PHASE I ENVIRONMENTAL SITE ASSESSMENT

COTT BEVERAGE PROPERTY

SAN BERNARDINO, CALIFORNIA

LSA

February 17, 2012

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LSA

February 17, 2012

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EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) was retained by Hillwood Investment Properties, Inc. (Hillwood) to prepare a Phase I Environmental Site Assessment (ESA) for the Cott Beverage property (hereafter known as the "subject site" or "site") in the City of San Bernardino, on the east side of Waterman Avenue just south of Mill Street.

The site is located at 601-650 Waterman Avenue in the City of San Bernardino, California (see Figure 1 of Appendix A). The northern third of the site contains a self-storage facility but is otherwise vacant and encompasses 14.5 gross acres (ac). The site is generally bounded by the Cott Beverage industrial plant to the east, light industrial/business park uses to the south, Waterman Avenue to the west, and a former gas station and strip commercial center to the north.

The EDR Radius Map Report with GeoCheck summarizes the records identified in this database review. The database search report listed 1 Clandestine Drug Lab (CDL) site, 1 National Priorities List (NPL) listing, 1 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site, 1 Corrective Action Report (CORRACTS) listing, 1 Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSDF) site, 3 RCRA Small Quantity Generator (SQG) listings, 1 Engineering Controls Sites List (US ENG CONTROLS) listing, 1 Sites with Institutional Controls (US INST CONTROL) listing, 9 EnviroStor Database (ENVIROSTOR) sites, 1 RCRA NonGen site, 4 Historical Hazardous Waste & Substance Site List (HIST CORTESE) listings, and 8 LUST sites within the database search radius. A detailed discussion of these sites is provided in Table B of this report.

During the visual site survey, no soil stains were observed on the vacant land or asphalt or concrete stains in the self-storage facility. No additional evidence of spills, accidental releases, or illegal dumping of hazardous substances was observed. In addition, no hazardous substance releases were noted during the site survey or review of historical photographs or historical topographic maps, or during an interview with personnel familiar with the subject property.

This Phase I ESA was prepared in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05. In addition, this Phase I ESA included the most current All Appropriate Inquiry (AAI) requirements for Phase I documents. Any exceptions to this practice are described in this report. Based on the EDR database search, visual site survey, agency records request results, and historical aerial photograph and topographic map review conducted for this project, LSA concludes that the subject property has a negligible probability of containing Recognized Environmental Conditions (RECs) and its grading and development would not represent a risk to public health or safety. In addition, no Phase II sampling or testing is recommended at this time. However, there is at least a potential for hazardous materials being stored in the self-storage facility, and surveys for ACMs, LBP, PCBs, etc should be conducted prior to demolishing this facility.

Prior to development of the site, the developer should notify and ensure that utility companies mark the locations of their underground service lines, and that the serving utility companies or agencies are contacted at least 2 working days prior to subsurface excavation.

This conclusion and summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided in this report, and to aid in any decisions made or actions taken based on this information.

Kent Norton, REA 06827 — 2-17-12 Date

CLASS 1 REGISTERED ENVIRONMENTAL ASSESSOR
KENT K. NORTON
No. 06827
Expires 6/2012
STATE OF CALIFORNIA

1.0 INTRODUCTION

1.1 PURPOSE

A Phase I Environmental Site Assessment (ESA) is the process by which a person or entity seeks to determine whether a particular parcel of real property is subject to specific Recognized Environmental Conditions (RECs). A Phase I ESA is both different from and less rigorous than an environmental audit. The purpose of this Phase I ESA is to assess the presence of or potential for hazardous substance contamination (raw materials and/or wastes) on the subject property by means of investigation of present and historic land uses and observable physical conditions on the site.

1.2 SCOPE OF WORK

This Phase I ESA report follows the guidelines presented in the American Society for Testing and Materials (ASTM) Practice E 1527-05, Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process. In addition, this Phase I ESA will include the most current All Appropriate Inquiry (AAI) requirements for Phase I documents. The scope of work is described below.

1.2.1 Site Reconnaissance

A visual site inspection of the property and immediate surrounding area was completed on January 10, 2012. A survey may reveal recognized environmentally hazardous conditions in connection with the property (e.g., presence of environmentally hazardous substances or petroleum products, surface soil contamination, discolored soil, or vegetation growth anomalies).

1.2.2 Interviews

This study inspection included an interview with a person who may have firsthand knowledge of present and/or previous site usage. Several agencies were contacted regarding historical use records for the site (refer to Chapter 5.0, Historical Site Usage).

1.2.3 Physical Setting

A study of geological, hydrological, hydrogeological, topographical, and seismic characteristics of the site and general surrounding vicinity was completed.

1.2.4 Uses of Property

The assessment included evaluation of current and previous land use based on readily available municipal, county, and State/federal agency records and permits, as well as examination of historical aerial photographs and maps of the site and general surrounding vicinity.

1.2.5 Records Review

A review of readily available county, State, and federal regulatory lists of known hazardous waste sites in the immediate area of the investigation property was completed.

1.2.6 Report Preparation

This report includes findings, conclusions, and recommendations along with copies of any pertinent documentation, photographs, and/or maps, when available. Resumes for staff members who prepared this report are included in Appendix L.

1.2.7 Exceptions

This ESA is based on information from a variety of sources and on inspection of the subject property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the subject property.

LSA is not responsible or liable for the accuracy of information provided by others. This ESA is not a guarantee that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination on the subject property.

There was no sampling or testing done for the possible presence or absence of, nor is there any definitive statement made in this ESA about the possible presence or absence of any of the following: (1) asbestos-containing materials; (2) lead-based paint; (3) radon; (4) lead or other contaminants in the local groundwater or drinking water.

The only limiting condition in regard to the ability of LSA Associates to conduct the property inspection portion of this ESA was that access to any of the individual storage rooms within the self-storage facility was not available for privacy and security reasons. It remains a limitation of this ESA document, but a Phase 1 ESA document of the referenced self-storage facility from 2009 was made available to and reviewed by LSA staff during preparation of this Phase 1 ESA.

1.2.8 Previous Environmental Studies

Previous ESA documents were prepared for the self-storage facility in the northern portion of the site from 2009, and for the vacant (southern) portion of the site from 2006. Information from those reports was excerpted as needed to assist with the preparation of this Phase 1 ESA (see References).

2.0 SITE DESCRIPTION

2.1 LOCATION

The site is located at 601-650 Waterman Avenue in the City of San Bernardino (City) in the southwestern portion of the County of San Bernardino (County), California, southeast of the intersection of Waterman Avenue and Mill Street. The site is presently vacant and encompasses 14.5 gross acres (ac). The site is generally bounded by the Cott Beverage industrial plant to the east, light industrial/business park uses to the south, Waterman Avenue to the west, and a former gas station and strip commercial center to the north. The center of the site is located at Latitude 34° 05’ 24” North and Longitude 117° 16’ 38” West. The location of the site is shown in Figures 1 and 2 of Appendix A.

2.2 CURRENT PROPERTY USE

The site encompasses a total of 14.5 acres (ac) and consists of the following thirteen (13) parcels as listed in the San Bernardino County Assessor:

0136-393-08
0136-393-01
0280-011-05
0280-011-24
0280-011-26
0280-011-28
0280-011-30
0280-011-32
0280-011-38
0280-011-39
0280-011-40
0280-011-41
0280-011-42

LSA Associates, Inc. (LSA) conducted interviews with Mr. Ron Laurence, the current property owner, on January 17, 2012. Mr. Laurence indicated that, except for the self-storage facility, the site has been vacant since 2004 and only supported 2 residences in the past (circa 1950) that were demolished in 2004.

The site and its surrounding areas are zoned as industrial but with a professional officer overlay on the 300 feet adjacent to Waterman Avenue. Existing land uses adjacent to the site include: the Cott Beverage industrial plant to the east, office buildings across Waterman Avenue to the west, light industrial/business park uses to the south, and a strip commercial center and a former gas station to the north (the gas station was in the process of being demolished and removed during the site survey). Photographs of the site and surrounding land uses are provided in Figure 3 of Appendix A.

3.0 ENVIRONMENTAL SETTING

3.1 TOPOGRAPHY

Ground surface elevation onsite range from 1,022 feet (ft) above mean sea level (amsl) at the northeast corner (in the self-storage facility) down to 1,014 ft amsl at the southwest corner of the site. The site and surrounding area slope gently down to the southwest toward the Santa Ana River direction.

3.2 GEOLOGY AND HYDROGEOLOGY

Information in this section is based on the regional geology and hydrogeology information contained in the City's General Plan, Seismic Safety Element, and various environmental reports from nearby properties from City Planning Department files.

The subject property is located in the Upper Santa Ana Valley, a broad alluvial and fluvial plain located within Los Angeles, Riverside, and San Bernardino Counties. The Upper Santa Ana Valley is a southwesterly draining basin bounded by the San Gabriel and San Bernardino Mountains on the north and east, the Puente and San Jose Hills on the west, and the Jurupa Hills and Santa Ana Mountains on the south. The mountain ranges on the north and south, and the basement rock underlying the Upper Santa Ana Valley are primarily composed of pre-Tertiary granitic and metamorphic rock. The hills to the west are comprised of younger Miocene sandstone, shale, siltstone, and conglomerate. Within the Upper Santa Ana Valley, the basement complex is overlain by a series of unconsolidated and semi-consolidated continental alluvial and fluvial sediments eroded from the surrounding mountain ranges.

The depth to groundwater at the subject property was evaluated by reviewing the regional well depth monitoring data for the Upper Santa Ana Valley. Nearby wells indicate that groundwater elevations range from 40-60 feet below ground surface (bgs) and generally flow in a south-southwest direction toward the Santa Ana River. Depth to groundwater in the area is estimated to be relatively uniform with a relatively flat gradient, sloping slightly to the south. Surface and groundwater in the basin generally flows south toward the Santa Ana River and then to the southwest toward the vicinity of Prado Dam and the Santa Ana River Canyon southwest of Corona.

4.0 SITE RECONNAISSANCE

LSA conducted a site reconnaissance on January 10, 2012. Kent Norton, Senior Environmental Planner, REA #06827, conducted a visual survey of the site and surrounding properties on foot and by motor vehicle. The weather was cool and clear and breezy, with an air temperature of approximately 68° F.

4.1 SITE SURFACE CONDITIONS

The southern 8.05 acres of the site are currently vacant. During the site reconnaissance, LSA personnel observed a variety of weedy vegetation including tall grasses, tumbleweed, mustard, etc. in this area, with a few scattered non-native trees (e.g., California pepper). LSA personnel did not observe any surface staining of the soil that may be the result of drips and/or spills of diesel fuel. LSA personnel did not observe leachate, seeps, distressed vegetation, hummocky topography, closed depressions, ponds, lagoons, or other visual indications of potential waste dumping on the site. LSA personnel did not detect any petroleum hydrocarbon or other chemical odors that would indicate that hazardous waste had been dumped in the vacant portion of the site.

The northern 6.45 ac of the site support an existing self-storage facility. Only tenants are allowed onto the premises, but it was possible to view the perimeter asphalt access areas, parking, office area, and along each storage "row" during the site reconnaissance. LSA personnel did not observe any surface staining of the asphalt or concrete visible during the survey, and there were no indications of drips and/or spills of diesel fuel. LSA personnel did not observe distressed vegetation, changes in topography, or other visual indications of potential waste dumping on the site. LSA personnel did not detect any petroleum hydrocarbon or other chemical odors that would indicate that hazardous waste were present or had been dumped in the storage facility area.

It should be noted that an illegal drug laboratory and related waste dumping was found in this facility by the police some years back, but there was no visual evidence of such activity at this time. However, it was not possible to view any of the individual storage units within the facility due to privacy and security issues.

Based on this information, there were no recognized environmental conditions observed in connection with the site.

4.2 DRAINS, SUMPS OR CLARIFIERS

According to site observation, storm drains are located along the east side of Waterman Avenue in the vicinity of the site.

4.3 SEWER SYSTEM

The office of the self storage facility and other industrial/commercial buildings along Waterman Avenue are served by a sanitary sewer system operated by the City of San Bernardino.

4.4 SOURCE OF POTABLE WATER

The office of the self-storage facility and surrounding industrial/office buildings are served by the City of San Bernardino. According to the City's most recent Water Quality Report published by the City, drinking water supplied by the City met all State and federal drinking water quality standards and did not violate any maximum contaminant level.

4.5 SOLID WASTE DISPOSAL

The office of the self-storage facility and surrounding industrial/office buildings are served by Waste Management by a contract from the City of San Bernardino. Waste Management is responsible for all solid waste disposal and recyclable collection services.

4.6 HEATING AND COOLING SYSTEMS

The only heating, ventilating, and air conditioning (HVAC) system is located in the office of the self-storage facility. Buildings on the surrounding properties have heating and most have air conditioning, although some industrial or warehouse buildings may not have dedicated air conditioning units on each building.

4.7 LEAD-BASED PAINT

The onsite buildings (i.e., self-storage facility) were constructed prior to 1978 so there is a potential for the presence of Lead-Based Paint (LBP) under the more recent coats of paint visible on the buildings. If any LBP materials are found onsite during demolition of the self-storage facility, they should be surveyed and removed, handled, and disposed of in an appropriate manner. A Phase 1 ESA prepared for the self-storage facility in 2009 also recommended testing for LBP.

4.8 ASBESTOS-CONTAINING MATERIALS

Based on review of the historical information (refer to Section 5.0 of this report), the buildings at the self-storage facility were constructed prior to 1978 (i.e., self storage facility), which indicates at least a potential for the presence of Asbestos-Containing Materials (ACMs), although this Phase 1 did not survey specifically for ACMs. A previous Phase 1 for the self-storage facility in 2009 also did not survey but indicated they could be present, and recommended testing if this area was disturbed. Therefore, sampling and testing for the presence of ACMs should be performed at the self-storage facility prior to demolition of these buildings. Sampling and testing should be conducted in accordance with ASTM requirements. The survey can be used to determine an appropriate method of removal, handling, and disposal of ACMs prior to demolition if they are found to be present.

4.9 STORAGE TANKS

There are no indications that either the vacant portion of the site or self-storage facility currently or historically contained Underground Storage Tanks (USTs) or Above-ground Storage Tanks (ASTs).

4.10 STORAGE CONTAINERS AND HAZARDOUS SUBSTANCE USAGE

According to local and state regulations, the self-storage facilities cannot be used to store hazardous materials. However, several years ago an illegal drug laboratory was found in one of the storage rooms, and some hazardous materials were illegally dumped on the site as a result of that activity. The City police and fire departments were involved with the removal of the materials associated with that illegal use, and there is no indication of similar activity at present. However, it was not possible to view inside any of the individual storage rooms due to privacy and security concerns, so these areas should be carefully surveyed prior to demolition to assure there are no hazardous materials onsite during demolition.

4.11 POLYCHLORINATED BIPHENYLS

There were no pad-mounted electrical transformers or electrical pedestals observed on the power poles along the east side of Waterman Avenue in the vicinity of the subject property. These types of transformers can contain polychlorinated biphenyl (PCB) although most utility companies have replaced cooling oil in transformers and similar equipment with low-PCB containing materials.

4.12 EVIDENCE OF WETLANDS

During the site reconnaissance, LSA personnel did not note evidence of wetlands at the site or within the immediate area (within 0.25 mile [mi] of the site). In addition, evidence of wetlands was not noted for the site or immediate vicinity on the topographic maps reviewed by LSA personnel.

4.13 RADON

According to the EPA Map of Radon Zones and the United States Geological Survey (USGS), San Bernardino County is located in Zone 2 of the EPA Radon Zone Map. Zone 2 is designated as a moderate potential radon zone with levels between 2 and 4 picocuries per liter (pCi/L) of air, but is not considered an REC relative to the subject property.

4.14 OFF-SITE OBSERVATION

During the site reconnaissance, LSA personnel drove through the area surrounding the site. The purpose of the off-site reconnaissance was to observe whether activities occurring on or equipment located at off-site locations could have the potential to impact site soils and/or groundwater. In the immediate vicinity of the project site are several facilities that utilize hazardous materials. The Cott Beverage Plant just east of the site uses a variety of chemicals in its manufacturing and bottling processes, but there was no evidence of spills or conditions that would contribute to contamination of the subject property. The eastern boundary of the site, which is heavily vegetated with weedy plants, was surveyed in particular to assure there were no contamination issues from the Cott Plant.

Immediately south of the site are two industrial uses that store and handle hazardous materials, a pest control business (Terminex) and a carpet-manufacturing plant (American Carpets). Just south of the site approximately 200 feet east of Waterman Avenue are two outdoor free-standing hazardous materials storage containers. The containers were not open at the time of survey, and the client recommended we not interview the property owner at this time. Therefore, no detailed accounting of the contents of the storage containers, or a listing of potential chemicals used by these businesses, is available. However, it is reasonable to assume that the container associated with Terminex contains

various pesticides, rodenticides, and other poisons or pest control chemicals. It is also reasonable to assume the container associated with the carpet manufacturer contains adhesives, cleaners, and other industrial chemicals associated with carpet work. Both of these storage containers were well marked , appeared in good condition, and there were no indications of spills or leaks around them. The parking and outdoor storage areas associated with these uses similarly had no indications of spills or accidents involving hazardous materials.

A former gas station at the southeast corner of Waterman and Mill was being demolished at the time of survey, so it is reasonable to assume the underground storage tanks associated with this station have or will be removed as part of the demolition process. There were no governmental records indicating this facility had any historical spills or accidents involving hazardous materials (i.e., vehicular fuels). The small commercial center just east of the former gas station on Mill Street did not have an outdoor hazmat storage container, but did have an exterior solid waste collection bin. There were no indications of spills, leaks, or other evidence of incidents involving hazardous materials in this area.

Just east of the commercial center on Mill Street are several auto parts facilities. There were no visible indications of spills, leaks, or other incidents at these facilities that have affected offsite properties, nor is there any evidence of such incidents in the governmental database records (EDR 2012).

Other than the uses previously mentioned, the surrounding area contains a variety of residences in fair to poor condition, but there was no evidence in these areas of any leaks, spills, or hazmat releases that would affect the subject property. Residences are only adjacent at the southeast corner of the subject property.

Pole-mounted and pad-mounted electrical transformers were observed in multiple locations throughout the area surrounding the site (e.g., Waterman Avenue, Mill Street). These pole-mounted and pad-mounted electrical transformers were observed in good condition during the site reconnaissance, and no sign of leakage from the transformers was observed.

Several fire hydrants, underground irrigation control valve boxes, underground traffic signal control boxes, and underground water meter boxes were observed along Waterman Avenue in the vicinity of the subject property, and appeared to be good condition.

5.0 HISTORICAL SITE USAGE

A summary of requests for information and agency responses described in this chapter are provided in Appendix B. A preliminary title report of the site was provided for review by the City as part of this investigation. A copy of the report is provided in the appendices.

5.1 CITY OF SAN BERNARDINO RECORDS

The City of San Bernardino has maintained planning and building records for properties within the City since its incorporation in 1854. On January 18, 2012, LSA reviewed records at the City Building Department (CBD). Original building records were found for the self-storage facility ("U Store It") located at 650 S. Waterman Avenue. There have been various upgrades and repairs constructed over the years since that time, but no indication of activities or uses that store, transport, or otherwise utilize hazardous materials.

5.2 STATE WATER RESOURCES CONTROL BOARD/REGIONAL WATER QUALITY CONTROL BOARD, SANTA ANA REGION

On January 19, 2012, LSA requested information via email from the Regional Water Quality Control Board (RWQCB), Santa Ana Region office located in Riverside. According to the RWQCB, there are no records available for the site (i.e., no incidents, violations, etc).

5.3 SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

On January 19, 2012, a request for records was submitted to the South Coast Air Quality Management District (SCAQMD) via facsimile. A response from this agency is pending as of the date of this report. Any information identified will be forwarded in an addendum letter upon receipt.

5.4 SAN BERNARDINO COUNTY FIRE DEPARTMENT, HAZARDOUS MATERIALS DIVISION

On January 12, 2012, LSA requested records for the site from the San Bernardino County Fire Department, Hazardous Materials Division headquarters. A response from this agency is pending as of the date of this report. Any information identified will be forwarded in an addendum letter upon receipt.

5.5 DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES MAP REVIEW/STATE FIRE MARSHAL RECORDS REQUEST

In order to determine the presence or absence of oil and gas wells and/or pipelines within the project limits, Reference Map Series Sheet J, dated June 30, 1986, prepared by the Division of Oil, Gas, and Geothermal Resources, was reviewed. No oil or gas wells and/or hazmat pipelines were located within 1 mile of the project limits. A copy of the oil and gas well map is provided in Appendix C.

The Office of the State Fire Marshal (OSFM) was contacted regarding the presence of underground pipelines in the vicinity of the project limits in a request dated January 19, 2012. A response from this agency was received on January 25 which indicated no record of underground pipelines on or adjacent tot the project site.

5.6 INTERVIEWS

On February 17, 2012, LSA personnel interviewed Mr. Ron Laurence, the current owner of the vacant (southern) portion of the property, regarding present and past operations at the site. According to Mr. Laurence, the onsite self-storage buildings were constructed in 1976 and was unaware of any potential environmental problems at either the subject site or surrounding properties during his years associated with the site. Mr. Laurence also completed a Phase I ESA questionnaire via telephone interview, a copy of which is included in Appendix H. Included in this questionnaire are standard ASTM questions relating to potential environmental concerns both for the site and its surrounding properties.

5.7 HISTORICAL AERIAL PHOTOGRAPHS

In order to check for evidence of former onsite and off-site features that could have potential environmental impacts on the site, historical aerial photographs were requested from Environmental Data Resources, Inc. (EDR). A review of these aerial photographs was completed to determine whether specific uses or facilities were present on the site (e.g., sumps, pits, ponds, ASTs, landfills, and outside storage of hazardous materials).

For the site and surrounding vicinity, available aerial photographs dating from 1930 to 2006 (described in the following table) were reviewed. The historic aerial photographs are provided in Appendix D.

Year	Description
1930	The site and project vicinity are primarily characterized by agricultural uses (orchard). No structures are shown within the project limits. Major north-south road in the vicinity is Waterman Avenue, and major east-west road is Mill Street.
1938	The site and surrounding areas remained relatively unchanged.
1953	The site and the project vicinity are primarily characterized by agricultural uses (orchard). Several structures are shown in the southern project limits (2 residences). A number of commercial structures were noted along Waterman Avenue.
1966	The site has remained unchanged. East adjoining property is occupied by industrial building. Additional development has occurred throughout the vicinity.
1977	Additional structures have been established at the site. Additional industrial structures have been established immediately east and south of the site. The remainder of the surrounding vicinity has remained relatively unchanged.
1989	Additional structures have been established at the site. Also, additional industrial structures have been established immediately north, east and south of the site. The remainder of the surrounding vicinity has remained relatively unchanged.
1994	The site and surrounding vicinity has remained relatively unchanged.
2005	The site and surrounding vicinity appear similar to 1994.
2006	The site and surrounding vicinity has remained relatively unchanged.

5.8 HISTORICAL SANBORN FIRE INSURANCE MAPS

LSA obtained Sanborn Fire Insurance Maps for the site as provided by EDR as part of the governmental database search. Sanborn Maps are detailed drawings that show the location and use of structures on a given site during specific years. These maps were originally utilized by insurance companies to assess fire risk, but they are now utilized as a valuable source of historical and environmental risk information. There are no Sanborn Maps available for the vacant portion of the subject property, and no Sanborn records of the self-storage facility were received (see Appendix D).

5.9 HISTORICAL CITY DIRECTORIES

Historical city directories were reviewed by EDR. Haines Directories were reviewed for the years 1963, 1971, 1976, 1981, 1986, 1991, 1996, 2001, 2005, and 2010 (Appendix E). The site address is 601-650 Waterman Avenue. No other listings were reported for the site address. No specific environmental conditions were apparent to the site, and no occupants of potential environmental concerns were identified in the city directories.

5.10 HISTORICAL TOPOGRAPHIC MAPS

Historical USGS topographic maps were requested from Environmental Data Resources, Inc. (EDR) in order to check for evidence of former onsite and off-site features that could have a potential environmental impact on the site. For the site and surrounding vicinity, available topographic maps dated 1901 to 1967 were reviewed.

Review of the historical maps indicated no adverse land use had previously occurred at the site. Historical topographic maps are provided in Appendix F.

The following table provides observations made from the historical topographic maps in greater detail.

Year	Description
1901	Waterman Avenue and Mill Street are present west and north of the project limits. No structures are observed within the project limits. A minimal number of structures are located immediately south of the project limits.
1942	No structures are observed within the project limits. Additional structures are observed located immediately south of the project limits. No other notable changes are visible at this time.
1954	The site appears to be undeveloped and remain no structures at the site. Waterman Avenue is now noted on the map. Numerous structures are present immediately south of the project limits. No other notable changes are visible at this time.
1967	Two small structures are observed within the project limits. Numerous structures are present south and east of the project limits.
1973	The site has remained unchanged. Surrounding areas appear to be improved with industrial/commercial buildings.
1975	Site and surrounding area appear mostly similar to 1973.
1980	Three big structures and 2 small structures are observed within the project limits. Waterman Avenue is present west of Site, followed by industrial and commercial buildings. Mill Street is present north of Site, followed by commercial/industrial buildings. South and east adjoining properties are occupied by industrial/commercial buildings.

5.11 OTHER ENVIRONMENTAL DOCUMENTS

Two other Phase 1 ESA reports have been prepared for different portions of the subject property. In 2006, a Phase 1 was prepared for the vacant southern 8 acres which found no indications of any historical or existing contamination. In 2009, a Phase 1 was prepared for the self-storage facility in the northern 6.45 acres of the site. This ESA found no evidence of contamination, but did recommend surveys for asbestos-containing materials (ACMs), lead-based paint (LBP), and polychlorinated biphenyls (PCBs) in fluorescent light ballasts. Since access to the self-storage facility was limited, and it was not possible to enter or survey any of the individual storage rooms, the recommendations of the 2009 Phase 1 have been incorporated into this Phase 1 in terms of recommended studies prior to development of the subject property. Electronic copies of both these Phase 1 reports are included in the appendices of this Phase 1 ESA document.

6.0 ENVIRONMENTAL DATABASE SEARCH

Regulatory search information (the database search report) was prepared by Environmental Data Resources, Inc. (EDR). The search radii met the criteria specified in the ASTM Practice E 1527-05 *(Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process).* A regulatory records search of this nature is based on information published by federal, State, and local regulatory agencies and is used to determine whether the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impacts from hazardous substances or materials. Regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication.

Table A details the databases searched for inclusion of the subject site and/or any surrounding sites pursuant to the requirements of ASTM Practice E 1527-05. Table B provides a summary of the hazardous releases within the ASTM search area. The locations of these facilities are shown in Appendix G.

The EDR Radius Map Report with GeoCheck Executive Summary summarizes the records identified in this database review. An EDR Radius Map Report with GeoCheck (the database search report) dated January 13, 2012 (Appendix G) was reviewed for hazardous waste sites in the vicinity of the project. Within the EDR database search radius were the following sites (some of these sites are discussed in detail in Table B of this report):

- 1 Clandestine Drug Lab (CDL) site;
- 1 National Priorities List (NPL) listing;
- 1 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site;
- 1 Corrective Action Report (CORRACTS) listing;
- 1 Resource Conservation & Recovery Act (RCRA) Treatment, Storage and Disposal (TSDF) site;
- 3 RCRA Small Quantity Generator (SQG) listings;
- 1 Engineering Controls Sites List (US ENG CONTROLS) listing;
- 1 Sites with Institutional Controls (US INST CONTROL) listing;
- 9 EnviroStor Database (ENVIROSTOR) sites;
- 1RCRA NonGen site;
- 4 Historical Hazardous Waste & Substance Site List (HIST CORTESE) listings;
- 8 LUST sites.

The subject site is identified as a CDL site for abandoned drug lab waste –location away from an actual illegal drug lab, where waste and/or other equipment was abandoned. No spill or release incident was reported. It should be noted that this activity occurred in the self-storage facility onsite several years ago, and the local police and fire departments oversaw removal of these materials. There is no indication at this point of any contamination on the site from this former activity.

USAF Norton AFB is listed under the listings of NPL, CERCLIS, CORRASCTS, RCRA –TSDF, RCRA-SQG, US ENG CONTROLS and US INST CONTROL. A detailed discussion of this site is provided in Table B of this report.

A total of 3 RCRA SQG (including USAF Norton AFB) are reported within the database search report. A detailed discussion of these sites is provided in Table B of this report.

Total of 9 Envirostor Database sites are reported. However, all of these sites are located more than 0.5 mi from the project limits. Based on the distance of the sites, it is unlikely that these sites will pose a concern during construction of the project.

One RCRA NonGen listing site was listed within the database search report. Non-Generator sites are those sites do not presently generate hazardous waste. The database search report does not indicate that a release has occurred. In addition, no violations were reported at the site. Based on this information, it is unlikely that this site will pose a concern during construction of the proposed project.

A total of 8 reported LUST sites have been issued case closure status and are unlikely to pose a concern during the construction of the site.

Summary of Database Records

There are several industrial uses adjacent to the subject property, including the Cott Beverage Bottling Plant, a pest control company, a carpet manufacturing plant, a former gas station, and several auto dismantling facilities. There are no indications from any governmental databases that these uses have caused or would cause any soil or groundwater contamination on the subject property. An illegal drug lab and associated waste found several years ago in the self-storage facility onsite, but the local police and fire departments oversaw removal of these materials. There is no indication at this point of any contamination on the site from this former activity.

There is an extensive amount of information in governmental databases about the former Norton Air Force Base and its related hazmat conditions, and the southwest corner of the NPL Superfund groundwater contamination site from the former Norton base is close to the northeast corner of the subject property. However, there is an extremely very low potential for soil or groundwater contamination at the subject property from any historical activities at the former air base, and any slight risk can be eliminated by the use of piped potable water supply from the City.

Available information from governmental databases indicates the potential for recognized environmental conditions on the project site is low, although some potential does exist for hazardous materials to be present within the self-storage area, although a tenant would have to violate established local, state, and federal laws for this to occur.

Table A: Databases

Acronym	Name	Description
FEDERAL		
NPL	National Priority List	The United States Environmental Protection Agency's (EPA) registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	A comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the EPA for the release, or threatened release, of hazardous substances.
CERCLIS-NFRAP	Comprehensive Environmental Response, Compensation, and Liability Information System – No Further Remedial Action Planned	As of February 1995. CERCLIS sites designated as "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, the contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration. The EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so the EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors, and affected citizens promote economic redevelopment of unproductive urban sites.
RCRA COR	Resource Conservation and Recovery Act Corrective Action Report	This database contains information concerning RCRA facilities that have conducted or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from an RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a Treatment, Storage, and Disposal Facilities (TSDF) permit.
RCRA TSD	Resource Conservation and Recovery Information System	The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste.
RCRA GEN	RCRA Generators	The EPA's RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. RCRA Large Generators are facilities that generate at least 1,000 kilograms (kg)/month of nonacutely hazardous waste (or 1 kg/month of acutely hazardous waste). RCRA small quantity generators (SQGs) are facilities that generate less than 1,000 kg/month of nonacutely hazardous waste.
RCRA NLR	RCRA No Longer Reporting	The EPA's program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment, or disposal of hazardous waste. The RCRA NLR database is a compilation of the facilities not currently classified by the EPA but still

Table A: Databases

Acronym	Name	Description
		included in the Resource Conservation and Recovery Information System (RCRIS) database. Reasons for nonclassification include failure to report in a timely manner, being no longer in business, being no longer in business at the listed address, and no longer generating hazardous waste materials in quantities that require reporting.
Federal IC/EC	Brownfield Management System (BMS) Federal Engineering and Institutional Controls (IC/EC)	BMS is national database system designed to assist the EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs. IC/EC lists Superfund sites that have either an engineering or an institutional control.
ERNS	Emergency Response Action Notification System	A national computer database system used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.
Tribal Lands	Indian Lands of the United States	A database of areas with boundaries established by treaty, statute, and/or executive or court order, recognized by the federal government as territory in which American Indian Tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres (ac) or more that are administered by the United States Bureau of Indian Affairs. Included are federally administered lands within a reservation that may or may not be considered part of the reservation.
STATE		
Tribal VCP	Site Mitigation and Brownfields Reuse Program Database (SMBRPD)/CalSites	The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances, as well as information on uncharacterized properties where further studies may reveal problems. The SMBRPD, also known as CalSites, is used primarily by DTSC as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
SPILLS 90	SPILLS List	Provided by Regional Water Quality Control Boards (RWQCBs) 1–9. The California RWQCBs maintain reports of sites that have records of spills, leaks, investigations, and cleanups.
SWL	Solid Waste Landfill Facilities (SWF/LF) State Waste Management Unit Data System (WMUDS)	Closed and inactive landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities on landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for SWLs or disposal sites. Provided by the State Water Resources Control Board (SWRCB); used for program tracking and inventory of waste management units. Contains information from the facility and Waste Management Unit; Solid Waste Assessment Test (SWAT) program and report summary information, Chapter 15 (formerly Subchapter 15); Toxic Pits Cleanup Act (TPCA) and RCRA program information; and closure information. Also contains some information from the Waste

Table A: Databases

Acronym	Name	Description
		Discharge System (WDS).
UST	Regional Underground Storage Tank	The historical database of registered USTs is provided by the SWRCB, Office of Underground Storage Tanks. Refer to the local-level UST list for more current information. Some states do not require registration of heating oil tanks, especially those used for residential purposes.
AST	Aboveground Storage Tank	The historical database of registered ASTs is provided by the SWRCB.
LUST	Leaking Underground Storage Tank	Maintained by the SWRCB. LUST records contain an inventory of reported LUST incidents. Not all states maintain these records, and the information stored varies state by state.
Tribal IC	Deed-Restricted Sites Listing	The California Environmental Protection Agency's (CalEPA) DTSC Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to the varying levels of cleanup possible, practical, or necessary at the site.
State Permit	CA County–San Diego	San Diego Hazardous Materials Permits; handlers and generators permit information maintained by the Hazardous Materials Division.
State Other	CalEPA/County SMBRPD/CalSites	The California DTSC has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances and information on uncharacterized properties where further studies may reveal problems. The SMBRPD, also known as CalSites, has information to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Table B: Hazardous Substance Releases

Figure 4 Map ID No.	Address and Distance from Subject Site	Databases	Status
1	Subject Site 601 S. Waterman Ave	CDL	The subject site was a former illegal drug lab. Drug lab waste and/or equipment were observed in the past. No spill or release incident was reported. No additional information was provided within the database search report.
2	AB Dick Co 673 S Waterman Ave (0.15 mi southwest of the project limits)	RCRA-SQG	The site is classified as a private small quantity generator facility The site does not open for public use. The site generates more than 100 and less than 1,000 kg of hazardous waste during any calendar month and accumulates less than 6,000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1,000 kg of hazardous waste at any time. No violation was reported. Based on this information, it is unlikely that this site will pose a concern during construction of the proposed project.
3	Cott Beverage Inc. 499 E Mill St (0.17 mi northeast of the project limits)	RCRA-SQG	The site is classified as a private small quantity generator facility The site does not open for public use. The site generates more than 100 and less than 1,000 kg of hazardous waste during any calendar month and accumulates less than 6,000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1,000 kg of hazardous waste at any time. No violation was reported. Based on this information, it is unlikely that this site will pose a concern during construction of the proposed project.

Table B: Hazardous Substance Releases

Figure 4 Map ID No.	Address and Distance from Subject Site	Databases	Status
4	USAF Norton AFB I-10 US Hwy 95 (0.42 mi east-northeast of the project limits)	NPL CERCLIS CORRACTS RCRA-SQG RCRA-TSDF US ENG CONTROLS US INST CONTROL	The 2,165-acre Norton Air Force Base site began operations in 1942 and served as a major overhaul center for jet engines and the general repair of aircraft. The site had the responsibility of providing maintenance and logistics for liquid-fuel intercontinental ballistic missiles. Past hazardous material management practices included burial of drums and other unspecified materials; disposal of waste oils, solvents, and paint residues into landfills, unlined pits, ponds, and drying beds; storage of contaminants in leaking underground tanks and; spills of gas, oils, solvents, polychlorinated biphenyls (PCBs), and acids. Norton's past trichloroethylene (TCE) usage as a common degreasing solvent impacted the soil and upper water bearing zone of a drinking water aquifer. Drinking water is derived mainly from the middle and lower water bearing zones. Soil was also contaminated with dioxin, PCBs and heavy metals including chromium, arsenic and copper. People who accidentally ingest or come into direct contact with contaminated groundwater or soils may be at risk. Several City of Riverside drinking wells (Gage Canal Complex) showed TCE levels slightly above the MCL (5 ppb). The Air Force (AF) implemented the Off-Base Water Supply Contingency Plan (WSCP) for well-head treatment at Riverside's Raub 5 production well that included a monitoring well network. The initial cleanup approach was for quick localized response actions, followed by long-term phases on cleanup of the entire site. After several removal actions were completed, the cleanup management was modified to better support a Comprehensive Environmental Response Compensation Liability Act (CERCLA) process approach. Accordingly, two operable units (OU) were established to manage the cleanup. OU1 addressed the TCE groundwater plume both on and off base and the TCE soil source column over the plume in the central base area. OU2 addressed all other basewide sites. Norton AFB achieved construction completion in 2006. All remedial actions have been completed for the OU1 and OU2 Record of Decision (ROD). The only ongoing operation and maintenance (O&M) activities are for the groundwater monitoring program and the Site 2 landfill. On base groundwater monitoring continues while monitoring of off base municipal drinking water wells was no longer required as of 2009.

Table B: Hazardous Substance Releases

Figure 4 Map ID No.	Address and Distance from Subject Site	Databases	Status
			O&M activities at the Site 2 landfill include landfill gas monitoring, inspections, and cap maintenance. Institutional controls are implemented via deed restrictions for groundwater, the Site 2 landfill, Sites 5 and 19, and Area of Concern 4 to protect human health and the environment. Post-excavation sampling and closure documentation are being completed for two sites formerly associated with the Resource Conservation and Recovery Act (RCRA) interim status permit that the former Norton AFB had for the Industrial Waste Treatment Plant (IWTP) and Industrial Waste Line (IWL). Closure of the two sites is expected by the end of 2011 or early 2012. Once these sites are closed, the AF and the State will determine requirements, if any, for an IWL RCRA post-closure permit. The third 5-Year Review completed in September 2010 revealed no protectiveness issues. As of 2009, primary contaminants trichloroethene and cis-1,2-dichloroethene no longer exceed their maximum contaminant levels (MCLs) in groundwater. Although, due to the long term decline in regional groundwater levels, some monitoring wells within the central base area went dry while monitoring results indicated levels above MCLs. EPA identified a concern about possible residual vadose zone contamination and the potential for groundwater contamination if groundwater levels return to historical levels. As a result, EPA, the Air Force and the State will work collaboratively to confirm that the performance of the remedy addresses the potential risk associated with this pathway. In late 2009 and early 2010, the Site 2 landfill cap was modified from a vegetative cap to an asphalt cap for use as a vehicle parking and storage area. Based on the available information and current status, it is unlikely that this site will pose a concern during construction of the project.

Source: Environmental Data Resources (EDR), Inc. EDR Radius Map Report with GeoCheck. January 13, 2012.
NOTE: The sites plotted on Figure 4 are based on available information provided in the EDR Radius Map Report. Most of the sites on Figure 4 were identified by address. However, release site #4 that was plotted on Figure 4 is based available information because no addresses were available. Therefore, there is no way of identifying the exact location of the release for these sites.
mi = mile/miles

7.0 CONCLUSIONS

The following recommendations are based on a summary of the data collected from various sources regarding the subject property in the course of preparing this Phase I ESA for the overall site.

The EDR Radius Map Report with GeoCheck summarizes the records identified in this database review. The database search report listed 1 Clandestine Drug Lab (CDL) site, 1 National Priorities List (NPL) listing, 1 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) site, 1 Corrective Action Report (CORRACTS) listing, 1 Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSDF) site, 3 RCRA Small Quantity Generator (SQG) listings, 1 Engineering Controls Sites List (US ENG CONTROLS) listing, 1 Sites with Institutional Controls (US INST CONTROL) listing, 9 EnviroStor Database (ENVIROSTOR) sites, 1 RCRA NonGen site, 4 Historical Hazardous Waste & Substance Site List (HIST CORTESE) listings, and 8 LUST sites within the database search radius. Based on the information available from these various databases, it does not appear that any Recognized Environmental Conditions are present on the subject property, and that the identified sites/areas of contamination do not represent a significant risk to public health or safety as long as local groundwater is not used for domestic supply.

During the visual site survey, no soil or asphalt stains were observed on the vacant land or self-storage facility. No additional evidence of spills, accidental releases, or illegal dumping of hazardous substances was observed. In addition, no hazardous substance releases were noted during the site survey or review of historical photographs or historical topographic maps. An interview with the current owner of the vacant portion of the site, plus previously prepared Phase 1 hazmat reports for both the self-storage facility and the vacant portion of the site, provide no indication that the site has experienced contamination by hazardous materials in the past.

LSA concludes that the subject property has a negligible probability of containing Recognized Environmental Conditions (RECs) and its grading and development would not represent a risk to public health or safety. In addition, no Phase II sampling or testing is needed at this time. However, there is at least a potential for hazardous materials being stored in the self-storage facility, and surveys for ACMs, LBP, PCBs, etc should be conducted prior to demolishing this facility. In addition, utility companies should mark the locations of their underground service lines prior to grading.

Although not likely, it is possible the self-storage facility onsite may contain ACMs and LBP and surveys for these potential contaminants should be conducted prior to demolition of any structures related to this facility. There is also a potential to encounter PCBs from light ballasts in electrical transformers within the existing self-storage structures.

8.0 RECOMMENDATIONS

Based on the governmental database search, visual site survey, agency records request results, interviews with persons knowledgeable about the site, and historical aerial photograph and topographic map review conducted for this project, LSA concludes that the subject property has a low probability of containing Recognized Environmental Conditions (RECs) and its grading and development would not represent a risk to public health or safety. However, there may be a risk associated with demolition of the existing self-storage facility if hazardous materials are being illegally stored in any individual storage rooms.

Prior to demolition of the self-storage facility, the following are recommended to assure there will be no significant risks to public health or safety:

- **ACM Survey:** Prior to demolition of the self-storage facility, a State-certified asbestos professional should determine whether sampling of building materials for ACMs should be performed. Any abatement or removal of ACMs must be performed in accordance with applicable federal, State, and local regulations.
- **LBP Survey:** Prior to demolition of the self-storage facility, a State-certified lead professional should survey the site structures and determine whether sampling for LBP is warranted. Any abatement or removal of LBP must be performed in accordance with applicable federal, State, and local regulations.
- **PCB Survey:** Prior to demolition of the self-storage facility, a qualified professional should survey the site structures and determine whether any suspect PCB-containing equipment (e.g., transformers, fluorescent light ballasts) are present. PCB-containing equipment must be handled and disposed of in accordance with applicable federal, State, and local regulations.
- **Health and Safety Plan:** A Health and Safety Plan should be developed for demolition activities at the self-storage facility. The Plan should include any soil and air monitoring required based on recommended sampling outlined above, and include procedures for handling previously unknown contamination encountered during these activities. Prior to demolition, a qualified hazmat professional shall inspect all the individual storage rooms to identify if any hazardous materials are present. Any hazardous materials found shall be disposed of by a licensed contractor in approved methods in an appropriate disposal facility.
- **Notification:** Notify and ensure that local utility companies mark the locations of service cables or pipes at least 2 working days prior to subsurface excavation.
- **Testing:** No soil or groundwater sampling or testing in the vacant portion of the site is recommended at this time.

9.0 LIMITATIONS

The findings and opinions presented are specific to the dates of LSA site work and should not be relied on to represent conditions at substantially later dates. The opinions included herein are based on information obtained during the study and on LSA's experience. If additional information becomes available that might impact environmental findings, LSA requests the opportunity to review the information, reassess the potential concerns, and modify LSA's opinions, as necessary.

Although this assessment has attempted to identify the potential for environmental impacts to the subject property, potential sources of contamination may have escaped detection due to: (1) the inaccuracy/incompleteness of public records, and (2) the presence of undetected or unreported environmental incidents. It was not within the scope of this assessment to address non-ASTM issues, such as radon, lead in drinking water, and wetlands. It was not the purpose of this study to determine the actual presence or degree or extent of contamination, if any, at the site, which could require additional exploratory work, including sampling and laboratory analysis.

LSA's professional services have been performed using the degree of care and skill ordinarily exercised, under similar conditions, by reputable environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional information in this report.

This report is intended for use by Hillwood and their designated agents only. LSA's services have been performed under mutually agreed upon terms and conditions. If other parties wish to rely on this report, please have them contact LSA so that a mutual understanding and agreement of the terms and conditions for LSA services can be established prior to their use of this information.

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2-17-12
Date

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Expires 6/2012
STATE OF CALIFORNIA

10.0 REFERENCES

Information presented in this report is based upon the following sources.

10.1 AERIAL PHOTOGRAPHS

The aerial photographs provided by Environmental Data Resources (EDR), Inc. are included in Appendix D.

10.2 MAPS

United States Geological Survey (USGS) Topographic Maps. *San Bernardino, California*, Quadrangle, 7.5-minute series, 1901, 1942, 1954, 1967, 1973, 1975 and 1980. (Provided in Appendix F)

Reference Map Series Sheet J. State of California Department of Conservation, June 30, 1986. (Provided in Appendix C)

EDR, Sanborn Fire Insurance Maps. No information on subject property. (Provided in Appendix E)

10.3 REPORTS AND REFERENCES

City of San Bernardino, 2010 Water Quality Report, 2011. (Provided in Appendix B)

San Bernardino County Fire Department, Hazardous Materials Division. Request for Records Information letter. January 12, 2012. (Provided in Appendix B)

Environmental Data Resources, Inc. (EDR). The EDR Radius Map Report with GeoCheck. Cott Beverage. January 13, 2012. (Provided in Appendix G)

10.4 WEBSITES

Department of Toxic Substance Control (DTSC). Envirostor website: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=33320002, accessed January 28, 2012.

State Water Resources Control Board (SWRCB). GeoTracker website: http://geotracker.swrcb.ca.gov/, accessed February 2, 2012.

United States Environmental Protection Agency (EPA). Map of Radon Zone in California on EPA data website: http://www.city-data.com/radon-zones/California/California.html, accessed January 25, 2012.

EPA. EPA Region 9 Superfund website: http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/vwsoalphabetic/Norton+Air+Force+Base?OpenDocument

APPENDIX A (ON CD)

FIGURES

Figure 1: Site Location
Figure 2: Aerial Photograph
Figure 3: Site Photographs
Figure 4: Conceptual Site Plan

APPENDIX B (ON CD)

LOCAL AGENCY INFORMATION

APPENDIX C (ON CD)

SUPPORTING REPORTS AND MAPS

Water Quality Report

Oil and Gas Well Map

APPENDIX D (ON CD)

HISTORICAL AERIAL PHOTOGRAPHS (EDR)

APPENDIX E (ON CD)

CITY DIRECTORIES AND SANBORN MAPS (EDR)

APPENDIX F (ON CD)

HISTORICAL TOPOGRAPHIC MAPS (EDR)

APPENDIX G (ON CD)

GOVERNMENTAL DATABASE REPORT (EDR)

APPENDIX H (ON CD)

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT QUESTIONAIRE

APPENDIX I (ON CD)

TITLE INFORMATION

APPENDIX J (ON CD)

SELF-STORAGE PHASE 1 ESA REPORT 2009

APPENDIX K (ON CD)

PREVIOUS VACANT LAND PHASE I ESA REPORT 2006

APPENDIX L (ON CD)

RESUME OF PHASE 1 PREPARER