

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT OF
212 BROOKSID AVENUE
REDLANDS, CA 92373**

Prepared for:

*ATC Design Group
1282 Pacific oaks Place
Escondido, California 92029*

Prepared by:

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Project No. 16FE1124

July 5, 2016



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Project 16FE1124

ATC Design Group
1282 Pacific oaks Place
Escondido, California 92029

To whom it may concern:

In accordance with ATC Design Group's, request and authorization, Force Environmental, Inc. (FE) performed a review of potential environmental liabilities associated with the property located at 212 Brookside Avenue, Redlands, California, in June 2016. The purpose of this assessment was to identify potential environmental concerns associated with the property (exclusive of geologic stability or flood potential), building construction, and use. This investigation was conducted by FE and consisted solely of the activities described in the Scope of Work section of this report. The findings, conclusions and recommendations presented herein are subject to the limitations discussed in Section 1.3 and the agreement for Environmental Consulting Services.

A brief report summarizing our findings is enclosed. Should you have any questions, please do not hesitate to contact the undersigned at your convenience. FE appreciates the opportunity to be of professional services to ATC Design Group on this project.

Sincerely,

Force Environmental, Inc.



Mohan Upasani, P.E.
Principal Geotechnical Engineer



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EXECUTIVE SUMMARY

Force Environmental Inc. (FE) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with ASTM 1527-13 for the property located at 212 Brookside, Redlands, California.

The Phase I Environmental Site Assessment is designed to provide ATC Design Group an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The address of the subject property is 212 Brookside Avenue, Redlands, California (herein referred as subject property). The subject property is located in the northwest corner of Brookside Avenue and Eureka Street, in a residential and commercial area in the City of Redlands, California. According to the County of San Bernardino Assessor's Office, the assessor's parcel numbers (APNs) of the subject property are 0171-101-01, 02, 03, 04, 05, and 0171-211-15, 17, and 25. All surrounding areas consist of residential and commercial developments.

During the site reconnaissance, the property was observed to be occupied by a single story concrete tilt-up/concrete block/brick building with basement and asphalt paved parking lot. The property was vacant at the time of inspection. The property was formerly occupied by the City of Redlands Police Department. The site is comprised of eight parcels that are 1.5 acres in size. The property was improved in 1962 with a 14,058 square feet first floor and 7,511 square feet basement for Redland City Hall that was later converted to Safety Hall. The site has an "office" General Plan Land Use designation with an "A-P" (Administrative and Professional Office District) zoning designation.

Access to the subject property is from Brookside Avenue to the south, Eureka Street to the east, and Citrus Street to the north. Storm drainage is accomplished via drains located at the property which direct surface water to storm drains in the surrounding streets.

During the site reconnaissance, no evidence of waste dumping or abandoned drums was observed on the subject site, nor was any evidence of waste dumping noted on the adjacent properties during site reconnaissance. No air emission sources requiring permits were observed at the subject property during the site reconnaissance. No industrial manufacturing activities, industrial wastewater discharge or electrical transformers were observed at the subject property. During the site reconnaissance, significant quantities of used bullet shells and bullet fragments were observed inside the shooting range room located in the basement of the building. There is potential of lead from bullets and bullet

fragments accumulating in soil within the shooting range. The shooting range room is recognized environmental condition to the subject property.

A review of records available at the City of Redlands Department of Building and Safety indicated that an underground diesel fuel storage tank (UST) was removed from the site in 1996. This UST was replaced with an aboveground diesel storage tank. No soil sampling report was found upon removal of this UST from the site. It is unknown whether soil sampling was conducted upon removal of the UST. The operation of a former UST is a recognized environmental condition to the subject property.

The subject property is bounded by Brookside Avenue to the south, beyond which are U.S. Post Office and other residential and commercial developments, Eureka Street to the east, beyond which are Redland Mall and other commercial developments, Citrus Avenue and residential developments to the north, beyond which are residential and commercial developments, and County of San Bernardino (216 Brookside Avenue) building to the west, beyond are residential and commercial developments.

A review of records available at the City of Redlands Department of Building and Safety (CRDBS) indicated that the current concrete tilt-up/concrete block/brick building with basement at the site was developed in 1962.

Review of government regulatory databases revealed that the subject property (212 Brookside Avenue) is not listed on any of the databases. A further review of government regulatory databases revealed no off-site facilities of concern in the immediate vicinity that may have potentially impacted the subject site.

FINDINGS

A *recognized environmental condition (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 following was identified during the course of this assessment:

- A review of records available at the City of Redlands Department of Building and Safety indicated that an underground diesel fuel storage tank was removed from the site in 1996. This UST was replaced with an aboveground diesel fuel storage tank. No soil sampling report was found upon removal of this UST from the site. It is unknown whether soil sampling was conducted upon removal of the UST. The operation of a former UST is a recognized environmental condition to the subject property.
- During the site reconnaissance, significant quantities of used bullet shells and bullet fragments were observed inside the shooting range room located in the basement. During the site reconnaissance, significant quantities of used bullet shells and

bullet fragments were observed inside the shooting range room located in the basement of the building. There is potential of lead from bullets and bullet fragments accumulating in soil within the shooting range. The shooting range room is recognized environmental condition to the subject property.

A controlled recognized environmental condition (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:

- FE did not identify any controlled recognized environmental conditions during the course of this assessment.

A historical recognized environmental condition (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 was identified during the course of this assessment:

- FE did not identify any historical recognized environmental conditions during the course of this assessment.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

FE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 212 Brookside Avenue, Redlands, San Bernardino County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has not revealed evidence of potential recognized environmental conditions in connection with the property.

Based on the findings of this ESA, FE recommends that a limited investigation should be conducted in the vicinity of former diesel fuel UST and inside the shooting range room to determine the integrity of subsurface media at the site.

1.0 INTRODUCTION

Force Environmental Inc. (FE) was retained by ATC Design Group to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 212 Brookside Avenue, Redlands, California (herein referred as subject property), California (herein referred as subject property). The protocol used for this assessment is in general conformance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

On June 14, 2016, FE conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the subject property. FE's investigation included a review of aerial photographs, historical city directories, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the subject property.

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-13) in connection with the Property. FE understands that the findings of this study will be used by ATC Design Group to evaluate a pending financial transaction in connection with the subject property.

1.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-13. FE warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. FE believes that the information obtained from the records review and the interviews concerning the site is reliable. However, FE cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide ATC Design Group with information relating to the subject property.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.19 FIFRA/TSCA Tracking System (FIFRA)

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

No properties within a one mile radius, including the subject property, appear on this list.

4.1.20 Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities owned and operated by federal agencies.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.21 Chemicals in Commerce Information System (CICIS)

CICIS contains an inventory of chemicals manufactured in commerce or imported for Toxic Substance Control Act regulated commercial purposes. CICIS allow EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.1.22 EPA Facility Index System (FINDS)

The US EPA maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

The subject property (212 Brookside Avenue) is not listed on this database. One site located at 216 Brookside Avenue is listed on this database. This site is located immediately west of the subject property. Based on the status, this site is not considered a recognized environmental condition to the subject property.

4.1.23 Hazardous Material Incident Report System (HMIRS)

The Hazardous Material Report Incident Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Materials Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains

the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

The subject property is not listed on this database. One site is listed on this database. This site is not located in the immediate vicinity of the subject property. Based on the distance and status, this site is not considered a recognized environmental condition to the subject property.

4.2 California State Sources

4.2.1 State Response Sites

The Site Mitigation and Brownfield Reuse Database (SMBRD) identify certain potential hazardous waste sites. These are confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity and deemed generally high-priority and high potential risk.

The subject property is not listed on this database. One site is listed on this database. This site is located beyond 1-mile radius of the subject property. Based on the distance and status, this site is not considered a recognized environmental condition to the subject property.

4.2.2 Cal Sites - No Further Action

This section includes the sites on the Calsite list, which have been flagged for no further action by the California Environmental Protection Agency, Department of Toxics Substance Control (DTSC) in accordance with Section 25359.6 of the California Health and Safety Code.

The subject property is not listed on this database. Twelve sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.3. School Property Evaluation Program

This category of The Site Mitigation and Brownfield Reuse Program Database 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 Cal-Sites category depending on the level of threat to public health and safety or the environment they pose.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.2.4 Voluntary Clean Up Program

This category contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSCs costs.

The subject property is not listed on this database. Two sites are listed on this database. These sites are not located in the immediate vicinity of the subject property.

Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.5 Properties Needing Further Evaluation

This category of The Site Mitigation and Brownfields Reuse Program Database contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process.

No properties within a one-half mile radius, including the subject property, appear on this list.

4.2.6 Leaking Underground Storage Tanks

The leaking underground storage tanks (LUST) list in the City of Victorville is maintained by the Regional Water Quality Control Board (RWQCB) and the City of Victorville Fire Department. The LUST list is a compilation of all investigations conducted by the RWQCB in response to reports of hazardous materials leaking from USTs.

The subject property is not listed on this database. Nine sites are listed on this database. One site, GTT, is located within 1/8-mile radius of the subject property. The database report indicated that case has been closed for this site. The remaining sites are located between 1/8 and 1-mile radius of the subject property. Based on the distance and status, these LUST sites are not considered a recognized environmental condition to the subject property.

4.2.7 Solid Waste Information System (SWIS)

This list is maintained by the California Integrated Waste Management Board. In 1977, this list was created to identify active and inactive sanitary landfills, transfer stations, and disposal facilities.

No properties within a one mile radius, including the subject property, appear on this list.

4.2.8 Underground Storage Tank Registrations Database

The California State Water Regional Control Board, Office of Underground Storage Tanks maintains an inventory of registered underground storage tanks.

The subject property is not listed on this database. Twenty three sites are listed on this database. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.9 Hazardous Waste and Substance Site List (CORTESE List)

The CORTESE List is compiled by the California State Office of Planning and Research and provides information concerning identified hazardous waste/substance sites within the State of California. The CORTESE List contains the following information:

- Records that have been compiled by the CAL-EPA DTSC. These are abandoned hazardous waste sites.
- Records that have been compiled by the Environmental Health Division of Cal EPA. These sites contain contaminated public drinking water wells that serve less than 200 connections (small Wells) and more than 200 connections (large wells).
- Sites included under the Hazardous Substance Cleanup Bond Act, pursuant to Section 25356 of the California Health and Safety Code.
- Records compiled by the State Water Resources Control Board (WRCB). These are the sites of reported UST leaks that have been investigated by the WRCB.
- Records compiled by the California Waste Management Board. These are solid waste disposal facilities from which there is a known migration of hazardous wastes.

No properties within a one mile radius, including the subject property, appear on this list.

4.2.10 Hazardous Waste Information System

The DTSC maintains a database keeping track of the movement and disposal of hazardous waste. The data is used to support the Tanner legislation, AB 2948.

The subject property, City of Redlands located at 212 Brookside Avenue, is listed on this database. The database report indicated that City of Redlands generated 0.63 ton of waste oil and mixed oil at the site in 1996/97. In addition, twenty two sites are listed on this database. It should be noted that potential for environmental concern is not necessarily present simply because a property is listed on this database. HWIS does not track violators and the presence of a facility on the HWIS database does not necessarily indicate that an environmental concern exists at that facility. The presence of these facilities on the HWIS database is not, in itself, considered to represent an environmental concern.

4.2.11 Toxic Release

The California Regional Water Quality Control Boards for local Department of Health Services keeps track of toxic releases to the environment. These lists are known as

Unauthorized Release, Spill, Leaks, Investigations and Cleanups, Non-Tank Release, Toxics List or similar, depending on the local agency.

The subject property is not listed on this database. Three sites are listed on this database. These sites are not located in the immediate vicinity of the subject property. Based on the distance and status, these sites are not considered a recognized environmental condition to the subject property.

4.2.12 Toxic Pits

The California Water Quality Control Board, Division of Loan Grants maintains an inventory of sites with toxic pits in the state.

No properties within a one mile radius, including the subject property, appear on this list.

4.2.13 Solid Waste Assessment Test

This program, provided for under the Calderon legislation, requires that disposal sites with more than 50,000 cubic yards of waste provide sufficient information to the regional water quality control board to determine whether or not the site has discharged hazardous substances which will impact the environment.

No properties within a one mile radius, including the subject property, appear on this list.

4.3 Local Sources

4.3.1 City of Redlands Department of Building and Safety

Records from the City of Redlands Department of Building and Safety (CRDBS) were reviewed for evidence indicating the developmental history of the subject property, and for the presence of documentation relative to underground storage tanks. Several permit applications were filed with the CRDBS. A review of records available at the City of Redlands Department of Building and Safety (CRDBS) indicated that concrete tilt-up/concrete block/brick building with basement and asphalt paved parking lot at the site was developed in 1962. A further review of records indicated that an underground diesel fuel storage tank was removed from the site in 1996. This UST was replaced with an aboveground diesel fuel storage tank. No soil sampling report was found upon removal of this UST from the site. It is unknown whether soil sampling was conducted upon removal of the UST. The operation of a former UST is a recognized environmental condition to the subject property.

Several other permit applications from tenant improvement, electrical, mechanical, plumbing, re-roofing, HVAC, etc. were filed with the CRDBS.

Copies of the building records are presented in Appendix C.

4.3.2 City of Redlands Fire Department

Records from the City of Victorville Fire Department (CFFD) were reviewed for evidence indicating the presence of Underground Storage Tanks (USTs) and for the use of hazardous materials. Records were not available at the time this report was prepared. Upon availability of records, the report will be updated as deemed necessary.

4.3.3 County of San Bernardino Department of Environmental Health

Records from the County of San Bernardino Department of Environmental Health were reviewed for evidence indicating the presence of Underground Storage Tanks (USTs) and for the use of hazardous materials. The records were not available at the time this report was prepared. Upon availability of records, if any, the report will be updated as deemed necessary.

4.3.4 County of San Bernardino Department of Public Works

Records from the County of San Bernardino Department of Public Works were reviewed for evidence indicating the presence of Underground Storage Tanks (USTs) and for the use of hazardous materials. No records were found for the subject property.

4.3.5 South Coast Air Quality Management District (SCAQMD)

A file review was conducted at the South Coast Air Quality Management District. No records were found for the subject property.

4.3.6 Department of Toxic Substances Control

Records from the Department of Toxic Substances Control (DTSC) were reviewed. No records for the hazardous materials and/or USTs were found for the subject property.

4.3.7 California Regional Quality Control Board- Lahontan Region

Records from the California Regional Quality Control Board – Lahontan Region were reviewed. No records for the hazardous materials and/or USTs were found for the subject property.

5.0 ENVIRONMENTAL SETTING

5.1 Physical Characteristics

The project site is located within the Redlands, California, 7.5-Minute Series Topographic Map Quadrangle. Based upon review of the referenced topographic maps, the subject property lies at a natural elevation 1356 feet above Mean Sea Level (MSL). The local natural topography generally slopes to the east at an approximate gradient of 1.5 to 2 percent.

5.2 Geology and Hydrogeology

The subject property is located at the eastern end of the San Bernardino Valley, which forms a part of the Peninsular Ranges Geomorphic Province of California. The Peninsular Ranges consist of a series of mountain ranges separated by longitudinal valleys. The ranges trend northwest-southeast and are sub parallel to faults branching from the San Andreas Fault. The Peninsular Ranges are bounded by the Transverse Ranges province on the north, the Colorado Desert Province on the east and Mexico on the south.

The project site is situated on the Bunker Hill-San Timoteo Basin, which lies in the rift between the active San Andreas Fault zone on the northeast and the active San Jacinto Fault on the southwest. Locally, the project site is underlain by a thick sequence of Recent-aged alluvial deposits consisting primarily of sand, silty sand and sandy silt.

Based on our review of a groundwater contour map enclosed within *California Division of Mines and Geology Special Report 113*, the groundwater level within the site area is reported to be approximately 175 feet below natural ground surface elevations. The groundwater levels in the site vicinity are anticipated between 112 feet and 219 feet below ground surface. It is regarded that groundwater migrates in the same direction as the regional surface topography, which is generally toward the east/southeast.

6.0 HISTORICAL SITE USAGE

Based on the historical documents, the subject property has been occupied by the current improvements since 1962.

6.1 Aerial Photographs

Historical and current usage of the subject property and adjacent areas was investigated by reviewing aerial photographs provided by the BBL.

The historical aerial photographs available from 1968 to Present were reviewed. No evidence of waste disposal, wetlands, wastes dumping, or debris on the subject site was observed in the historical aerial photographs reviewed by FE. The date and brief description of the photographs reviewed are presented below.

<u>Date</u>	<u>Description</u>
12-1-75	The subject property is developed with the current structure on-site. The surrounding areas to the south, west and north are fully developed. The site to the east is grade for future development.
9-2-82	The subject property is developed with the current structure on-site. The surrounding areas to the south, west, east and north are fully developed.
3-18-08	Same as in 9-2-82.
Recent	Same as in 9-2-82.

Copies of the aerial photographs are presented in Appendix D.

6.2 Sanborn Fire Insurance Maps

These maps were prepared for fire insurance underwriting purposes, and describe the construction and relative fire-resistance of buildings, depict the locations of fire-prevention devices, gasoline storage tanks, water lines, cistern, and any potentially flammable materials in the site vicinity over time. A search of Sanborn fire insurance maps conducted by BBL indicated that no mapping was done for the subject area.

6.3 City Directories Records

City Directories have been published for many cities and towns across the United States since the 18th Century. Originally a list of town residents, the City Directory became a tool for locating individuals and businesses in a particular urban or suburban

area. For each address within an area, City Directories list the name of each resident or, if a business operates from that address, the name and the type of business. This historic overview of occupants of a given property is a valuable tool for companies involved in assessing the historic prior use of any resident or commercial property.

BBL performed the City Directories search. The following is a summary of city directories search:

2016

212 BROOKSIDE AVE	POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-VICE-NARCOTICS
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2014

212 BROOKSIDE AVE	POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-VICE-NARCOTICS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE OFFICER ASSN
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2012

212 BROOKSIDE AVE	POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-VICE-NARCOTICS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE DEPT
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2010

212 BROOKSIDE AVE	POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-VICE-NARCOTICS POLICE-EMERGENCY PREPAREDNESS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE DEPARTMENT
216 BROOKSIDE AVE	REDLANDS COURT SAN BERNARDINO DISTRICT ATTY

2008

212 BROOKSIDE AVE	POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-RECORDS POLICE DEPT-VICE-NARCOTICS POLICE-EMERGENCY PREPAREDNESS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE DEPARTMENT
216 BROOKSIDE AVE	MUNICIPAL COURT-CIVIL MUNICIPAL COURT-SMALL CLAIMS REDLANDS COURT

2006

212 BROOKSIDE AVE	POLICE DEPT-CRIME PREVENTION POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-RECORDS POLICE DEPT-VICE-NARCOTICS POLICE-EMERGENCY PREPAREDNESS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE DEPT
216 BROOKSIDE AVE	MUNICIPAL COURT-CIVIL

	MUNICIPAL COURT-CRIMINAL MUNICIPAL COURT-SMALL CLAIMS SAN BERNARDINO COUNTY SUPERIOR SAN BERNARDINO TRAFFIC COURT
2004	
212 BROOKSIDE AVE	POLICE DEPT-CRIME PREVENTION POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-RECORDS POLICE DEPT-VICE-NARCOTICS POLICE-EMERGENCY PREPAREDNESS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE DEPT
216 BROOKSIDE AVE	MUNICIPAL COURT-CIVIL MUNICIPAL COURT-CRIMINAL MUNICIPAL COURT-SMALL CLAIMS SAN BERNARDINO COUNTY JUVENILE SAN BERNARDINO COUNTY SHERIFF SAN BERNARDINO DISTRICT ATTY SAN BERNARDINO TRAFFIC COURT
212 BROOKSIDE AVE	POLICE DEPT-CRIME PREVENTION POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-RECORDS POLICE DEPT-VICE-NARCOTICS POLICE-EMERGENCY PREPAREDNESS REDLANDS CITY EMPLOYEE CU REDLANDS POLICE DEPT
216 BROOKSIDE AVE	MUNICIPAL COURT-CIVIL MUNICIPAL COURT-CRIMINAL MUNICIPAL COURT-SMALL CLAIMS SAN BERNARDINO COUNTY SHERIFF SAN BERNARDINO DISTRICT ATTY SAN BERNARDINO TRAFFIC COURT
1998	
212 BROOKSIDE AVE	POLICE CHIEFS OFFICE POLICE DEPT-ANIMAL CONTROL POLICE DEPT-CRIME PREVENTION POLICE DEPT-FIELD SVC DIV POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU POLICE DEPT-RECORDS POLICE DEPT-SUPPORT SVC DIV POLICE DEPT-VICE-NARCOTICS POLICE-EMERGENCY PREPAREDNESS REDLANDS CITY EMPLOYEE CU
216 BROOKSIDE AVE	MUNICIPAL COURT-CIVIL MUNICIPAL COURT-CRIMINAL MUNICIPAL COURT-SMALL CLAIMS SAN BERNARDINO COUNTY MARSHAL SAN BERNARDINO DISTRICT ATTY SAN BERNARDINO TRAFFIC COURT
1994	
212 BROOKSIDE AVE	POLICE CHIEFS OFFICE POLICE DEPT-ANIMAL CONTROL POLICE DEPT-CRIME PREVENTION POLICE DEPT-FIELD SVC DIV POLICE DEPT-INVESTIGATIVE SVC POLICE DEPT-PATROL SVC BUREAU

216 BROOKSIDE AVE

POLICE DEPT-RECORDS
POLICE DEPT-SUPPORT SVC DIV
POLICE DEPT-VICE-NARCOTICS
POLICE-EMERGENCY PREPAREDNESS
REDLANDS CITY EMPLOYEE CU
MUNICIPAL COURT-CIVIL

Copies of the City Directories search records are presented in Appendix E.

6.4 Historical Topographic Maps

FE obtained historical topographic map from topozone.com.

Date: 1980

Description: No production wells or other significant surface features are as depicted as present on the USGS map.

6.5 Prior Assessment Reports

Although requested, no previously prepared environmental reports such as Phase I or II Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, asbestos surveys or geotechnical reports prepared by other consultants were provided for FE's review.

6.6 Zoning/Land Use Records

Records of the local government were reviewed to determine current and historical uses of the subject property permitted by the local government. According to the City of Redlands Planning Department, the subject property is zoned commercial.

6.7 Recorded Land Title Records

Preliminary Title Report was not provided.

6.8 Additional Historical Record Sources

Historical use of the Property was researched using standard historical sources. No other research was conducted or deemed necessary for this assessment.

6.9 Historical Use Information on Adjoining Properties

A review of the historical records revealed that the surrounding areas were used for commercial and industrial purposes in the past.

6.10 Data Failure

The objective of historical research is to develop a history of the previous uses of the subject property and surrounding area, in order to help identify the likelihood release of hazardous substances as a result of past activities. The agreed scope of work requires the assessor to attempt to identify use of the Property at 5-year intervals from 1940 to the present, or, if the Property was already developed in 1940, to the first date of development, but recognizes that data failure frequently occurs, making this impossible. When data failure occurs, ASTM E 1527-13 requires the assessor to document the data failure and assess the potential impact on the ability of the EP to identify recognized environmental conditions.

Information developed in the course of this assessment is adequate to satisfy the requirements of the scope of assessment. No related data failure has been identified.

7.0 SITE RECONNAISSANCE

On June 14, 2016, FE personnel conducted an inspection of the site located at 212 Brookside Avenue, in the City of Redlands, California, to assess the current on-site activities that may pose potential impact to the subsurface conditions of the subject site.

During the site visit, FE personnel inspected the subject site regarding potential environmental concerns including the presence of the UST's or AST's, spray booths, pits, clarifiers, and/or sumps, quantities and types of hazardous/toxic materials and wastes stored, treated, used, generated, or disposed of as part of present or previous tenants business activities, unusual stains or odors, and knowledge of hazardous material spills on the subject site. The subject site was inspected for evidence of any staining and/or spills.

Environmental considerations associated with the site and the study area is discussed in the following sections.

7.1 Aboveground Storage Tanks

During the site reconnaissance, an aboveground diesel fuel storage tanks was observed near the entrance to the basement of the building. No significant stains, spills and/or were noted in the vicinity of these aboveground storage tank. It should be noted that an underground diesel fuel storage tank was replaced with this aboveground storage tank in 1996.

7.2 Underground Storage Tanks

Visual observation for manways, vent pipes, fill connections, concrete pads and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage fuel tank (UST) installation at the subject site. However, an application was filed for the removal of an UST from the site in 1996. The UST was replaced with and aboveground diesel fuel storage tank.

7.3 Water and Wastewater

No industrial wastewater was being discharged. No wastewater treatment devices were observed during the site reconnaissance.

7.4 Hazardous Materials/Wastes

During the site reconnaissance, significant quantities of used bullet shells were observed inside the shooting range room located in the basement. The shooting range room is recognized environmental condition to the subject property.

7.5 Air Emissions

No air emission sources requiring permits were observed at the subject property during the site reconnaissance.

7.6 PCBs

In general, all PCB-designated transformers were required to be replaced with non-PCB-designated transformers when PCBs were designated as a carcinogen by the EPA in 1977. Transformers are currently classified as PCB-containing if their cooling oils contain greater than 50 milligrams per liter (ppm) total PCBs.

During the site reconnaissance, no pad-mounted electrical transformers were observed on the subject property.

7.7 Solid Waste

During the site reconnaissance, no solid waste accumulation was at the subject property.

7.8 Asbestos Containing Materials (ACMs)

The potential for the presence of friable ACM was evaluated based on the age of the improvements, dates of renovation and other relevant information. Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials* (the Green Book) was used as a guide in identifying suspect materials and the definition of suspect ACM and presumed asbestos containing material is taken from 29 CFR Parts 1910, et al. Occupational Exposure to Asbestos; Final Rule. It should be noted that asbestos may still be utilized in some non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials, as these materials may still be manufactured and installed in the United States. The level of the preliminary evaluation performed was not designed to comply with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA), 40 Code of Federal Regulations (CFR) Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61, Occupational Safety and Health Administration (OSHA) 29 CFR Part 1926.1101, or other local, state or federal regulations, but has been conducted per accepted industry practices to satisfy the scope of work of the rating agencies and/or lenders. A finding in this report of "ACM is not a significant concern" or "No significant asbestos was identified" should not be interpreted as "the building is asbestos free".

Based on the construction date (prior to 1982), there is a potential of asbestos in the construction materials. No asbestos sampling was performed as part of this assignment.

7.9 Pesticides

No visual evidence of pesticides use on the property was observed during the site reconnaissance. A review of the historical aerial photographs did not reveal the presence of any agricultural activities and/or nursery at the subject site.

7.10 Radon

High radon readings are typically found and tested in areas of geologic activity, and in cold-weather climates where structures have inadequate ventilation and below grade construction. Radon levels of 4 picocuries per liter (pCi/L) or greater are considered significant readings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones; Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

7.11 Wetland

There are no wetlands on the subject property or within the vicinity of the subject property. The review of aerial photographs, topographic maps and personal interviews with local agencies staff did not indicate the presence of wetlands site on the subject property, nor in the vicinity of the subject site.

7.12 Oil Wells

California Division of Oil and Gas (DOG) maps and records were researched for data regarding the presence of petroleum-producing properties and/or "wildcat" oil or gas wells in the site vicinity. No oil and gas wells were identified on the subject site.

7.13 Landfills

There are no landfills on the subject property or within the vicinity of the subject property. A review of historical aerial photographs, topographic maps, personal interviews with local agencies staff and government database report did not indicate the presence of landfills site on the subject property, nor in the vicinity of the subject site.

8.0 INTERVIEWS

8.1 Interviews with Owner

The owner was not available for an interview at the time of the site inspection.

8.2 Interviews with Site Manager

The Key Site Contact, Mr. Zack Labonti, was available for an interview at the time of the site inspection.

8.3 Interviews with Occupants

The property was vacant during the site inspection.

8.4 Interviews with Local Government Offices

City of Redlands Building and Safety Department

City of Redlands Planning and Zoning Department

City of Redlands Fire Department

County of San Bernardino Department of Public Health

County of San Bernardino Department of Public Works

South Coast Air Quality Management District

California Regional Water Quality Control Board

9.0 FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

9.1 Findings

A *recognized environmental condition (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 following was identified during the course of this assessment:

- A review of records available at the City of Redlands Department of Building and Safety indicated that an underground diesel fuel storage tank was removed from the site in 1996. This UST was replaced with an aboveground diesel fuel storage tank. No soil sampling report was found upon removal of this UST from the site. It is unknown whether soil sampling was conducted upon removal of the UST. The operation of a former UST is a recognized environmental condition to the subject property.
- During the site reconnaissance, significant quantities of used bullet shells and bullet fragments were observed inside the shooting range room located in the basement. During the site reconnaissance, significant quantities of used bullet shells and bullet fragments were observed inside the shooting range room located in the basement of the building. There is potential of lead from bullets and bullet fragments accumulating in soil within the shooting range. The shooting range room is recognized environmental condition to the subject property.

A *controlled recognized environmental condition (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:

- FE did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (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 was identified during the course of this assessment:

- FE did not identify any historical recognized environmental conditions during the course of this assessment.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

FE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 212 Brookside Avenue, Redlands, San Bernardino County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. This assessment has not revealed evidence of potential recognized environmental conditions in connection with the property.

Based on the findings of this ESA, FE recommends that a limited investigation should be conducted in the vicinity of former diesel fuel UST and inside the shooting range room to determine the integrity of subsurface media at the site.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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



Mohan Upasani
Principal Geotechnical Engineer

