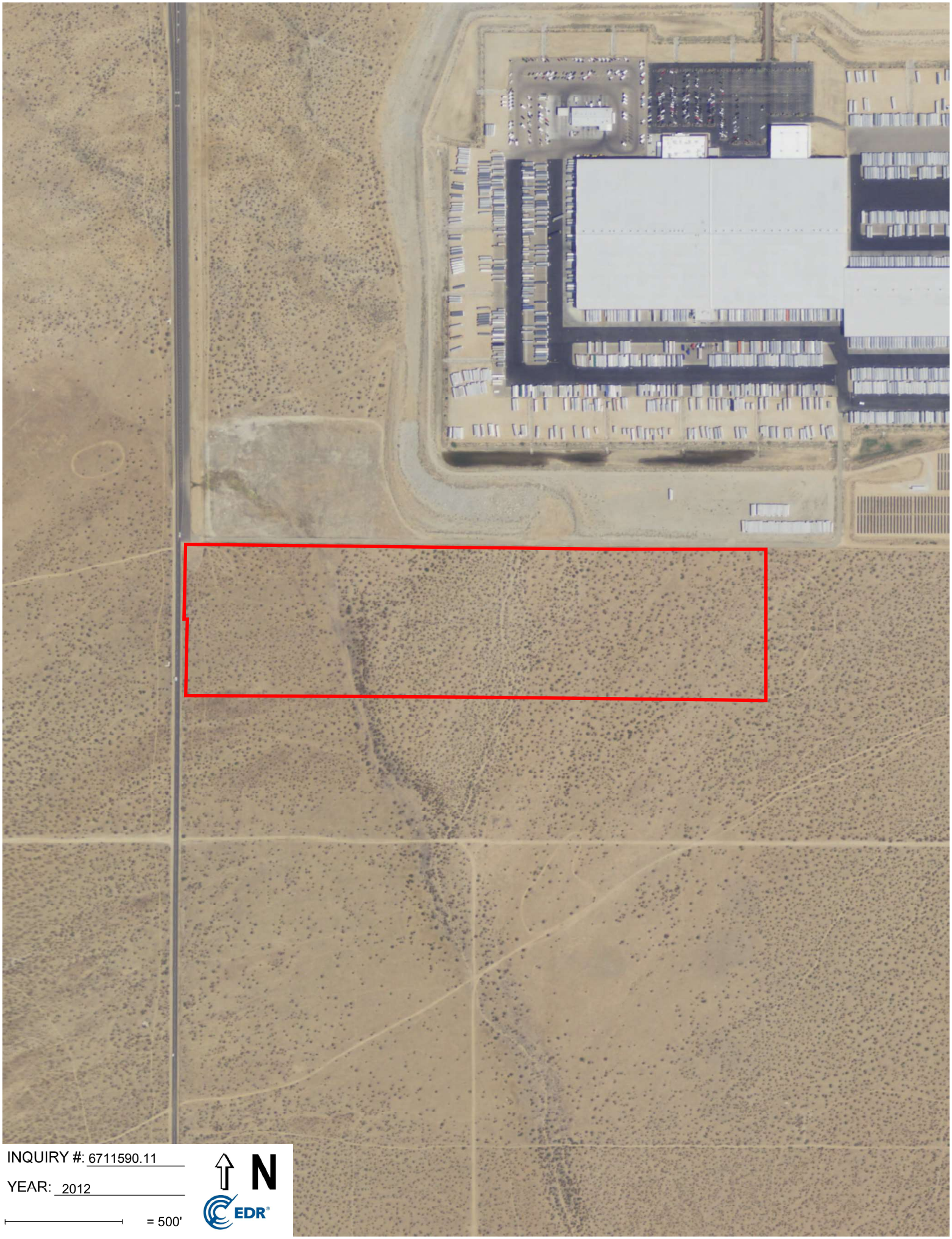
EDR



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YEAR: 2012

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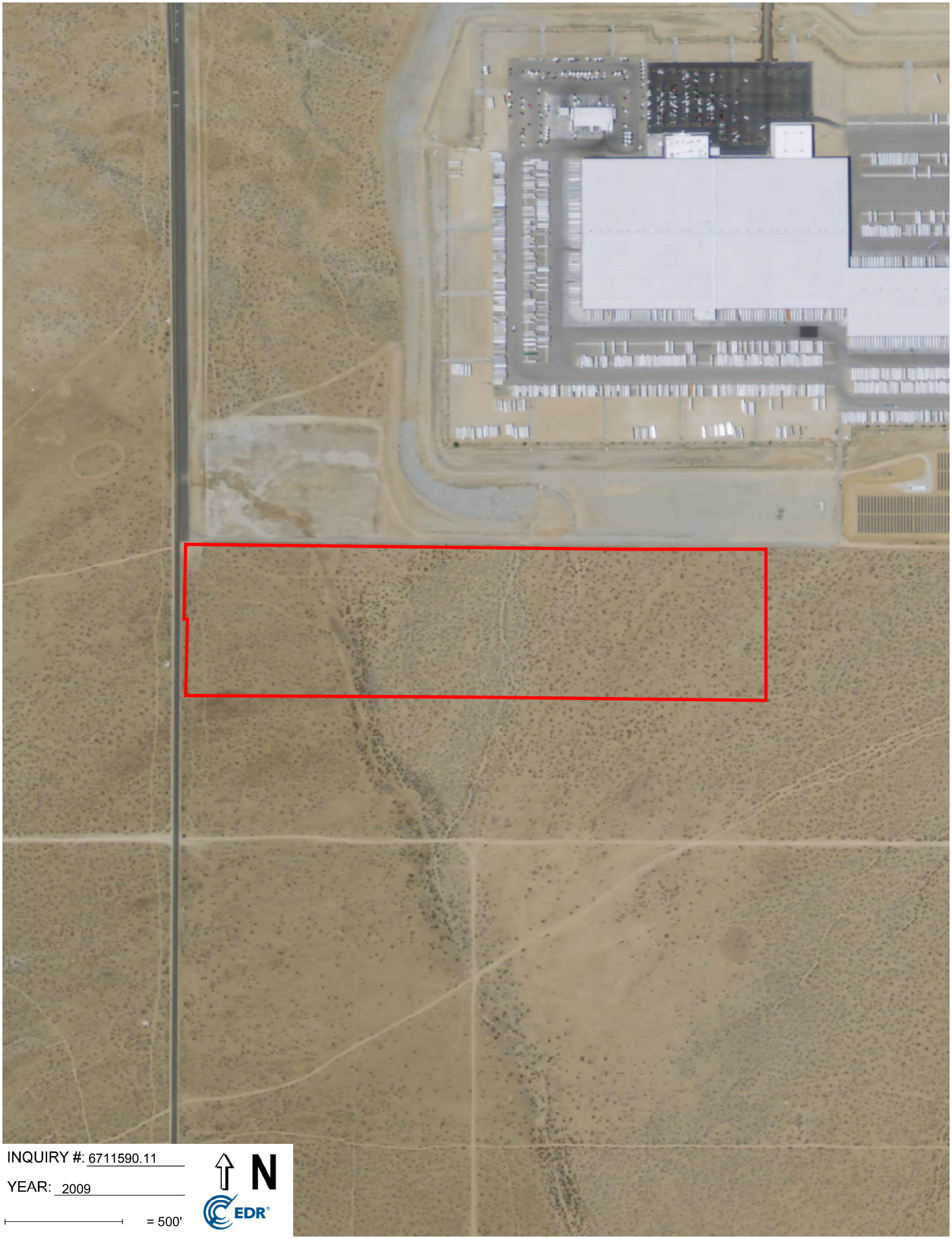

INQUIRY #: 6711590.11

YEAR: 2009

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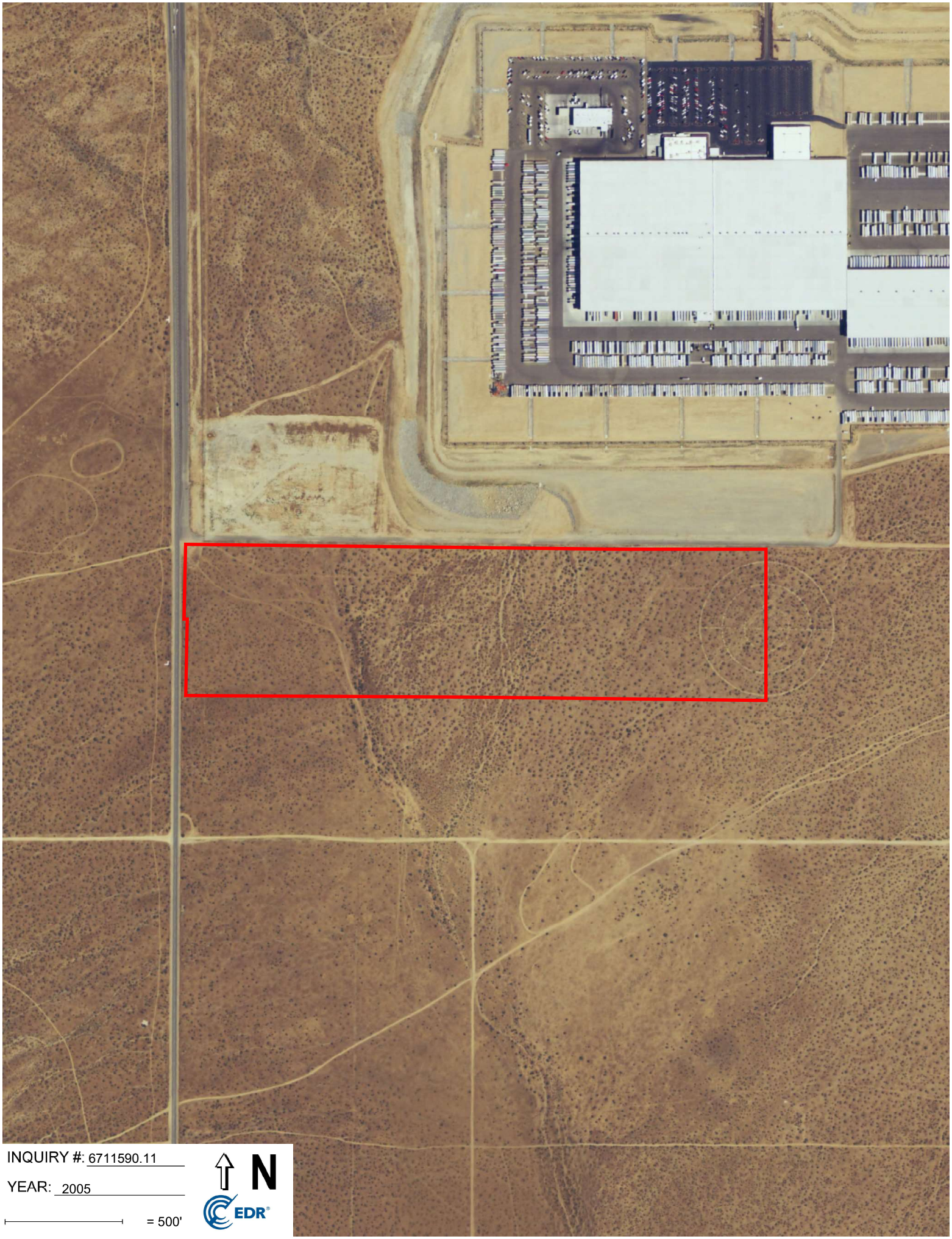

INQUIRY #: 6711590.11

YEAR: 2005

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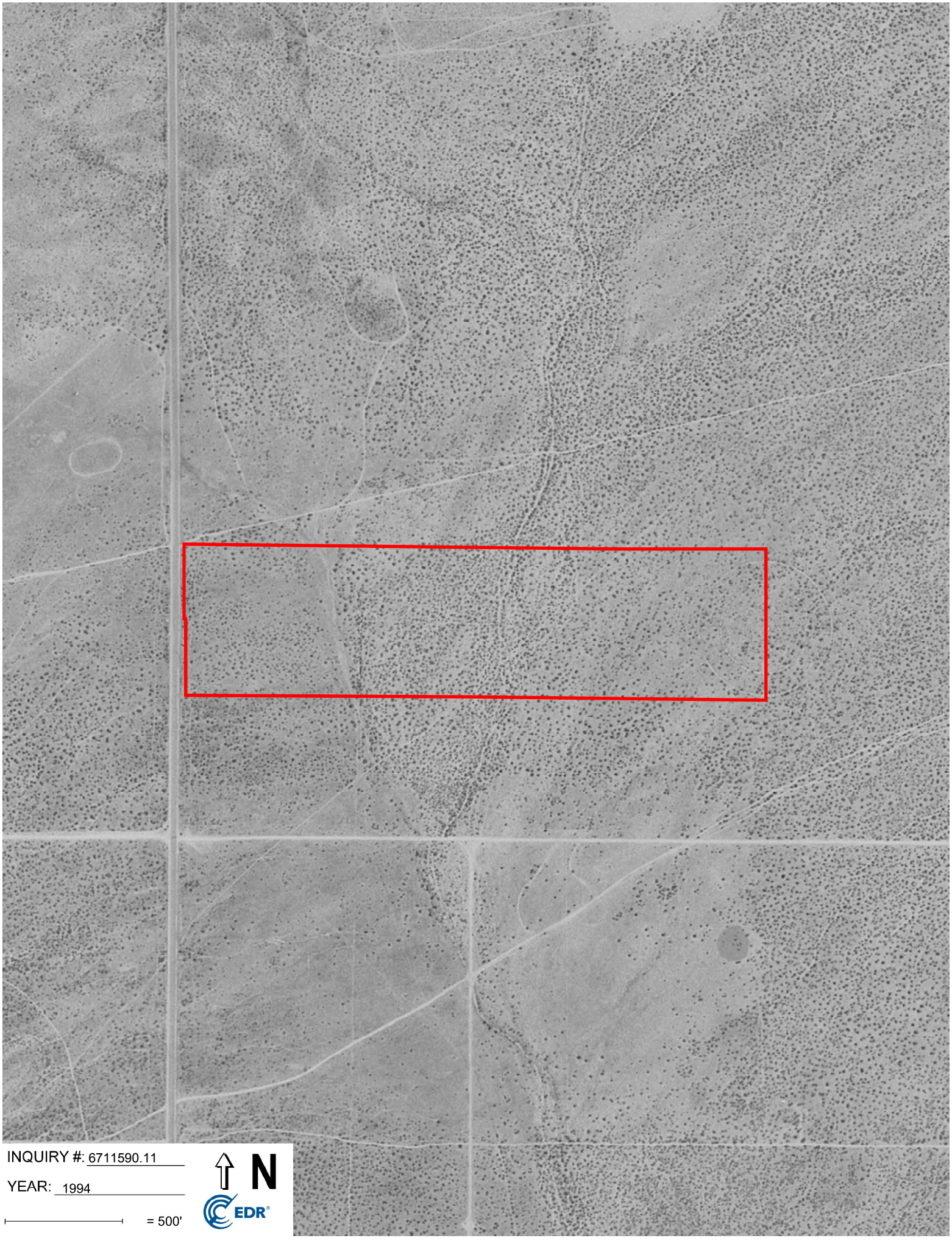

INQUIRY #: 6711590.11

YEAR: 1994

= 500'

N

EDR

INQUIRY #: 6711590.11

YEAR: 1984

= 500'

N

EDR

INQUIRY #: 6711590.11

YEAR: 1975

= 500'

N

EDR

INQUIRY #: 6711590.11

YEAR: 1973

= 500'

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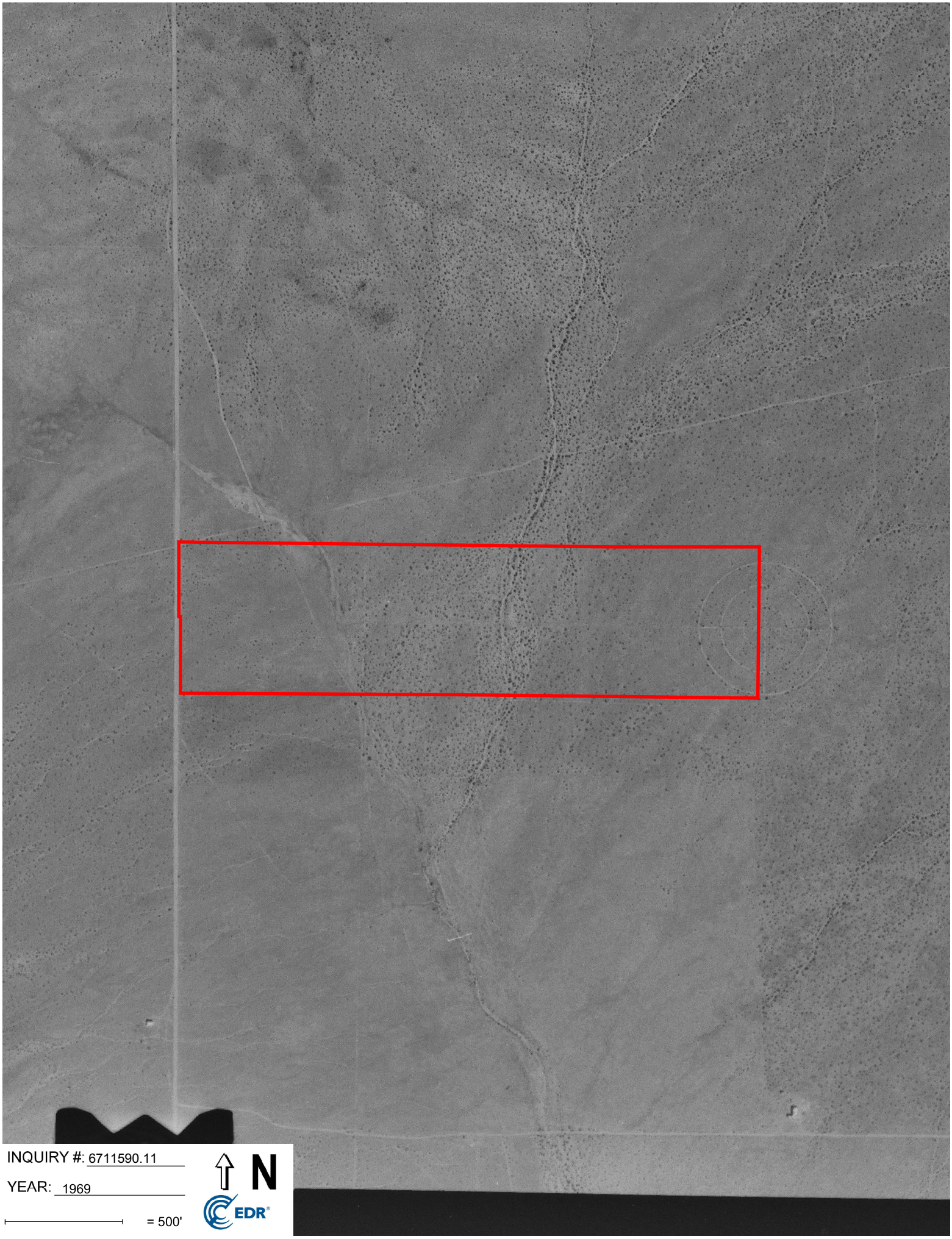

INQUIRY #: 6711590.11

YEAR: 1969

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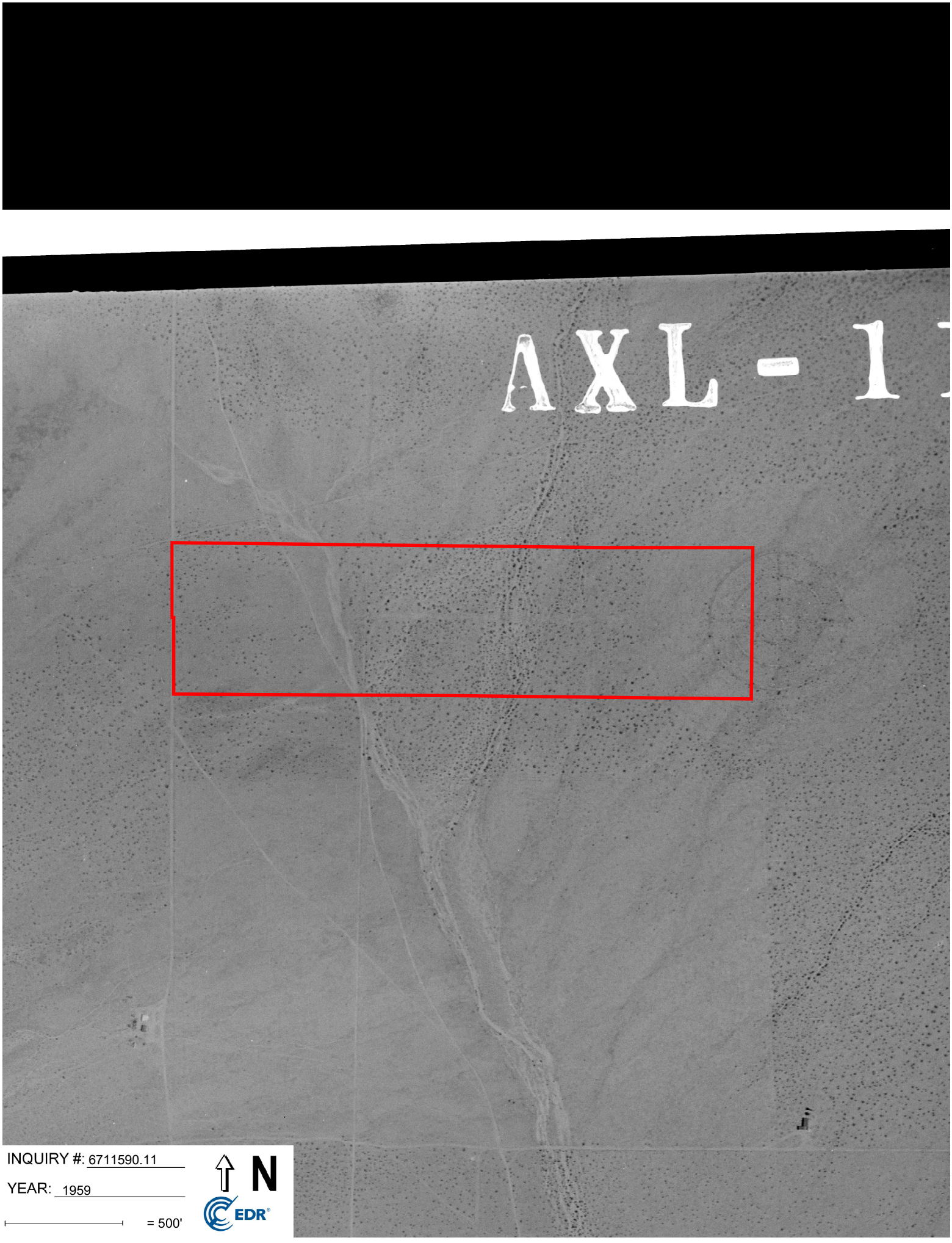

INQUIRY #: 6711590.11

YEAR: 1959

= 500'

N

EDR

INQUIRY #: 6711590.11

YEAR: 1953

= 500'

N

EDR

APPENDIX E

CERTIFIED SANBORN® MAP REPORT

Skyview

Lafayette Street

Apple Valley, CA 92307

Inquiry Number: 6711590.3

October 19, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

10/19/21

Site Name:

Skyview
Lafayette Street
Apple Valley, CA 92307
EDR Inquiry # 6711590.3

Client Name:

Northgate Env. Management, Inc.
92 Argonaut
Aliso Viejo, CA 92656
Contact: Nicky Robinson

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Northgate Env. Management, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 1A7F-4EC3-8D4C

PO # 2146.01

Project SkyView

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 1A7F-4EC3-8D4C

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX F

THE EDR HISTORICAL TOPOGRAPHIC MAP REPORT

Skyview

Lafayette Street

Apple Valley, CA 92307

Inquiry Number: 6711590.4

October 19, 2021

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

10/19/21

Site Name:

Skyview
Lafayette Street
Apple Valley, CA 92307
EDR Inquiry # 6711590.4

Client Name:

Northgate Env. Management, Inc.
92 Argonaut
Aliso Viejo, CA 92656
Contact: Nicky Robinson

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Northgate Env. Management, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 2146.01
Project: SkyView

Coordinates:

Latitude:	34.592771 34° 35' 34" North
Longitude:	-117.202564 -117° 12' 9" West
UTM Zone:	Zone 11 North
UTM X Meters:	481424.58
UTM Y Meters:	3827903.07
Elevation:	3021.00' above sea level

Maps Provided:

2012
1993
1978
1970
1957
1934
1932

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Apple Valley North

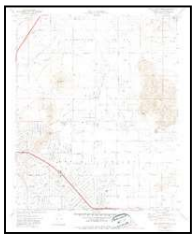
7.5-minute, 24000

1993 Source Sheets

Apple Valley North

7.5-minute, 24000
Aerial Photo Revised 1989

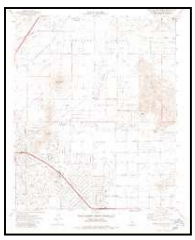
1978 Source Sheets



Apple Valley North

7.5-minute, 24000
Aerial Photo Revised 1969

1970 Source Sheets



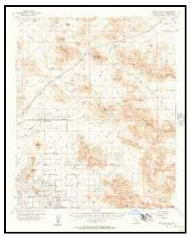
Apple Valley North

7.5-minute, 24000
Aerial Photo Revised 1969

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1957 Source Sheets



Apple Valley

15-minute, 62500
Aerial Photo Revised 1952

1934 Source Sheets

Barstow

30-minute, 125000

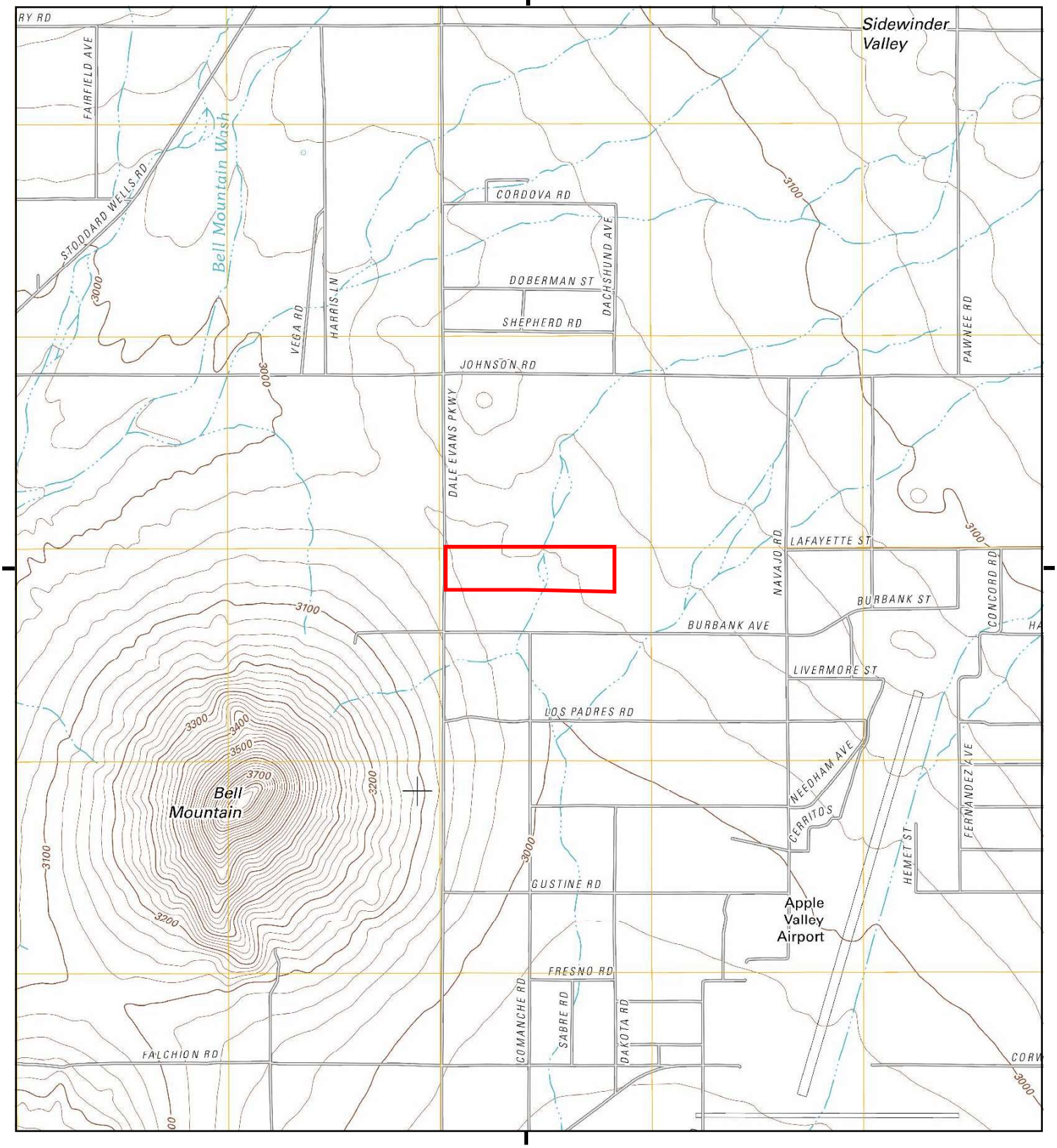
1932 Source Sheets

Barstow

30-minute, 125000

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

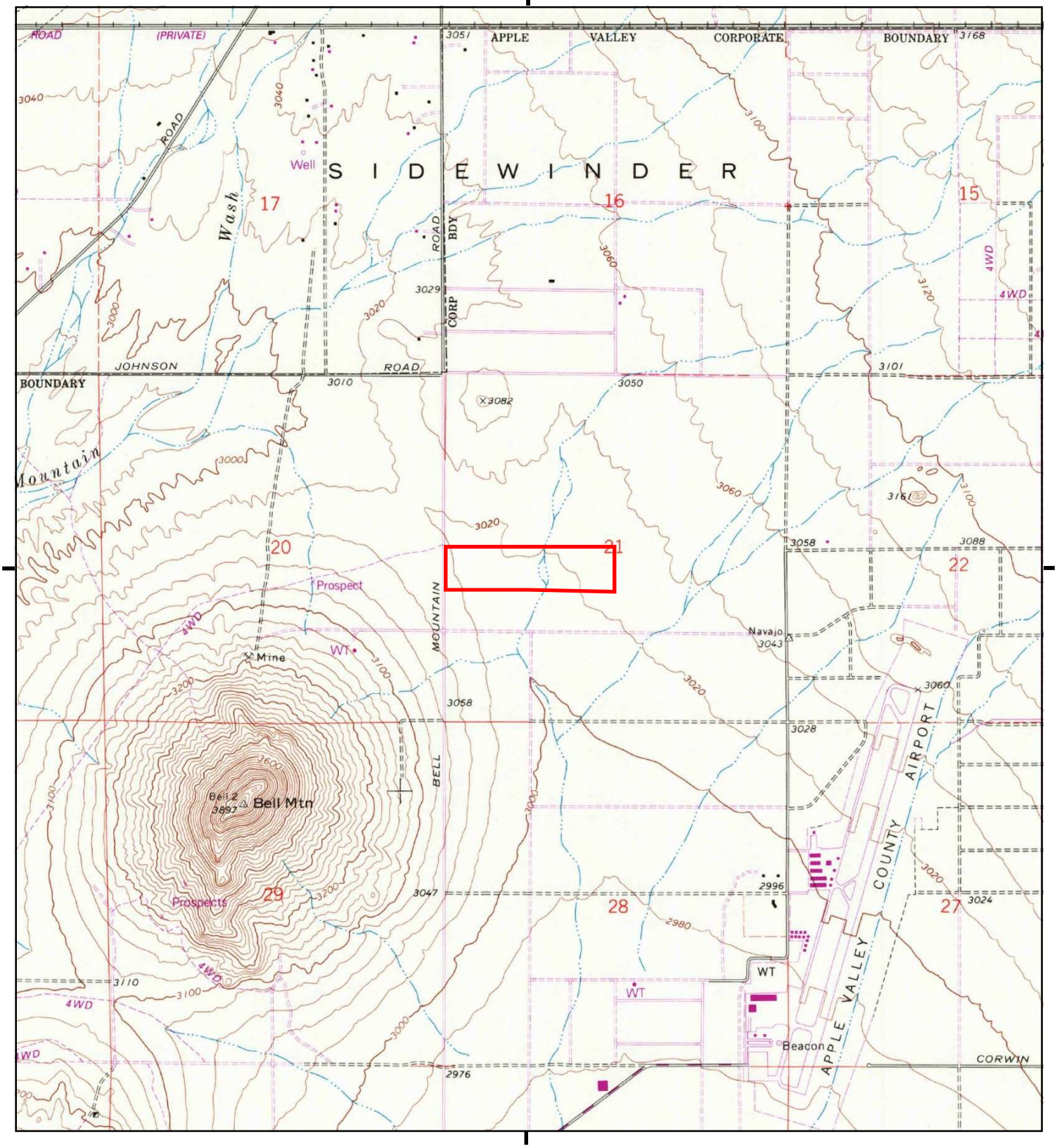
TP, Apple Valley North, 2012, 7.5-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N

Historical Topo Map

1993



This report includes information from the following map sheet(s).

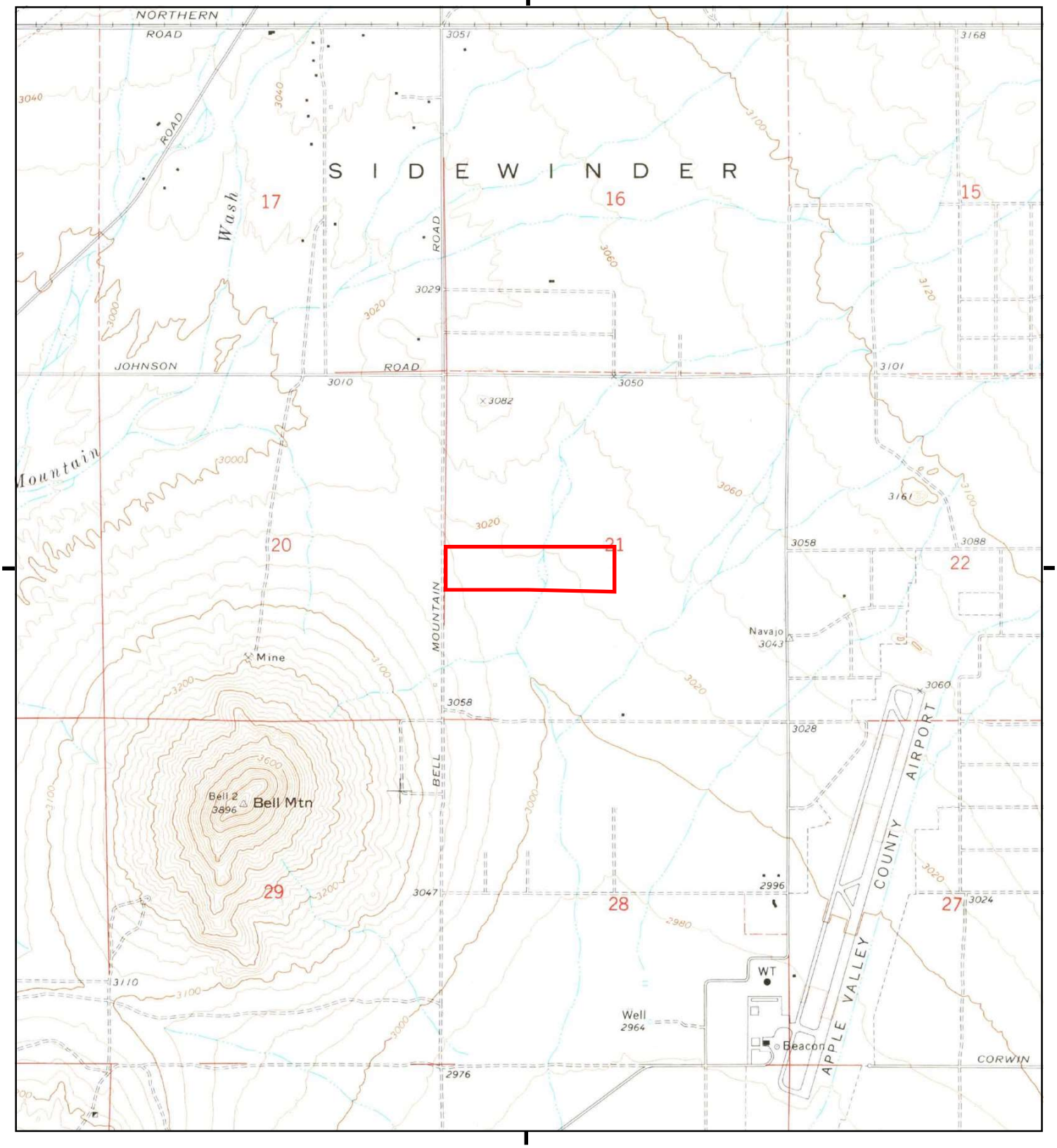
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Apple Valley North, 1993, 7.5-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N



This report includes information from the following map sheet(s).

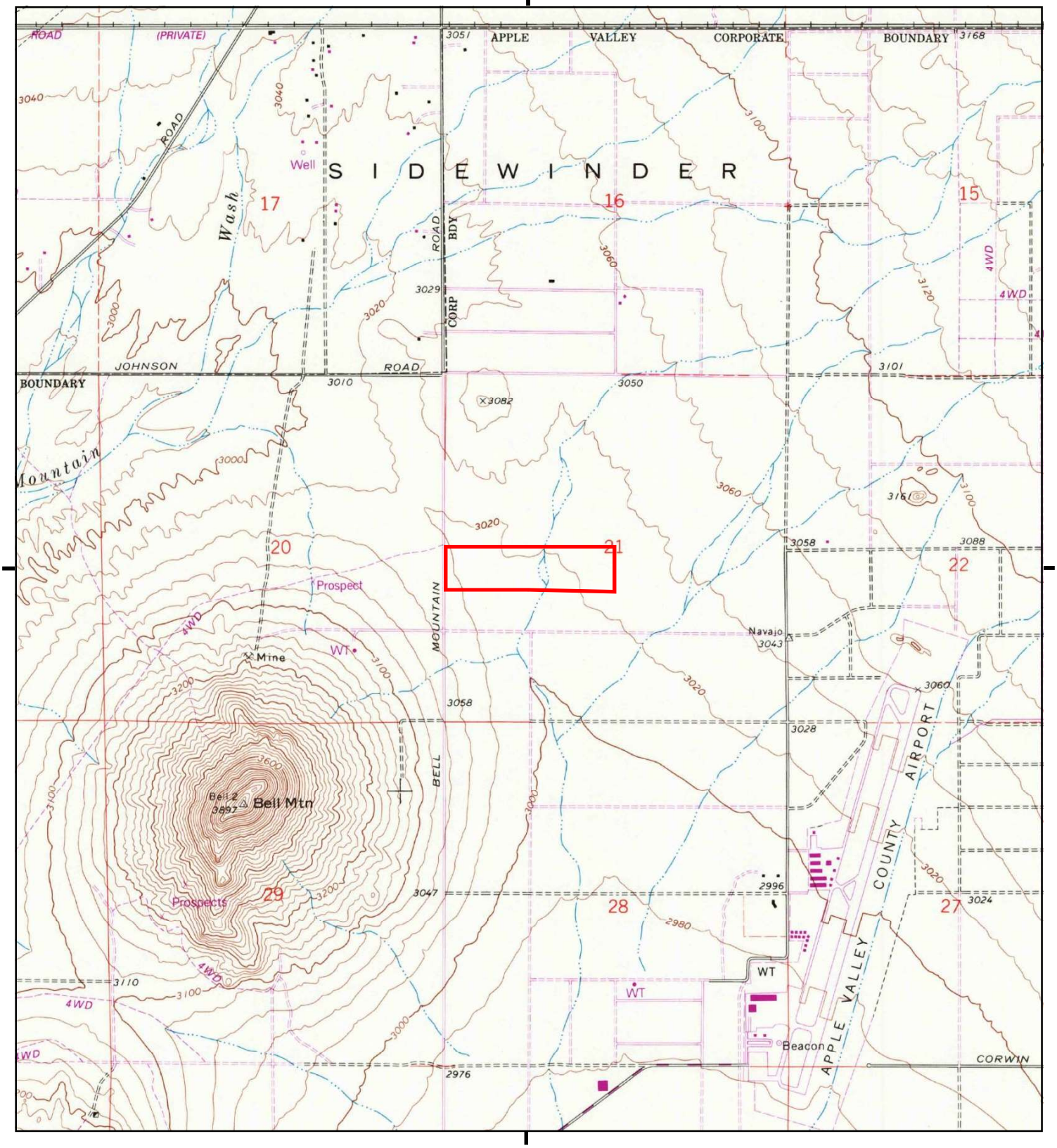
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Apple Valley North, 1978, 7.5-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N



This report includes information from the following map sheet(s).

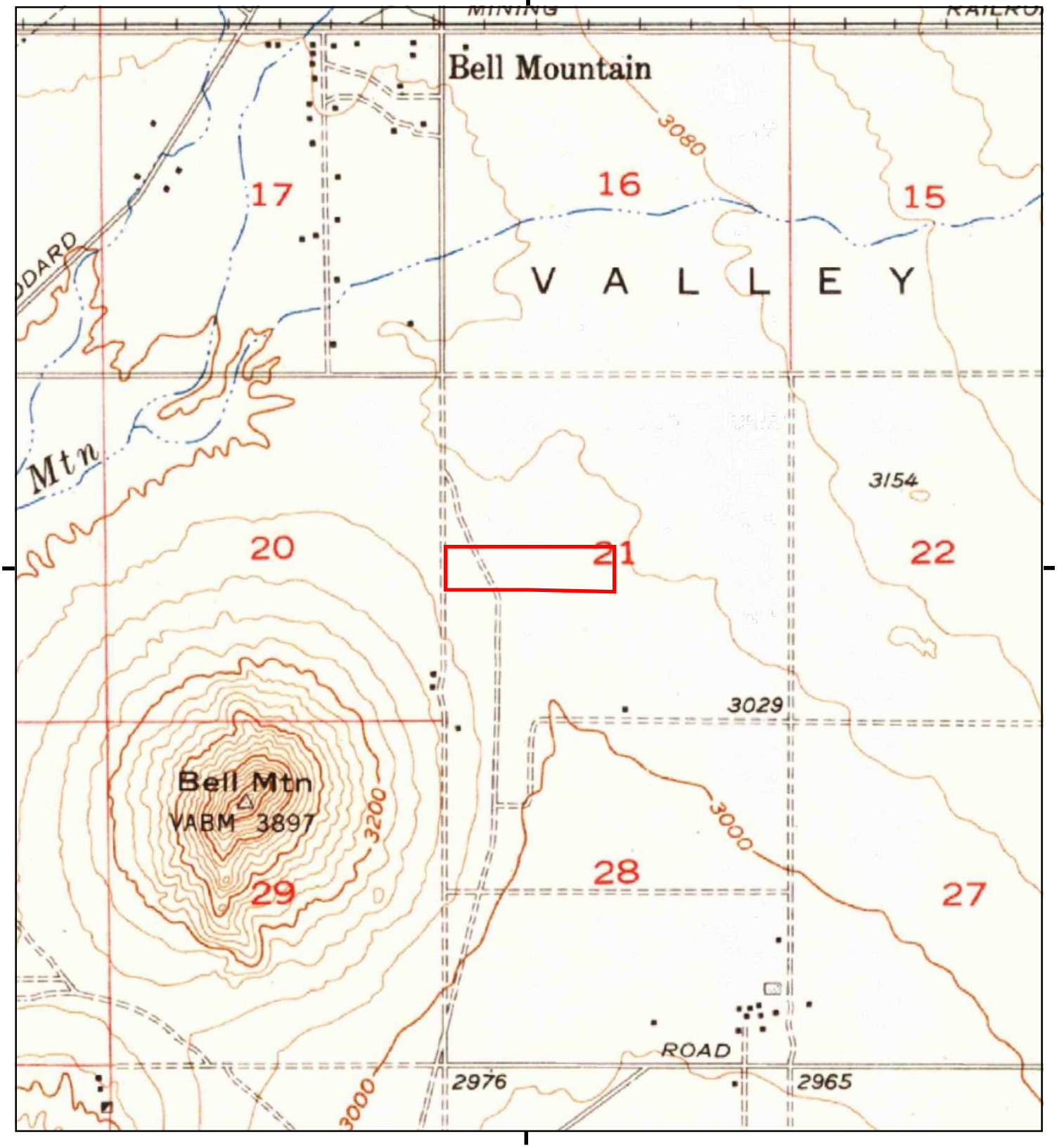
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Apple Valley North, 1970, 7.5-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N



This report includes information from the following map sheet(s).

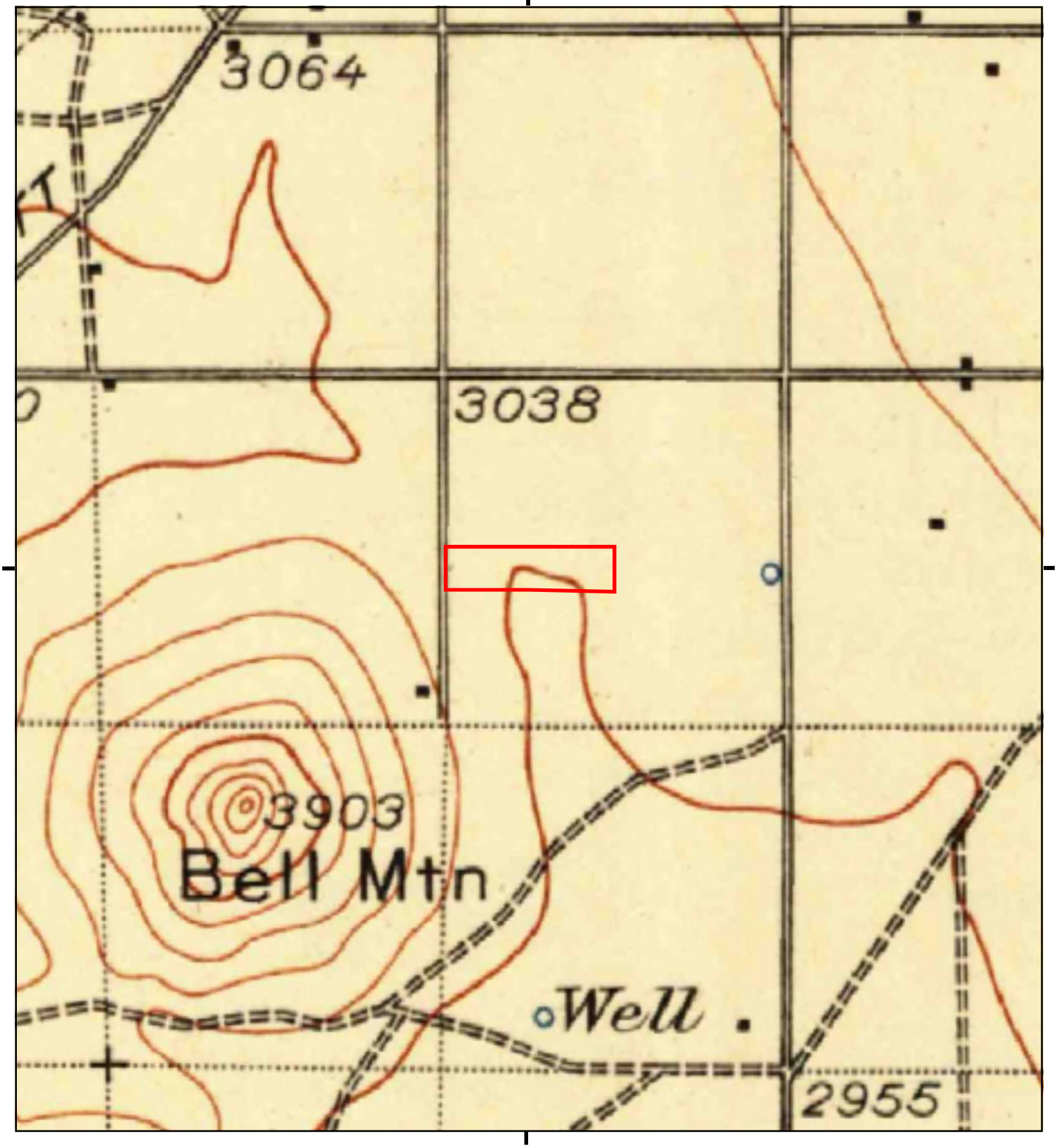
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Apple Valley, 1957, 15-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N



This report includes information from the following map sheet(s).

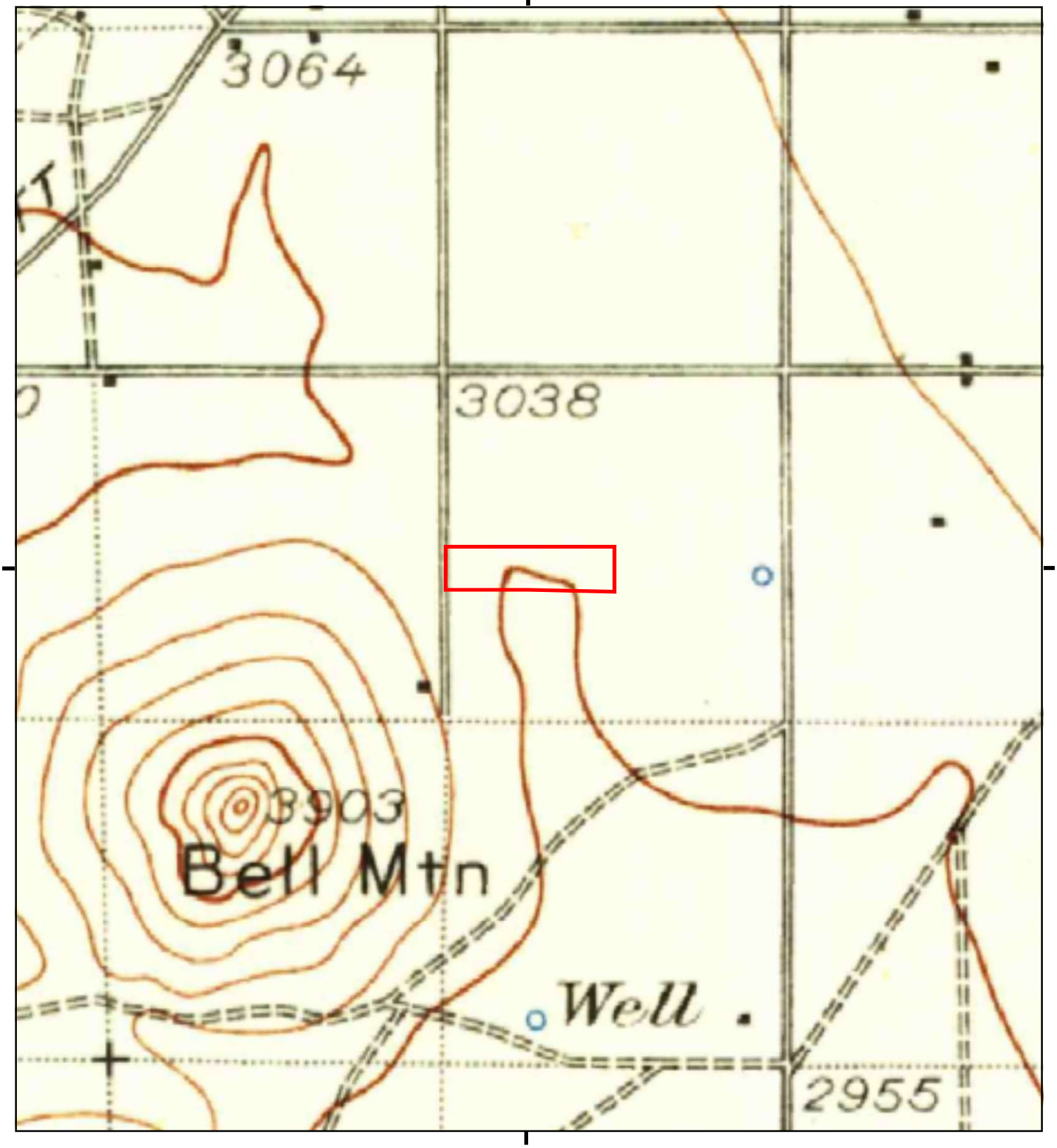
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Barstow, 1934, 30-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Barstow, 1932, 30-minute

SITE NAME: Skyview
ADDRESS: Lafayette Street
Apple Valley, CA 92307
CLIENT: Northgate Env. Management, Inc.

N

APPENDIX G

THE EDR-CITY DIRECTORY ABSTRACT

Skyview
Lafayette Street
Apple Valley, CA 92307

Inquiry Number: 6711590.5
October 21, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☐	☑	EDR Digital Archive
2014	☐	☑	EDR Digital Archive
2010	☐	☑	EDR Digital Archive
2005	☐	☑	EDR Digital Archive
2000	☐	☑	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive
1986	☐	☐	Haines Criss-Cross Directory
1980	☐	☐	Haines Criss-Cross Directory
1976	☐	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory
1964	☐	☐	Luskey Brothers & Co. Publications

FINDINGS

TARGET PROPERTY STREET

Lafayette Street
Apple Valley, CA 92307

Year	CD Image	Source	
LAFAYETTE ST			
2017	-	EDR Digital Archive	Target and Adjoining not listed in Source
2014	-	EDR Digital Archive	Target and Adjoining not listed in Source
2010	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	-	EDR Digital Archive	Target and Adjoining not listed in Source
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source
1964	-	Luskey Brothers & Co. Publications	Street not listed in Source

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
DALE EVANS PKWY			
2017	pg. A2	EDR Digital Archive	
2014	pg. A4	EDR Digital Archive	
2010	pg. A6	EDR Digital Archive	
2005	pg. A8	EDR Digital Archive	
2000	pg. A10	EDR Digital Archive	
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source
1964	-	Luskey Brothers & Co. Publications	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2017

14880	FANTASTIC SAMS CUT & COLOR
	STARBUCKS
	STARBUCKS COFFEE
14898	FIRST LOCKSMITH SECURITY
	FRESH WOK
	JUICE IT UP
	LEWIS OPERATION CO
	PCG HOSPITALITY GROUP
	PCG HOSPITALITY GROUP INC
	RAINBOW FROZEN YOGURT
	SUBWAY
	TMOBILE
14931	COUNTY OF SAN BERNARDINO
14955	TOWN OF APPLE VALLEY
15395	CABRERA, VALENTIN
15421	OVANDO, MARCO O
15424	FUENTES, ENRIQUETA
15445	LOPEZ, GEORGE
15465	ALLEN, CHARLES D
15470	MOSMAN, GENE E
15505	BRENIA, PAUL
15514	SANNES, JAMES
15530	HENION, DANIELLE R
15544	GIORGE, ORLANDO
15545	LUCAS, DON Y
15560	NARANJO, FAUSTO O
15575	FOSTER, THOMAS E
15576	BRACEY, JOHN A
15615	RICHARDSON, SHANNON T
15650	CAREY, BETTY L
15668	SCHULTZ, DEAN
15746	SACCHETTA, BRYAN L
15766	GRANGE, WENDELL D
15832	WILHITE, DARRYL L
15856	BEAN, JIM H
15876	MITCHELL, KENNETH
15902	RUSTAD, LARRY P
15924	KAMERICK, SCOTT G
15946	MORALES, JOSUE L
15970	FOUKS, BRANDON W
15990	SPELLMAN, ROBERT E
16014	ALFARO, RENE M
16082	SEDILLO, SANDRA A
16131	GARCIA, DANIEL G
16147	CORBIN, JOHN D
16161	FLETCHER, DONAVAN
16201	HARBIN, ROXANA
16217	ELIAS, MICHAEL
16231	CATHERINE, PHILIP
16251	FEALY, LARRY

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2017 (Cont'd)

16349 KORY, STANLEY T
16485 MULLINS, ELLEN R
16519 CARTER, SARAH J
16559 TRUJILLO, WILLIAM J
16579 PICO, ARNOLD D
16599 SANCHEZ, DESIREE B
16619 VILLA, RAFAEL
16639 PUTNAM, AMY
16801 APPLE GAS FOOD MART
SUBBURGER
17137 LUCERO, TIMOTHY E
19600 THOMAS, ANTHONY P
19776 VON, RUSSELL
19804 VAUGHN, SABRINA
20045 KU, OK J
20285 TZEC, MICHELLE
20625 WHITE, MARY E
20685 STRUTT, DAVID
20695 PELTIER, TINA
20984 MILNE, VIKI L
20985 MCNAULTY, BRANDON M
21101 COUNTY OF SAN BERNARDINO
GLENN, ANGELA
MATTRESS FIRM
SAN BERNARDINO COUNTY DETENTION CORR

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2014

14880	STARBUCKS COFFEE
14882	STRAW HAT PIZZA
14898	FRESH WOK
	LEWIS OPERATION CO
	LEWIS, O
	PCG HOSPITALITY GROUP INC
	RAINBOW FROZEN YOGURT
14901	COUNTY OF SAN BERNARDINO
14955	APPLE VALLEY TOWN OF ANIMAL CONTROL
	TOWN OF APPLE VALLEY
15377	GREGOIRE, ROGER
15394	PERRY, D
	STHEU, ANGELIA J
15395	CABRERA, CANDELARIO M
15410	VANSOR, EMERLY
15421	OVANDO, MARCO O
15424	TURNER, BERNELL L
15440	SCHWEGMAN, KAREN
15445	LOPEZ, GEORGE
15456	HOMBURGER, MICHAEL J
15465	OCCUPANT UNKNOWN,
	SARVER, DAVID N
15470	MOSMAN, GENE E
15505	DELAROSA, JERRY C
15514	OCCUPANT UNKNOWN,
15530	HENION, DANIELLE R
15544	GIORGE, ORLANDO
15545	LUCAS, DON Y
15560	CHANEL, SHERI
15575	FOSTER, THOMAS E
15576	BRACEY, JOHN A
15591	THEIS, VERNON L
15615	BATIE, JERALD
15650	CAREY, BETTY L
15668	SCHULTZ, DEAN
15746	SACCHETTA, BRYAN L
15766	RUSSO, VINCENT J
15832	WILHITE, DARRYL L
15856	BEAN, JIM H
15876	CLAYTON, ANTOINE
15902	TALAMANTE, HERMILIO J
15946	LOZANO, JOSUE A
15970	FOUKS, BRANDON W
16014	ALFARO, RENE M
16038	KRUEGER, WALLACE
16082	SEDILLO, SANDRA A
16111	CAZARES, DAVID
16131	JIMENEZ, JOSE S
16147	OCCUPANT UNKNOWN,
16161	FLETCHER, DONAVAN

DALE EVANS PKWY 2014 (Cont'd)

16201 HARBIN, ROXANA
16217 ELIAS, MICHAEL
16231 KOREIS, PHILLIP E
16251 FEALY, LARRY
16349 KORY, ANNE S
16485 MULLINS, ELLEN R
16519 CARTER, ARTHUR W
16559 TRUJILLO, WILLIAM J
16579 OCCUPANT UNKNOWN,
16599 SANCHEZ, JOSE M
16619 VILLA, RAFAEL
16639 SAUNDERS, PAUL W
16801 APPLE GAS FOOD MART
SUBBURGER
16975 WEDGE, MICHAEL R
17137 LOHMEYER, DEBRA
19350 RAMIREZ, RITA
19600 THOMAS, LEONARD M
19776 BOYTON, RAMONA L
19800 OCCUPANT UNKNOWN,
19804 VAUGHN, SABRINA
19900 BRADBURY, DONALD C
20045 KU, OK J
20068 OCCUPANT UNKNOWN,
20285 TZEC, MICHELLE
20625 WHITE, MARY E
20685 STRUTT, DAVID
20695 PELTIER, TINA
20984 MILNE, VIKI L
20985 MCNAULTY, BRANDON
21101 COUNTY OF SAN BERNARDINO
GLENN, ANGELA

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2010

14880	MYERS INSURANCE
14882	SEASONAL ADVENTURES
14898	QUIZNOS
	ROUND TABLE PIZZA
14900	SAN BERNARDINO SHERIFFS DEPT
14901	APPLE VALLEY PUBLIC LIBRARY
	SAN BERNARDINO COUNTY LIBRARY
14931	APPLE VALLEY POLICE DEPT
14955	APPLE VALLEY ANIMAL CONTROL
	APPLE VALLEY BUILDING & SAFETY
	APPLE VALLEY BUSINESS LICENSES
	APPLE VALLEY CODE ENFORCEMENT
	APPLE VALLEY ECONOMIC DEV
	APPLE VALLEY PARKS & REC DEPT
	APPLE VALLEY PUBLIC WORKS
	APPLE VALLEY PUBLIC WORKS DEPT
	APPLE VALLEY SEWER DEPT
	APPLE VALLEY TOWN ENGINEERING
	APPLE VALLEY TOWN MANAGER
	APPLE VALLEY TOWN PLANNING
	APPLE VALLEY TRANSPORTATION
	APPLE VALLEY WATER DEPT
	APPLEVALLEY TOWN CODE ENFRCMNT
15377	MATLOCK, GLENN A
15394	PERRY, ANTONE
	SCHEU, ANGELIA J
15395	CABRERA, MARIA S
	LATANZIO, MICHAEL A
15410	OCCUPANT UNKNOWN,
15421	OCCUPANT UNKNOWN,
15424	OCCUPANT UNKNOWN,
15445	MCELGUNN, JANE E
15465	SARVER, DAVID N
15470	MOSMAN, GENE E
15505	HAYWARD, FRANK W
15530	RITTER, MAC D
15544	BRUNSON, D
15545	LUCAS, DONALD Y
15560	MCCORD, PAULA M
15575	FOSTER, THOMAS E
15576	BRACEY, JOHN A
15591	THEISS, LEE V
15615	RICHARDSON, SHANNON T
15650	CAREY, BETTY L
15668	SCHULTZ, BETTY E
15746	SACCHETTA, BRYAN L
15766	RUSSO, VINCENT J
15832	WILHITE, DARRYL L
15856	BEAN, JIM H
15876	VALLADARES, ERICKA V

DALE EVANS PKWY 2010 (Cont'd)

15902 CLARK, STANLEY I
15924 OCCUPANT UNKNOWN,
15946 LOZANO, JOSUE A
15970 FOULKS, JACKIE
15990 MCLEAN, KENNETH D
16014 ALFARO, RENE M
16038 ROBERTS, ROSA
16082 SEDILLO, SANDRA A
16111 BEHRENS, EDITH C
16131 OCCUPANT UNKNOWN,
16147 PETERS, DOLORES
16161 HARRIS, LORNA
16201 WALLACE, JEREMY S
16217 CHACON, JUAN C
16231 KOREIS, PHILLIP E
16251 FEALY, IRNA
16349 PETERSON, KARIN J
16485 SHERRON, GREGORY
16519 REHORN, ROBERT
16559 TRUJILLO, WILLIAM J
16579 PARKIN, TONJA L
16599 SANCHEZ, JOSE M
16619 REYES, ANNETTE
16639 SAUNDERS, PAUL W
16801 APPLE GAS FOOD MART
SUB BURGER
16975 WEDGE, MICHAEL R
17137 LUCERO, TIMOTHY E
19350 RAMIREZ, RITA
19600 THOMAS, LEONARD M
19776 BOYTON, RAMONA L
19800 GRAY, JAMES
19804 VAUGHN, SABRINA
19900 MARKS, WAYNE
20045 KIM, RICHARD
20285 TZEC, MICHELLE
20305 OCCUPANT UNKNOWN,
20625 WHITE, MARY E
20685 ROBERTS, H
20695 PELTIER, TINA
20984 HICKS, LINDA K
20985 COLE, THOMAS P
21101 HIGH DESERT JUVINL DETENTION
OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2005

14880	RORAGEN INSURANCE
	UNION BANK OF CALIFORNIA INC
14900	CALIFORNIA REALTY
	UNITED FINANCIAL SERVICES AND INVEST
	UNITED REISDENTIAL MORTGAGE
	UNITED RESIDENTIAL MORTGAGE
14955	ANGEL CARE FOUNDATION INC
	TOWNAPPLE VALLEY
15377	OCCUPANT UNKNOWN,
15394	CROEL, BENJAMIN C
15395	LATANZIO, MICHAEL A
15410	MANNING, CHARON L
15421	WILSON, KATHERINE M
15424	CLIFFTON, WINST
15440	SANTILLAN, EMILIO F
15445	MCELGUNN, JANE E
15465	SARVER, DAVID N
15470	MOSMAN, GENE E
15514	JJ PRODUCTS
	OCCUPANT UNKNOWN,
15530	RITTER, MAC D
15544	BRUNSON, TIMOTHY A
15545	LUCAS, DONALD Y
15560	MCCORD, PAULA M
15576	BRACY, JOHN E
15591	THEISS, LEE
15615	DELAOSSA, ALEXANDRO
	RICHARDSON, THOMAS L
15650	CAREY, BETTY L
15668	SCHULTZ, BETTY E
15746	SACCHETTA, BRYAN L
15766	RUSSO, VINCENT J
15832	WILHITE, DARRYL L
15856	BEAN, JIM H
15902	CLARK, STANLEY I
15924	LAWS, JIM C
15946	LOZANO, JOSUE A
15990	MCLEAN, KENNETH D
16014	ALFARO, RENE M
16082	SEDILLO, RUBEN P
16111	BEHRENS, EDITH C
16161	WOODMAN, RICHARD
16201	WALLACE, JEREMY S
16231	KOREIS, PHILLIP E
16251	FEALY, LARRY
16485	BYONE, TERI
16519	PAPPE, JAMES H
16559	SANCHEZ, JOSE M
16579	MCDONALD, TONJA L
16599	BEAUDRY, RONALD

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2005 (Cont'd)

16619 LUCERO, AMANDA A
16639 SAUNDERS, PAUL W
17137 CASTILLO, AURELIO
19600 THOMAS, LEONARD M
19776 BOYTON, RAMONA L
19900 OCCUPANT UNKNOWN,
20006 DEVEYRA, ANTONIO F
20045 BAEZ, JOSE L
20285 WYSINGER, MACK H
20685 ROBERTS, H
20695 MARTINEZ, JOE S
20841 OCCUPANT UNKNOWN,
20984 HICKS, THOMAS L
20985 LIEN, RAYMOND V

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

DALE EVANS PKWY 2000

19350 THOMAS, RAMON S
20285 WYSINGER, MACK H
20685 MARTINEZ, JOE S
20985 LIEN, RAYMOND V

APPENDIX H

PHASE I ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Phase I Environmental Site Assessment Questionnaire

(User Provided Information Questionnaire)

Date: 9.12.22

Your Name: John Pomer

Your Title: Co-Manager

Site Name: SkyView – Apple Valley

Site Location: Dale Evans Parkway & Lafayette St. Apple Valley, CA

Relationship to Site: ■ **Owner** ☐ **Occupant** ☐ **Purchaser** ☐ **Other (please explain)**

Length of Time Associated with Site: 12 Months

Please review and complete this questionnaire which will assist Northgate in completing our site assessment. If sufficient space in not provided, please compete your response on a separate sheet of paper and attach it to this questionnaire.

1. Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

   ☐ Yes ■ No ☐ Unknown ☐ N/A

   If Yes, please explain:_____

   _____

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www.ngem.com

2. Are you aware of any activity or land use limitations, such as engineering controls (for contaminant control), land use restrictions or institutional controls, that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

3. Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

4. Are you aware of commonly known or reasonably ascertainable information about the Site 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 Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

b) Do you know of specific chemicals that are present or once were present at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

c) Do you know of chemical spills that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

d) Do you know of any environmental cleanups that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

e) Do you know if any fill material has been imported to the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

5. Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

6. Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

7. 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 at the Site?

☐ Yes ■ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

8. Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

☐ Yes ■ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

9. Does the Site's purchase price reasonably reflect the fair market value of the property?

■ Yes ☐ No ☐ Unknown ☐ N/A

If No, do you know the reason for lower purchase price? Is it possible that the lower purchase price is because of contamination known or believed to be present at the Site?

☐ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

10. Have any of the following documents been prepared for the Site and, if so, can copies be provided to Northgate:

- Environmental site assessment reports ☐ Yes ■ No ☐ Copies available
- Environmental compliance audit reports ☐ Yes ■ No ☐ Copies available
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) ☐ Yes ■ No ☐ Copies available
- Registrations for underground storage tanks (USTs) and/or above ground storage tanks (ASTs) ☐ Yes ■ No ☐ Copies available
- Registrations for underground injection systems ☐ Yes ■ No ☐ Copies available

- Material safety data sheets ☐ Yes ■ No ☐ Copies available
- Community right-to-know plan ☐ Yes ■ No ☐ Copies available
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. ☐ Yes ■ No ☐ Copies available
- Reports regarding hydrogeologic conditions on the Site or in the surrounding area
  ☐ Yes ■ No ☐ Copies available
- Notices or other 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 ☐ Yes ■ No ☐ Copies available
- Hazardous waste generator notices or reports ☐ Yes ■ No ☐ Copies available
- Risk assessments ☐ Yes ■ No ☐ Copies available
- Recorded Activity and Use Limitations (e.g. deed restriction, asphalt cap)
  ☐ Yes ■ No ☐ Copies available

If you know of specific chemicals or other hazardous materials (e.g., PCB associated with transformers, batteries, etc.) that are present or were once present at the property, how were they used, stored, and disposed?

No

Do you know of aboveground or underground storage tanks on the property? If yes, what did they contain?

No

Do you have any knowledge or experience with nearby/adjacent properties? If yes, do you have knowledge of chemicals, releases, or cleanups on these properties?

No

How long have you owned, operated, leased, or been familiar the present and past uses of the property?

12 Months

Northgate Environmental appreciates your assistance on this project.

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Phase I Environmental Site Assessment Questionnaire

(User Provided Information Questionnaire)

Date: 7/29/2022

Your Name: Somvang Chanthathone

Your Title: Land owner

Site Name: Vacant Land

Site Location: Apple Valley

Relationship to Site: [X] **Owner** [ ] **Occupant** [ ] **Purchaser** [ ] **Other (please explain)**

Length of Time Associated with Site: 18 years

Please review and complete this questionnaire which will assist Northgate in completing our site assessment. If sufficient space in not provided, please compete your response on a separate sheet of paper and attach it to this questionnaire.

1. Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

   [ ] Yes [X] No [ ] Unknown [ ] N/A

   If Yes, please explain: I don't know

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2. Are you aware of any activity or land use limitations, such as engineering controls (for contaminant control), land use restrictions or institutional controls, that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

3. Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

4. Are you aware of commonly known or reasonably ascertainable information about the Site 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 Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

b) Do you know of specific chemicals that are present or once were present at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

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c) Do you know of chemical spills that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

d) Do you know of any environmental cleanups that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

e) Do you know if any fill material has been imported to the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

5. Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

6. Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I haven't received anything related to this issue

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7. 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 at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

8. Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: I don't know

9. Does the Site's purchase price reasonably reflect the fair market value of the property?

☒ Yes ☐ No ☐ Unknown ☐ N/A

If No, do you know the reason for lower purchase price? Is it possible that the lower purchase price is because of contamination known or believed to be present at the Site?

☒ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain: Based on the COM

10. Have any of the following documents been prepared for the Site and, if so, can copies be provided to Northgate:

- Environmental site assessment reports ☐ Yes ☒ No ☐ Copies available
- Environmental compliance audit reports ☐ Yes ☒ No ☐ Copies available
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) ☐ Yes ☒ No ☐ Copies available
- Registrations for underground storage tanks (USTs) and/or above ground storage tanks (ASTs) ☐ Yes ☐ No ☐ Copies available
- Registrations for underground injection systems ☐ Yes ☐ No ☐ Copies available

DocuSign Envelope ID: D7890D88-38C8-40A3-B7D3-C7812DCE824F

- Material safety data sheets ☐ Yes ☒ No ☐ Copies available
- Community right-to-know plan ☐ Yes ☒ No ☐ Copies available
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. ☐ Yes ☒ No ☐ Copies available
- Reports regarding hydrogeologic conditions on the Site or in the surrounding area
  ☐ Yes ☒ No ☐ Copies available
- Notices or other 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 ☐ Yes ☒ No ☐ Copies available
- Hazardous waste generator notices or reports ☐ Yes ☒ No ☐ Copies available
- Risk assessments ☐ Yes ☒ No ☐ Copies available
- Recorded Activity and Use Limitations (e.g. deed restriction, asphalt cap)
  ☐ Yes ☒ No ☐ Copies available

If you know of specific chemicals or other hazardous materials (e.g., PCB associated with transformers, batteries, etc.) that are present or were once present at the property, how were they used, stored, and disposed?

I don't know

Do you know of aboveground or underground storage tanks on the property? If yes, what did they contain?

I don't know

Do you have any knowledge or experience with nearby/adjacent properties? If yes, do you have knowledge of chemicals, releases, or cleanups on these properties?

I don't know

How long have you owned, operated, leased, or been familiar the present and past uses of the property?

I don't know

Northgate Environmental appreciates your assistance on this project.

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Site Name and Address:
APN 0463-231-15-0-000

Owner Name/Address/Phone:
YU-WU ERIC CHEN
3113 AZALEA AVE.
HACIENDA HGTS, CA 91745
626-374-8513

Occupant Name/Address/Phone:
N/A

Question		Owner			Occupant			Explain
1a.	Is the *property* used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk	
1b.	Is any *adjoining property* used for an industrial use?	(Yes)	No	Unk	Yes	No	Unk	
2a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk	
2b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	(Yes)	No	Unk	Yes	No	Unk	
3a.	Is the *property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
3b.	Is any *adjoining property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
4a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
4b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
5a.	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	(No)	Unk	Yes	No	Unk	
5b.	Did you observe evidence or do you have any prior knowledge that there have previously been any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	(No)	Unk	Yes	No	Unk	
6a.	Are there currently any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	(No)	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
6b.	Did you observe evidence or do you have any prior knowledge that there have previously been any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
7a.	Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	
7b.	Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	
8a.	Are there currently any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
8b.	Did you observe evidence or do you have any prior knowledge that there have previously been any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
9a.	Is there currently any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
9b.	Did you observe evidence or do you have any prior knowledge that there has previously been any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
10a.	Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	
10b.	Did you observe evidence or do you have any prior knowledge that there have previously been any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
12a. Is there currently evidence of any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have previously been any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
13a. Is there a private well or non-public water system located on the *property*?	Yes	No	Unk	Yes	No	Unk	
13b. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	
13c. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that the well has been designated as contaminated by any government environmental/ health agency?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
16. Does the *owner* or *occupant* of the *property* have any knowledge of any reduction in the value of the property related to environmental issues?	Yes	No	Unk	Yes	No	Unk	
17. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of the *property*, or recommended further assessment of the *property*?	Yes	No	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
18.	Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substances* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes	No	Unk	Yes	No	Unk	
19a.	Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	
19b.	Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	
20.	Did you observe evidence or do you have prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes	No	Unk	Yes	No	Unk	
21.	Is there a transformer, capacitor, or any hydraulic equipment on the property?	Yes	No	Unk	Yes	No	Unk	
22.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicated the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	

Item #	Additional Information

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Phase I Environmental Site Assessment Questionnaire

(User Provided Information Questionnaire)

Date: 5/19/2022

Your Name: YU-WU ERIC CHEN

Your Title: OWNER

Site Name: 0463-231-15-0-000

Site Location: APPLE VALLEY, CA.

Relationship to Site: ☑ **Owner** ☐ **Occupant** ☐ **Purchaser** ☐ **Other (please explain)**

Length of Time Associated with Site: _____

Please review and complete this questionnaire which will assist Northgate in completing our site assessment. If sufficient space in not provided, please compete your response on a separate sheet of paper and attach it to this questionnaire.

1. Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

   ☐ Yes ☑ No ☐ Unknown ☐ N/A

   If Yes, please explain: _____

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www.ngem.com

2. Are you aware of any activity or land use limitations, such as engineering controls (for contaminant control), land use restrictions or institutional controls, that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

3. Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

4. Are you aware of commonly known or reasonably ascertainable information about the Site 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 Site?

☑ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain: ARMY SITE

_____

b) Do you know of specific chemicals that are present or once were present at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

c) Do you know of chemical spills that have taken place at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

d) Do you know of any environmental cleanups that have taken place at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

e) Do you know if any fill material has been imported to the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

5. Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

6. Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

7. 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 at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

8. Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

9. Does the Site's purchase price reasonably reflect the fair market value of the property?

☐ Yes ☐ No ☐ Unknown ☑ N/A

If No, do you know the reason for lower purchase price? Is it possible that the lower purchase price is because of contamination known or believed to be present at the Site?

☐ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

10. Have any of the following documents been prepared for the Site and, if so, can copies be provided to Northgate:

- Environmental site assessment reports ☐ Yes ☑ No ☐ Copies available
- Environmental compliance audit reports ☐ Yes ☑ No ☐ Copies available
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) ☐ Yes ☑ No ☐ Copies available
- Registrations for underground storage tanks (USTs) and/or above ground storage tanks (ASTs) ☐ Yes ☑ No ☐ Copies available
- Registrations for underground injection systems ☐ Yes ☑ No ☐ Copies available

- Material safety data sheets ☐ Yes ☑ No ☐ Copies available
- Community right-to-know plan ☐ Yes ☑ No ☐ Copies available
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. ☐ Yes ☑ No ☐ Copies available
- Reports regarding hydrogeologic conditions on the Site or in the surrounding area
  ☐ Yes ☑ No ☐ Copies available
- Notices or other 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 ☐ Yes ☑ No ☐ Copies available
- Hazardous waste generator notices or reports ☐ Yes ☑ No ☐ Copies available
- Risk assessments ☐ Yes ☑ No ☐ Copies available
- Recorded Activity and Use Limitations (e.g. deed restriction, asphalt cap)
  ☐ Yes ☑ No ☐ Copies available

If you know of specific chemicals or other hazardous materials (e.g., PCB associated with transformers, batteries, etc.) that are present or were once present at the property, how were they used, stored, and disposed?

NO

Do you know of aboveground or underground storage tanks on the property? If yes, what did they contain?

NO

Do you have any knowledge or experience with nearby/adjacent properties? If yes, do you have knowledge of chemicals, releases, or cleanups on these properties?

NO

How long have you owned, operated, leased, or been familiar the present and past uses of the property?

17 YEARS

Northgate Environmental appreciates your assistance on this project.

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Site Name and Address:

APPLE VALLEY
LAFAYETTE ST

Owner Name/Address/Phone:

ELAINE COTE'
5105 MERRILL ST
TORRANCE CA 90503
310-540-1706

Occupant Name/Address/Phone:

Question		Owner			Occupant			Explain
1a.	Is the *property* used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk	
1b.	Is any *adjoining property* used for an industrial use?	(Yes)	No	Unk	Yes	No	Unk	WALMART | BIG LOTS
2a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk	
2b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk	
3a.	Is the *property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
3b.	Is any *adjoining property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
4a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
4b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
5a.	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	(No)	Unk	Yes	No	Unk	
5b.	Did you observe evidence or do you have any prior knowledge that there have previously been any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	(No)	Unk	Yes	No	Unk	
6a.	Are there currently any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	(No)	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
6b.	Did you observe evidence or do you have any prior knowledge that there have previously been any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
7a.	Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	
7b.	Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	
8a.	Are there currently any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
8b.	Did you observe evidence or do you have any prior knowledge that there have previously been any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
9a.	Is there currently any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
9b.	Did you observe evidence or do you have any prior knowledge that there has previously been any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
10a.	Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	
10b.	Did you observe evidence or do you have any prior knowledge that there have previously been any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
12a. Is there currently evidence of any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have previously been any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
13a. Is there a private well or non-public water system located on the *property*?	Yes	No	Unk	Yes	No	Unk	
13b. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	
13c. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that the well has been designated as contaminated by any government environmental/ health agency?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	(No)	Unk	Yes	No	Unk	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	(No)	Unk	Yes	No	Unk	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	(No)	Unk	Yes	No	Unk	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	(No)	Unk	Yes	No	Unk	
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	(No)	Unk	Yes	No	Unk	
16. Does the *owner* or *occupant* of the *property* have any knowledge of any reduction in the value of the property related to environmental issues?	Yes	(No)	Unk	Yes	No	Unk	
17. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of the *property*, or recommended further assessment of the *property*?	(Yes)	No	Unk	Yes	No	Unk	POTENTIAL BOMB REMNANTS ON SITE

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Question		Owner			Occupant			Explain
18.	Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substances* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes	No	Unk	Yes	No	Unk	
19a.	Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	
19b.	Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	
20.	Did you observe evidence or do you have prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes	No	Unk	Yes	No	Unk	
21.	Is there a transformer, capacitor, or any hydraulic equipment on the property?	Yes	No	Unk	Yes	No	Unk	
22.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicated the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	

Item #	Additional Information

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Phase I Environmental Site Assessment Questionnaire

(User Provided Information Questionnaire)

Date: 5-23-22

Your Name: ELAINE COTE'

Your Title: OWNER

Site Name: APPLE VALLEY 10 ACRES

Site Location: LAFAYETTE ST

Relationship to Site: [X] **Owner** [ ] **Occupant** [ ] **Purchaser** [ ] **Other (please explain)**

Length of Time Associated with Site: 41 YRS

Please review and complete this questionnaire which will assist Northgate in completing our site assessment. If sufficient space in not provided, please compete your response on a separate sheet of paper and attach it to this questionnaire.

1. Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

   [ ] Yes [X] No [ ] Unknown [ ] N/A

   If Yes, please explain:_____

   _____

92 Argonaut, Suite 100, Aliso Viejo, California tel 949.716.0050 fax 949.716.0055
www.ngem.com

2. Are you aware of any activity or land use limitations, such as engineering controls (for contaminant control), land use restrictions or institutional controls, that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

3. Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

4. Are you aware of commonly known or reasonably ascertainable information about the Site 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 Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

b) Do you know of specific chemicals that are present or once were present at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

c) Do you know of chemical spills that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

d) Do you know of any environmental cleanups that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

e) Do you know if any fill material has been imported to the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

5. Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

6. Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

7. 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 at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

8. Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

9. Does the Site's purchase price reasonably reflect the fair market value of the property?

☒ Yes ☐ No ☐ Unknown ☐ N/A

If No, do you know the reason for lower purchase price? Is it possible that the lower purchase price is because of contamination known or believed to be present at the Site?

☐ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

10. Have any of the following documents been prepared for the Site and, if so, can copies be provided to Northgate:

- Environmental site assessment reports ☐ Yes ☒ No ☐ Copies available
- Environmental compliance audit reports ☐ Yes ☒ No ☐ Copies available
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) ☐ Yes ☒ No ☐ Copies available
- Registrations for underground storage tanks (USTs) and/or above ground storage tanks (ASTs) ☐ Yes ☒ No ☐ Copies available
- Registrations for underground injection systems ☐ Yes ☒ No ☐ Copies available

- Material safety data sheets ☐ Yes ☒ No ☐ Copies available
- Community right-to-know plan ☐ Yes ☒ No ☐ Copies available
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. ☐ Yes ☒ No ☐ Copies available
- Reports regarding hydrogeologic conditions on the Site or in the surrounding area
  ☐ Yes ☒ No ☐ Copies available
- Notices or other 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 ☐ Yes ☒ No ☐ Copies available
- Hazardous waste generator notices or reports ☐ Yes ☐ No ☐ Copies available
- Risk assessments ☐ Yes ☒ No ☐ Copies available
- Recorded Activity and Use Limitations (e.g. deed restriction, asphalt cap)
  ☐ Yes ☒ No ☐ Copies available

If you know of specific chemicals or other hazardous materials (e.g., PCB associated with transformers, batteries, etc.) that are present or were once present at the property, how were they used, stored, and disposed?

N/A

Do you know of aboveground or underground storage tanks on the property? If yes, what did they contain? NO

Do you have any knowledge or experience with nearby/adjacent properties? If yes, do you have knowledge of chemicals, releases, or cleanups on these properties?

NO

How long have you owned, operated, leased, or been familiar the present and past uses of the property? 41 YRS

Northgate Environmental appreciates your assistance on this project.

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Site Name and Address: Dale Evans Parkway
APN 0463 231 34, 35 + 36

Owner Name/Address/Phone: Mike Harrison
714 851 9594

Occupant Name/Address/Phone:

	Question	Owner			Occupant			Explain
1a.	Is the *property* used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk	
1b.	Is any *adjoining property* used for an industrial use?	(Yes)	No	Unk	Yes	No	Unk	Two DCs next door
2a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk	
2b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	(Yes)	No	Unk	Yes	No	Unk	Existing buildings
3a.	Is the *property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
3b.	Is any *adjoining property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
4a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline 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 applicable, identify which)	Yes	No	Unk	Yes	No	Unk	
4b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline 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 applicable, identify which)	Yes	No	Unk	Yes	No	Unk	
5a.	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
5b.	Did you observe evidence or do you have any prior knowledge that there have previously been any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
6a.	Are there currently any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
6b.	Did you observe evidence or do you have any prior knowledge that there have previously been any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
7a.	Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	
7b.	Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	
8a.	Are there currently any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
8b.	Did you observe evidence or do you have any prior knowledge that there have previously been any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
9a.	Is there currently any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
9b.	Did you observe evidence or do you have any prior knowledge that there has previously been any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
10a.	Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	
10b.	Did you observe evidence or do you have any prior knowledge that there have previously been any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
12a. Is there currently evidence of any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have previously been any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
13a. Is there a private well or non-public water system located on the *property*?	Yes	No	Unk	Yes	No	Unk	
13b. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	
13c. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that the well has been designated as contaminated by any government environmental/ health agency?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	Possible ammo remnants on site
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	See Above
16. Does the *owner* or *occupant* of the *property* have any knowledge of any reduction in the value of the property related to environmental issues?	Yes	No	Unk	Yes	No	Unk	
17. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of the *property*, or recommended further assessment of the *property*?	Yes	No	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
18.	Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substances* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes	No	Unk	Yes	No	Unk	
19a.	Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	
19b.	Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	
20.	Did you observe evidence or do you have prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes	No	Unk	Yes	No	Unk	
21.	Is there a transformer, capacitor, or any hydraulic equipment on the property?	Yes	No	Unk	Yes	No	Unk	
22.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicated the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	

Item #	Additional Information

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Phase I Environmental Site Assessment Questionnaire

(User Provided Information Questionnaire)

Date: 8/1/22

Your Name: Mike Harrison

Your Title: Owner

Site Name: 28 Ac Dale Evans Pkwy

Site Location: Apple Valley, Ca

Relationship to Site: ☑ **Owner** ☐ **Occupant** ☐ **Purchaser** ☐ **Other (please explain)**

Length of Time Associated with Site: 6 months

Please review and complete this questionnaire which will assist Northgate in completing our site assessment. If sufficient space in not provided, please compete your response on a separate sheet of paper and attach it to this questionnaire.

1. Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

   ☐ Yes ☐ No ☒ Unknown ☐ N/A

   If Yes, please explain: Potential for ammunition remnants on site

92 Argonaut, Suite 100, Aliso Viejo, California tel 949.716.0050 fax 949.716.0055
www.ngem.com

2. Are you aware of any activity or land use limitations, such as engineering controls (for contaminant control), land use restrictions or institutional controls, that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

3. Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

4. Are you aware of commonly known or reasonably ascertainable information about the Site 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 Site?

☐ Yes ☐ No ☑ Unknown ☐ N/A

If Yes, please explain: Possible Ammunition remnants on Site

_____

b) Do you know of specific chemicals that are present or once were present at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

c) Do you know of chemical spills that have taken place at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

d) Do you know of any environmental cleanups that have taken place at the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

e) Do you know if any fill material has been imported to the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

5. Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

6. Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?

☐ Yes ☑ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

7. 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 at the Site?

☐ Yes ☐ No ☑ Unknown ☐ N/A

If Yes, please explain: Possible ammunitions remnants on site

8. Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

☐ Yes ☐ No ☑ Unknown ☐ N/A

If Yes, please explain: _____

9. Does the Site's purchase price reasonably reflect the fair market value of the property?

☑ Yes ☐ No ☐ Unknown ☐ N/A

If No, do you know the reason for lower purchase price? Is it possible that the lower purchase price is because of contamination known or believed to be present at the Site?

☐ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain: _____

10. Have any of the following documents been prepared for the Site and, if so, can copies be provided to Northgate:

- Environmental site assessment reports ☐ Yes ☑ No ☐ Copies available
- Environmental compliance audit reports ☐ Yes ☑ No ☐ Copies available
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) ☐ Yes ☑ No ☐ Copies available
- Registrations for underground storage tanks (USTs) and/or above ground storage tanks (ASTs) ☐ Yes ☑ No ☐ Copies available
- Registrations for underground injection systems ☐ Yes ☑ No ☐ Copies available

- Material safety data sheets ☐ Yes ☑ No ☐ Copies available
- Community right-to-know plan ☐ Yes ☑ No ☐ Copies available
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. ☐ Yes ☑ No ☐ Copies available
- Reports regarding hydrogeologic conditions on the Site or in the surrounding area
  ☐ Yes ☑ No ☐ Copies available
- Notices or other 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 ☐ Yes ☑ No ☐ Copies available
- Hazardous waste generator notices or reports ☐ Yes ☑ No ☐ Copies available
- Risk assessments ☐ Yes ☑ No ☐ Copies available
- Recorded Activity and Use Limitations (e.g. deed restriction, asphalt cap)
  ☐ Yes ☑ No ☐ Copies available

If you know of specific chemicals or other hazardous materials (e.g., PCB associated with transformers, batteries, etc.) that are present or were once present at the property, how were they used, stored, and disposed?

No.

Do you know of aboveground or underground storage tanks on the property? If yes, what did they contain?

No.

Do you have any knowledge or experience with nearby/adjacent properties? If yes, do you have knowledge of chemicals, releases, or cleanups on these properties?

No.

How long have you owned, operated, leased, or been familiar the present and past uses of the property?

No.

Northgate Environmental appreciates your assistance on this project.

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Site Name and Address:

APN 0463-231-16
VACANT LAND

Owner Name/Address/Phone:

SEASON'S LAND CORP
3595 INLAND EMPIRE BLVD
BLDG 3
ONTARIO, CA 91764

Occupant Name/Address/Phone:

N/A

Question		Owner			Occupant			Explain
1a.	Is the *property* used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk	
1b.	Is any *adjoining property* used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk	
2a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk	
2b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk	
3a.	Is the *property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	
3b.	Is any *adjoining property* used as a gasoline 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 applicable, identify which)	Yes	(No)	Unk	Yes	No	Unk	

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Question		Owner			Occupant			Explain
4a.	Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline 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 applicable, identify which)	Yes	No	Unk	Yes	No	Unk	
4b.	Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline 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 applicable, identify which)	Yes	No	Unk	Yes	No	Unk	
5a.	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
5b.	Did you observe evidence or do you have any prior knowledge that there have previously been any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
6a.	Are there currently any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
6b. Did you observe evidence or do you have any prior knowledge that there have previously been any industrial *drums* (typically 55 gal [208 L]) or other chemical containers located on the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the *property* that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	
8a. Are there currently any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
8b. Did you observe evidence or do you have any prior knowledge that there have previously been any *pits*, *ponds*, or *lagoons* located on the *property*?	Yes	No	Unk	Yes	No	Unk	
9a. Is there currently any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
9b. Did you observe evidence or do you have any prior knowledge that there has previously been any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	
10b. Did you observe evidence or do you have any prior knowledge that there have previously been any registered or unregistered storage tanks (above or underground) located on the *property*? If so, how many and what size?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have previously been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	
12a. Is there currently evidence of any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have previously been any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?	Yes	No	Unk	Yes	No	Unk	
13a. Is there a private well or non-public water system located on the *property*?	Yes	No	Unk	Yes	No	Unk	
13b. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	
13c. If the *property* is served by a private well or non-public water system, is there evidence, or do you have prior knowledge that the well has been designated as contaminated by any government environmental/ health agency?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence or release of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	
16. Does the *owner* or *occupant* of the *property* have any knowledge of any reduction in the value of the property related to environmental issues?	Yes	No	Unk	Yes	No	Unk	
17. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of the *property*, or recommended further assessment of the *property*?	Yes	No	Unk	Yes	No	Unk	

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Question	Owner			Occupant			Explain
18. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substances* or *petroleum products* involving the *property* by any *owner* or *occupant* of the *property*?	Yes	No	Unk	Yes	No	Unk	
19a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	
19b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	
20. Did you observe evidence or do you have prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes	No	Unk	Yes	No	Unk	
21. Is there a transformer, capacitor, or any hydraulic equipment on the property?	Yes	No	Unk	Yes	No	Unk	
22. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicated the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	

Item #	Additional Information

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Phase I Environmental Site Assessment Questionnaire

(User Provided Information Questionnaire)

Date: 5/16/22

Your Name: EDITH SISON

Your Title: PRES.

Site Name: APN 0463-231-16

Site Location: APPLE VALLEY, CA

Relationship to Site: [X] **Owner** [ ] **Occupant** [ ] **Purchaser** [ ] **Other (please explain)**

Length of Time Associated with Site: PURCHASED 12/09

Please review and complete this questionnaire which will assist Northgate in completing our site assessment. If sufficient space in not provided, please compete your response on a separate sheet of paper and attach it to this questionnaire.

1. Are you aware of any environmental cleanup liens against the Site that are filed or recorded under federal, tribal, state or local law?

   [ ] Yes [X] No [ ] Unknown [ ] N/A

   If Yes, please explain:_____

   _____

92 Argonaut, Suite 100, Aliso Viejo, California tel 949.716.0050 fax 949.716.0055
www.ngem.com

2. Are you aware of any activity or land use limitations, such as engineering controls (for contaminant control), land use restrictions or institutional controls, that are in place at the Site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

3. Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

4. Are you aware of commonly known or reasonably ascertainable information about the Site 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 Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

b) Do you know of specific chemicals that are present or once were present at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

c) Do you know of chemical spills that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: _____

_____

d) Do you know of any environmental cleanups that have taken place at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: _____

_____

e) Do you know if any fill material has been imported to the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: _____

_____

5. Do you know of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: _____

_____

6. Do you know of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain: _____

_____

7. 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 at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

8. Based on your knowledge and experience related to the Site are there any obvious indicators that point to the presence or likely presence of contamination at the Site?

☐ Yes ☒ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

9. Does the Site's purchase price reasonably reflect the fair market value of the property?

☒ Yes ☐ No ☐ Unknown ☐ N/A

If No, do you know the reason for lower purchase price? Is it possible that the lower purchase price is because of contamination known or believed to be present at the Site?

☐ Yes ☐ No ☐ Unknown ☐ N/A

If Yes, please explain:_____

_____

10. Have any of the following documents been prepared for the Site and, if so, can copies be provided to Northgate:

- Environmental site assessment reports ☐ Yes ☒ No ☐ Copies available
- Environmental compliance audit reports ☐ Yes ☒ No ☐ Copies available
- Environmental permits (for example, solid waste disposal permits, hazardous waste disposal permits, wastewater permits, National Pollutant Discharge Elimination System permits, underground injection permits) ☐ Yes ☒ No ☐ Copies available
- Registrations for underground storage tanks (USTs) and/or above ground storage tanks (ASTs) ☐ Yes ☒ No ☐ Copies available
- Registrations for underground injection systems ☐ Yes ☒ No ☐ Copies available

- Material safety data sheets ☐ Yes ☒ No ☐ Copies available
- Community right-to-know plan ☐ Yes ☒ No ☐ Copies available
- Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. ☐ Yes ☒ No ☐ Copies available
- Reports regarding hydrogeologic conditions on the Site or in the surrounding area
  ☐ Yes ☒ No ☐ Copies available
- Notices or other 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 ☐ Yes ☒ No ☐ Copies available
- Hazardous waste generator notices or reports ☐ Yes ☒ No ☐ Copies available
- Risk assessments ☐ Yes ☒ No ☐ Copies available
- Recorded Activity and Use Limitations (e.g. deed restriction, asphalt cap)
  ☐ Yes ☒ No ☐ Copies available

If you know of specific chemicals or other hazardous materials (e.g., PCB associated with transformers, batteries, etc.) that are present or were once present at the property, how were they used, stored, and disposed?

DONT KNOW

Do you know of aboveground or underground storage tanks on the property? If yes, what did they contain?

NO

Do you have any knowledge or experience with nearby/adjacent properties? If yes, do you have knowledge of chemicals, releases, or cleanups on these properties?

NO

How long have you owned, operated, leased, or been familiar the present and past uses of the property?

DONT KNOW

Northgate Environmental appreciates your assistance on this project.

APPENDIX I

ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

DERRICK S. WILLIS
PRINCIPAL III

Mr. Willis has over 30 years' experience serving both public sector and private clients in California and Canada on a wide variety of environmental projects. For the last several years, Mr. Willis' focus has been on formulating and facilitating closure and development strategies for large, complex, high profile, environmental projects for aerospace, industrial, and real estate development firms. Mr. Willis has extensive experience with due diligence/property transfer and development issues in a wide variety of industrial and regulatory settings. He is familiar with the industrial processes that generate environmental wastes, the fate and transport of chemicals in the environment, the potential adverse effects of these substances on human and ecological receptors, compliance challenges faced by business operators, the performance of remedial technologies, implementation of remedial approaches in an efficient and protective manner, and how these issues play into site acquisition, development, and divestiture.

REPRESENTATIVE EXPERIENCE

Site Investigation and Remediation

- ***Former Riverton Steel Facility, Southgate, California*** – Project manager on the investigation and remediation of a former steel production facility that is now currently adjacent to a residential development and a newly developed school. Developed remedial approach for lead impacted soil and concrete and air monitoring program (in accordance with SCAQMD Rule 1466) so that demo and concrete crushing operations were protective of adjacent receptors. CMS/RAP for remedial program, which dovetails remediation and development, is currently pending agency approval.
- ***Baker Cold Storage, Port of Long Beach Pier B Facility, California –*** Serves as project manager for investigation, remediation and redevelopment support of a 12-acre former wood treatment facility in the Port of Long Beach. The site is impacted with pentachlorophenol (PCP), metals, VOCs, and dioxins/furans. In addition, tidally influenced groundwater is impacted with PCP and petroleum hydrocarbons and methane charged from oilfield operations. Mr. Willis evaluated investigation data, managed a groundwater investigation program and developed a remedial approach for soil and groundwater. Mr. Willis successfully streamlined the regulatory process by aggregating the remedial work plans including RCRA closure of a drip pad, into one encompassing work plan (Soil and Groundwater Response Plan), which included an air monitoring program during earthmoving of the contaminants on Site, and one Remedial Design Document ([RDD] that incorporated the facility design components into building mitigation design), and securing agency approvals on components of site construction concurrent with development of the RDD. Site is currently being developed with a 250,000 square-foot cold storage facility.
- ***Black Mountain Industrial Complex Remedial Design and Implementation, Nevada*** – Served as project manager for expedited investigation and remediation program for the Tronox industrial facility within the BMI Complex. Previously the world's largest magnesium production facility during World War II, the site was later utilized for the manufacture of rocket fuel, other

products, and most recently alkali and manganese oxide-based chemicals. Historical Industrial operations resulted in subsurface impacts from heavy metals, perchlorate, pesticides, chlorinated solvents, asbestos, radionuclides, and other chemicals. Developed streamlined investigation and remedial approach, prepared remedial plans, including a comprehensive air and dust monitoring program, and rapidly mobilized and managed a team of staff and subcontractors to remove approximately 800,000 cubic yards of soil from the site to meet commercial soil cleanup goals for direct contact exposure in an expedited timeframe.

- ***Kimco Realty Corporation, multiple locations in California and Nevada, –*** Serves Principal-in-Charge and program manager for investigation and remediation of several dry-cleaner sites in California (Cupertino, Daly City, Lakewood, and LaVerne) and Reno, Nevada. Projects range from investigation of soil impact to remediation of soil and groundwater. Mr. Willis is responsible for developing remedial strategies, negotiating with regulatory agencies, and providing technical direction to staff in order to evaluate and remediate site impacts, and bring sites to regulatory closure.
- ***RREEF, Villa Marina Marketplace, Marina Del Rey, California —*** Mr. Willis managed the design and installation of a groundwater treatment system to treat groundwater impacted from metals and selenium to meet NPDES discharge requirements for a basement dewatering system for a shopping center. He currently manages the operation, maintenance and reporting associated with the ongoing dewatering system.
- ***Hawaii Wood Preserving Company Treatment Facility, Maui, Hawaii –*** Served as project manager, for decommissioning, investigation, remediation, and closure for a former wood treatment facility to allow for redevelopment. The site operated as from 1972 to 2001 to treat lumber with PCP, chromated copper arsenate (CCA), permithrin, and disodium octoborate. Chemicals were profiled, all equipment was decontaminated and decommissioned, and verification sampling was conducted as part of decommissioning. A remedial investigation and remedial alternatives analysis was developed and implemented to investigate and develop a path-forward to closure. The implemented remedial approach consisted of site capping and long-term groundwater monitoring.
- ***Lockheed Martin Former International Light Metals Facility, Torrance, California —*** Served as project manager and principal investigator for a 67-acre aerospace facility where client objective was expedited redevelopment. The project included facility demolition, preparation and implementation of a Resource Conservation and Recovery Act (RCRA) closure plan for 11 permitted RCRA units, negotiations with the Department of Toxic Substance Control (DTSC), preparation of a RCRA Facility Assessment (RFA) (210 features identified that required intrusive investigation), implementation of a RCRA Facility Investigation (RFI) for soil and groundwater, preparation of a health-based risk assessment, and implementation of soil remediation. Site closure for soil was granted only three years after project initiation, in contrast to the normal six to eight year process, and has been used as an example by head DTSC officials as an example of industry and the regulatory community working together to achieve expedited site closures for property redevelopment purposes. Mr. Willis also developed strategy for groundwater investigation and remediation and negotiated the corrective action consent agreement (CACA) with DTSC.
- ***Playa Capital Corporation, Playa Vista Development Project, Los Angeles, California —*** Mr. Willis served as program manager for the Playa Vista project, one of the largest and most visible brownfield development projects in the country. At 1,100 acres, it is the largest underway in Los Angeles County. His primary responsibility included environmental program management (including scoping, developing, scheduling, and tracking environmental activities for the

development project), risk management (including developing and negotiating with agencies for appropriate cleanup criteria), remedial strategy/management (including development and implementation of pilot tests and oversight of investigation and remediation activities), agency/RP/buyer negotiations, consultant and contractor selection/oversight, coordination with Playa's infrastructure group on the development/implementation of integrated remedial approach where appropriate, litigation support, data management, and transactional support with respect to the sale of remediated parcels.

- ***Project Manager, Confidential Client, Buena Park, California —*** Served as project manager for multi-media remediation project at a commercial development in Buena Park, California. The site was a former food processing facility that was redeveloped into commercial offices and warehouse space. Evaluated the environmental liability for a Real Estate Investment Trust (REIT) that subsequently purchased the property, and managed remediation program in conjunction with site redevelopment.
- ***Project Manager, Brownfield Redevelopment, Torrance, California —*** Served as project manager for site redevelopment project for a PacTrust. Evaluated environmental liabilities associated with a 12-acre parcel that was part of a butadiene plant (Del Amo Superfund Site) left undeveloped as a brownfield, and formulated a strategy to expedite regulatory closure and redevelopment. A comprehensive investigation was completed on the parcel, and the report submitted to the Environmental Protection Agency (EPA) for review. Successfully negotiated with EPA to conduct a non-Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) closure program. Conducted soil remediation program under EPA oversight in conjunction with site construction activities.
- ***Project Manager, Investigation and Remediation Program, Safety Kleen, Vancouver, British Columbia, Canada —*** Managed remediation of former solvent recycler transfer stations in British Columbia and Alberta, Canada. Sites involved characterization and remediation of soil and perched groundwater zones. Assessed feasibility of vapor extraction for cleanup of vadose zone contamination, and designed and installed a dewatering system for perched water in former tank cavities and surficial saturated zone for Vancouver transfer station. Achieved regulatory site closure two years faster than previous consultant's estimate.
- ***Cupples Manufacturing, Investigation and Remediation Program, La Mirada, California —*** Project manager for soil/groundwater characterization and remediation program at a truck maintenance facility in La Mirada, California. Conducted an underground storage tank and clarifier removal program in conjunction with site characterization activities. Implemented remediation of soil and groundwater impacted with petroleum hydrocarbons. Negotiated and received closure from Regional Water Quality Control Board (RWQCB).
- ***Alberta Environment, Abandoned Wood Treatment Sites, Various Locations, Alberta, Canada —*** Project manager for the Wood Preserving Sites Characterization Program for Alberta Environment. Performed site characterization of four former wood preservation sites in Alberta, Canada. The sites had been used for many years for treating wood poles and railroad ties with a pentachlorophenol/diesel mixture. Soil and/or groundwater were impacted at the sites. Soil borings and groundwater monitoring wells were installed, and laboratory analysis of soil and groundwater was performed, to help determine the lateral and vertical migration of dissolved-phase hydrocarbons in the groundwater and dense non-aqueous phase liquids (DNAPLs) through glacial tills and several non-confining layers. Detailed drilling and sampling plans were necessary to ensure correct evaluation of vertical DNAPL migration. Aquifer tests were performed and receptor

data were collected in order to formulate a quantitative assessment of both health-based and environmental risk.

- ***Texaco Refining and Marketing Inc., Investigation and Remediation Programs, Various Locations, Southern California —*** Responsible for remediation programs at several petroleum retail outlets for Texaco in the southern California area. Projects included soil and groundwater investigation programs, underground storage tank (UST) removals, remedial design (including design and implementation of vapor extraction and aquifer tests), implementation of remedial program, and operation and maintenance of remediation systems. This included designing, specifying, permitting, and installing of all equipment (including piping, downhole pumps, off-gas treatment, and water treatment).
- ***Groundwater Contamination Investigation and Analysis, Technisol, Raymond, Alberta, Canada —*** Conducted a groundwater investigation program at a solvent recycling facility located in southern Alberta, Canada. The program was implemented to determine the lateral and vertical extent of several species of chlorinated volatile organic compounds present in the confined aquifer beneath the facility. Aquifer testing was performed to estimate migration rates and to provide preliminary data for remedial action. Successfully negotiated with Alberta Environment (lead regulatory agency) for monitored natural attenuation approach.
- ***Pier A Railyard, Port of Los Angeles, Los Angeles, California —*** Managed a soil and groundwater investigation program at a Port of Los Angeles rail transfer yard. The objective of the project was to characterize previously identified polynuclear aromatic compounds, volatile organic compounds, and petroleum hydrocarbons in the soil and groundwater, and identify any regulated building materials in the site structures in order to facilitate an expedited redevelopment program. The project was finished ahead of schedule and under budget.
- ***Soil and Groundwater Remediation, Texaco, Various Locations, Southern California —*** Conducted vapor extraction tests, performed data analysis, and generated recommendations for an industrial manufacturing facility to determine the viability of using vapor extraction for remediating chlorinated solvents, primarily tetrachloroethene (PCE), present in the soil beneath the facility. Each test was designed to assess air flow rates and vacuums, vertical interference and crossflow, radii of influence, potential for water upwelling, and effectiveness of vapor extraction in both vadose and capillary zones. Extracted vapors were collected to determine volatile organic compound concentrations. Data were used to determine well spacing and slotting intervals, optimum flow rate/vacuum combinations, extraction blower sizing, and vapor treatment equipment.
- ***Texaco, Various Locations, Southern California—*** Responsible for preparation of South Coast Air Quality Management District (SCAQMD) permitting, installation, operation and maintenance of thermal and catalytic oxidizers/vapor extraction systems for the remediation of soil (containing petroleum hydrocarbons) beneath operating service stations.

Environmental Site Assessments

- ***RREEF, Multiple Sites, Southern California —*** Mr. Willis serves as client director for RREEF on multiple projects including acquisition studies (which include mold, asbestos and indoor air quality surveys), tenant audit programs, soil remediation, groundwater investigation and remediation, third party oversight, agency negotiation, and mold and asbestos abatement programs.

- ***Watson Land Company, Multiple Sites, Southern California —*** Mr. Willis has directed over 40 acquisition-related due diligence investigations for Watson Land Company (Watson). Scope of work has included Phase I ESAs, soil and groundwater investigations, risk evaluations, agency negotiation, and aiding Watson in evaluating and quantifying the potential risk associated with recognized environmental concerns.
- ***Various Clients, Various Locations, Southern California —*** Project manager for more than 200 Phase I environmental assessments (ESAs) for industrial facilities including aerospace, furniture and paper manufacturing factories; utility companies, vehicle and equipment maintenance facilities; and landfills as well former agricultural land. The objective of the ESAs was to evaluate and quantify potential liabilities associated with the acquisition and development of the properties.

Litigation Support

- ***Litigation Support, Confidential Client, City of Commerce, California –*** Conducted site review of historical records, developed and implemented soil, soil vapor, and groundwater investigation, and developed Site Conceptual Model (SCM) for former aerospace facility that was now developed as a multi-tenant warehouse. Successful in being able reconstruct historical SCM to show that environmental impacts were caused by historic aerospace operations from the 1940s to 1960s and not from the more recent tenant operations. Provided information and deposition for property management firm's counsel.
- ***Mediation Support, Confidential Client, Los Angeles, California –*** Project manager for mediation support of insurance claim for cost reimbursement for handling, transportation and disposal of petroleum contaminated soil encountered during development of a high rise on a former hospital site. Work consisted of using photogrammetry and historical records to develop a volume of contaminated soil and expert witness report using spatial data analysis, rebuttal of expert witness reports, and expert witness testimony as part of mediation where a judgement was made in favor of our client for the full reimbursement cost.

EDUCATION

B.S., Geology, University of Alberta, Alberta, 1988

PROFESSIONAL HISTORY

Northgate Environmental Management, Principal, 2006 to date
LFR Levine Fricke, Principal Geologist, 2002 – 2006
Integrated Environmental Services, Director of Operations/Senior Program Manager, 1999– 2002
ARCADIS Geraghty & Miller, Inc. Senior Geologist, 1993 – 1999
Environmental Design Corporation, Vice President, 1992
Environmental Science & Engineering, Inc., Staff Geologist, 1991
Terracon Geotechnique, Ltd., Geologist, 1989 – 1991
Contract Positions, Various Locations, Geologist, 1988

REGISTRATIONS

Certified Environmental Manager, Nevada, No. EM 2252

THOMAS DANAHER
ASSOCIATE GEOLOGIST

Mr. Danaher brings over 30 years of practical experience in the environmental cleanup and regulatory compliance practice area. His experience as both a consultant and a business manager gives him a balanced and deep understanding of the challenges that regulated businesses face. Mr. Danaher has always sought to integrate technology and innovative thinking to help thoroughly understand and solve tough technical, regulatory and legal challenges. His area of expertise includes regulatory negotiations, litigation support, and the application of environmental data management systems using ArcGIS, FME Workbench, PostGreSQL, and Trimble GPS for efficient data applications.

REPRESENTATIVE EXPERIENCE

Environmental Data Management Systems for Fortune 100 Clients – Nationwide

- Designed and implemented several state-of-the-art environmental data management systems for Fortune 100 clients, including desktop, web and mobile-based platforms for project data management, analysis and reporting. These software applications and associated processes have helped clients' entire project teams become more efficient by providing a single point to access all key project data and documents and making it simple to rapidly analyze complex site conditions. Additionally, these systems have made project teams communicate and share project information more effectively and allowed them to submit data in agency-required electronic formats with ease. These systems typically integrated document databases, laboratory and geologic databases, GIS mapping, field data collection tools, file transfer systems, and "self-serve" tools to load data into the system as well as export it out. SOP's were required to be followed by all contractor team to ensure standardized work practices that produced data of consistent quality and timeliness. On large sites with multiple contractors and work spanning many years, this has the advantage of ensuring data of a consistently high quality, regardless of which contractor is collecting it. These systems ultimately result in the entire project team being able to make more rapid and informed decisions based upon a comprehensive understanding of a site's unique environmental conditions. Additionally, they provide the foundation for being able to advocate credibly for site regulatory closure from a position of technical strength.

Mobile Field Data Collection and Web-Based Interactive Boring Log System – San Diego, CA

- Developed a near real-time subsurface logging system that used mobile technology to log soil boring and geoprobe data in the Unified Soil Classification System (USCS). The geologic data and core photographs were transferred to a web-based, interactive boring log system that allowed the client and their third party peer-reviewer to inspect the logs and core photographs from their remote locations in near real-time as the work progressed. The system successfully logged over 150 locations and facilitated making rapid decisions about where to optimize "step-out" boring locations. This ultimately resulted in reducing the number of field mobilizations required to complete a comprehensive site assessment and also accelerated the delivery of the technical summary report as the boring logs were rapidly produced using an automated software program.

RCRA Corrective Action Sites, Whitepapers on Project Evaluation and Environmental Closure Strategy – Nationwide

- Served as lead author for the preparation of several project evaluation and environmental closure strategy "whitepaper's" at RCRA Corrective Action sites. The properties were formerly owned by one of the nation's largest defense contractors. The projects were often complicated by the subsequent sale and redevelopment of the site, as well as multiple agency oversight jurisdictions. These strategic planning documents identified the impediments to site closure, offered a menu of possible solutions for the client to choose from, and then laid out a roadmap for a successful risk-based project cleanup and site closure. The strategic plans also met all the programmatic requirements of RCRA Corrective Action and successfully capitalized on work conducted previously. This reduced the need for further significant site investigations and costly remediation on a property no longer owned or operated by the client. Each whitepaper included a "project summary DVD" that was a fully-functioning website containing an organized, searchable summary of all historical data and documents for the project, along with key site figures and photographs. These simple but powerful tools were used enthusiastically by the client to support management and regulatory presentations. They also played a key role in reducing overall project costs by making it much easier for the client to put future work out to competitive bid. When included with a RFP, the project summary DVD's gave bidders more than enough information to prepare a solid scope of work and competitive bid. It also meant the successful bidder was also immediately in-possession of all key documents and data so they could get to work without delay.

Project Master Planning, Site Assessment and Cleanup Program – Long Beach, CA

- Assisted a Fortune 50 aerospace firm in the strategic planning, bidding and contractor selection process for an expedited site assessment and cleanup program at a 350-acre former manufacturing facility undergoing redevelopment. The site was impacted by VOCs, metals, PCBs and jet fuel. An innovative project master plan was crafted to facilitate the surface redevelopment by splitting the site into separate soil and groundwater cleanup programs that operated concurrently. By decoupling soil cleanup (short term issues) from groundwater cleanup (long term issues) surface redevelopment could be initiated earlier, bringing money into the project sooner. The project master plan included an innovative approach to save money and time by preparing an efficient competitive bidding program that resulted in a team of several different consultants performing the work concurrently at the site on a unit-rate cost basis. Ongoing multi-year technical peer review of project workplans and technical reports and was also provided, helping ensure the adequacy and defensibility of key project documents and also making sure project teams stayed on-track with the overall process laid out in the original project master plan.

Indoor Air Quality Regulatory Response Plan – Former Microelectronic Plant – Newport Beach, CA

- Provided a response strategy, sampling and analysis plan preparation, and reporting to address potential indoor air quality and vapor intrusion issues from a large vinyl chloride and DCE plume emanating from a former microelectronics plant. The groundwater plume had migrated offsite and was underlying inhabited structures. The site was listed in the RCRA Corrective Action GPRA list and was undergoing a RCRA "Environmental Indicators" review by a multi-agency task force. By collecting indoor air samples and correlating the results with previous soil gas and groundwater data, a successful case was made to the agencies that nearby residential houses were not being impacted by vapor intrusion of VOCs. The initial agency request to notify homeowners, collect

samples and mitigate potential indoor air quality issues was subsequently dropped as a result of this work.

Regulatory Compliance, Community Interactions, Emergency Response and Crisis Management – Los Angeles, CA

- Acted as manager of all environmental remediation programs at an interstate petroleum pipeline company. Responsible for the community interactions, emergency response and crisis management associated with pipeline fuel releases. This included the cleanup of a large fuel and 1,2 DCA groundwater plume that had migrated under 300 residences from a large military fuel depot, supplied by pipeline. By painting a clear and realistic picture of the magnitude and potential liabilities to management, a significant company commitment was made to reach out to the community and address their concerns related to health risk and property value, and initiate a rapid and comprehensive cleanup program. The project also required engagement with congressmen, and many local politicians in positive and constructive dialog. This successful outreach program included one-on-one meetings with residents, multi-year participation in a restoration advisory board, city council meetings and negotiating win-win legal settlements. This sustained effort built trust and credibility with the community, regulators and politicians. This ultimately resulted community buy-off on a groundwater containment and monitored natural attenuation cleanup plan that saved millions of dollars in cleanup costs. Additionally, the proactive engagement and regular updates of cleanup progress stopped a looming class action lawsuit against the company.

EDUCATION

BS, Geology, University of Auckland, New Zealand, 1988

PROFESSIONAL HISTORY

Northgate, Associate Geologist, 2021–present
Haley & Aldrich, Inc., Vice President, 2003-2020
Integrated Environmental Services, Inc., Senior Program Manager, 2000-2003
Santa Fe Pacific Pipelines/Kinder Morgan, Environmental Remediation Manager, 1990-1998
Engineering Enterprises, Inc., Staff Geologist, 1988-1990

REGISTRATIONS/CERTIFICATIONS

40-Hour OSHA HAZWOPER Training