

# **APPENDIX D**

## *Phase I Environmental Site Assessment*



# Phase I

## Environmental Site Assessment

**APNs 0254-191-09 and 0254-191-011**

**1595 West Valley Boulevard  
Colton, San Bernardo County, California 92324**

Prepared for:

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3835 Birch Street  
Newport Beach, California 92660

Prepared by:

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July 28, 2017

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AUG 24 2017

CITY OF COLTON  
DEVELOPMENT SERVICES DEPARTMENT

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## 1.0 - EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) has been requested as part of the due diligence investigation for a potential real estate transaction or for development of the Property.

A Phase I ESA identifies, to the extent feasible, Recognized Environmental Conditions in connection with the Subject Property, via records review, site reconnaissance, interviews and through evaluation and report preparation. The scope of this inquiry is to perform the research and reporting tasks appropriate to support the user's ability to qualify for the innocent landowner defense under CERCLA. No subsurface site investigation was performed or is implied.

An assessment of the Subject Property following generally accepted industry standards and ASTM Standard E-1527-13 was performed and is detailed herein.

No existing Recognized Environmental Conditions were identified on the Subject Property.

### Legal Description and Location

The "Subject Property" covers APNs 0254-191-09 and 0254-191-11. The roughly three-acre Property is at the southeast corner of the intersection of West Valley Blvd. and North Pepper Ave. immediately north of Interstate-10 in Colton, CA.

### Site Description

The Subject Property is relatively flat, sloping gently downward toward the southeast. The Property is 100% disturbed. Current use of the northern portion is for Three Star Auto Sales. The remainder of the Property was a section of Valley Blvd. before its realignment. The Three Star Auto Sales business consists of an office structure and a paved area for car sales and parking. The vacated right-of-way for Valley Blvd. consists of paving and invasive grasses.

### Prior Phase I ESAs

A Phase I ESA dated October 2016 and a Preliminary Site Assessment dated November 2006, both prepared for APN 0254-191-09, were reviewed. Neither of these documents identified Recognized Environmental Conditions on the Subject Property.

### Records Search

Environmental Data Resources, Inc. (EDR) searched available environmental records to locate properties reported as hazardous material generators or with potential or known leaking underground storage tanks or hazardous material contamination.

Two reports were flagged by the EDR search for the Subject Property. In addition, the EDR search flagged 41 reports and Geotracker flagged 20 reports for nearby sites. Including the Subject property, these reports were found to map to 29 different addresses. Upon examination,

none of these reports raised an environmental concern on or under the Subject Property. No nearby sites were found that might contribute a vapor encroachment concern.

### **Historical Aerial Photographs**

Fifteen historic aerial photos were examined along with the Google Earth satellite photo. The 1938 aerial photo shows the area as disturbed open space with West Valley Blvd. traversing the southern part of the Property. Over time, the area fills in with commercial/industrial uses.

### **Other Sources**

Historic topographic maps, phone directories and other sources were consulted. These were consistent with the history gleaned from aerial photos, records searches and the site visit.

### **Site Reconnaissance**

David J. Tanner performed a site reconnaissance on March 30, 2017. No evidence of Recognized Environmental Conditions was found.

### **Interviews**

None of the people interviewed had knowledge of environmental concerns currently or potentially existing on the Subject Property.

### **Vapor Encroachment**

No vapor emission sources were identified within the required screening distance.

### **Findings**

Based on a site reconnaissance and review of government agency records, historic aerial photos and other information, there is no evidence that hazardous substances or petroleum products exist above de minimus levels on the surface of Subject Property. There is no evidence to suggest that groundwater under the Subject Property has been contaminated from on or off-site sources or that vapor encroachment is likely from off-site sources.

### **Opinion**

Based on the records search, interviews, aerial photos and Site Reconnaissance reported herein, it is the Environmental Assessor's professional opinion that no Recognized Environmental Conditions exist on the surface of or in the groundwater below the Subject Property.

### **Conclusions**

Based on records searches, interviews, aerial photos and Site Reconnaissance, this assessment revealed no evidence of Recognized Environmental Conditions on the surface or in the groundwater below the Subject Property nor is vapor encroachment likely from off-site sources.

## 2.0 - INTRODUCTION

### 2.1 - Objective

ASTM defines a Recognized Environmental Condition (REC) in the E1527-13 standard as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimus conditions are not Recognized Environmental Conditions.”

The reason for performing this ESA is to provide the user (property owner, buyer, lender or other concerned groups) with an assessment of the potential for Recognized Environmental Conditions to exist on the Subject Property.

### 2.2 - Scope of Services

This Phase I ESA identifies, to the extent feasible, Recognized Environmental Conditions in connection with the Subject Property, via records review, Site Reconnaissance, interviews and through evaluation and report preparation. The scope of this inquiry is to perform the research and reporting tasks appropriate to support the user’s ability to qualify for the innocent landowner defense under CERCLA. No subsurface site investigation was performed or is implied.

### 2.3 - Significant Assumptions

Significant among the assumptions are that the records accessed herein are sufficiently accurate to reasonably ascertain the current condition of the Property with respect to presence of hazardous substances. This inquiry is not exhaustive; that is it does not identify, obtain or review every possible record that might exist with respect to a property. However, all reasonably ascertainable records were reviewed.

### 2.4 - Limitations and Exceptions

The conclusions and opinions developed herein were based in part on interviews, records and reports provided by others and on our professional judgment. Thus the assessment contained herein is only valid as of the date of this report’s investigations and may require an update to reflect additional sampling, testing or other information. No guarantee of the results of this study is made or implied. Our professional services were performed in accordance with the prevailing standard of care as practiced by other environmental professionals in this area of California. We make no other warranty, either expressed or implied.

### 2.5 - Special Terms and Conditions

No special terms or conditions were included in this Phase I ESA.

## **3.0 - SITE DESCRIPTION**

### **3.1 - Legal Description and Location**

The “Subject Property” includes San Bernardino County, California Assessor Parcel Numbers (APNs) 0254-191-09-0-000 and 0254-191-11-0-000.

Figure 1 shows the triangular three-acre Subject Property on its Assessor Map. The Property is at the southeast corner of the intersection of West Valley Blvd. and North Pepper Ave. north of Interstate 10 in the City of Colton. Regional and Vicinity Maps appear on Figures 2 and 3.

### **3.2 - Current Use of the Subject Property**

The Subject Property is relatively flat, sloping gently downward toward the southeast. The Property is 100% disturbed. Current use includes the Three Star Auto Sales business. The remainder of the Property is an abandoned section of Valley Blvd (post realignment). The Three Star Auto Sales business consists of an office structure and a paved area for car sales/parking. The vacated right-of-way for Valley Blvd. consists of paving and invasive grasses.

A USGS Topographic Map appears on Figure 4. Satellite Photographs are shown on Figure 5. A Photo Location Map is shown as Figure 6. Site Photos appear on Figures 7 through 15.

### **3.3 - Past Uses of the Subject Property**

The 1938 aerial photo shows the northern part of the Subject Property as disturbed open space and the southern part as West Valley Blvd. The 1968 aerial shows buildings north of Valley Blvd. The 2006 Preliminary Site Assessment indicates use as a gas station. The 2009 aerial photo shows the Valley Blvd. realignment that now shapes the northern edge of the Subject Property. The building on this parcel also appears along with the parking lot in 2009. The abandoned roadway remains on the southern portion of the Subject Property.

### **3.4 - Current Uses of Adjoining Properties**

The Subject Property is bordered to the south by Interstate 10, to the west by Pepper Ave. and a gas station, to the north by Valley Blvd. and an office building and to the east by Valley Blvd. closing the Subject Property triangle to a point.

### **3.5 - Past Uses of Adjoining Properties**

The 1938 aerial photo shows the adjoining parcels as disturbed open space with an east west running railroad to the south. Valley Blvd. runs east west across the Subject Property. The 1949 aerial photo shows the roadway that will become Interstate 10. The 1966 aerial photo shows the bridge and interchange for Pepper Ave. Businesses to service this exit ramp appear at the intersection of Valley Blvd. and Pepper Ave. The 2009 aerial photo shows the Valley Blvd. realignment that changes the Subject Property and the nearby land uses.

Figure 1 - EDR Lightbox Map and Assessor Map (partial)



October 2003

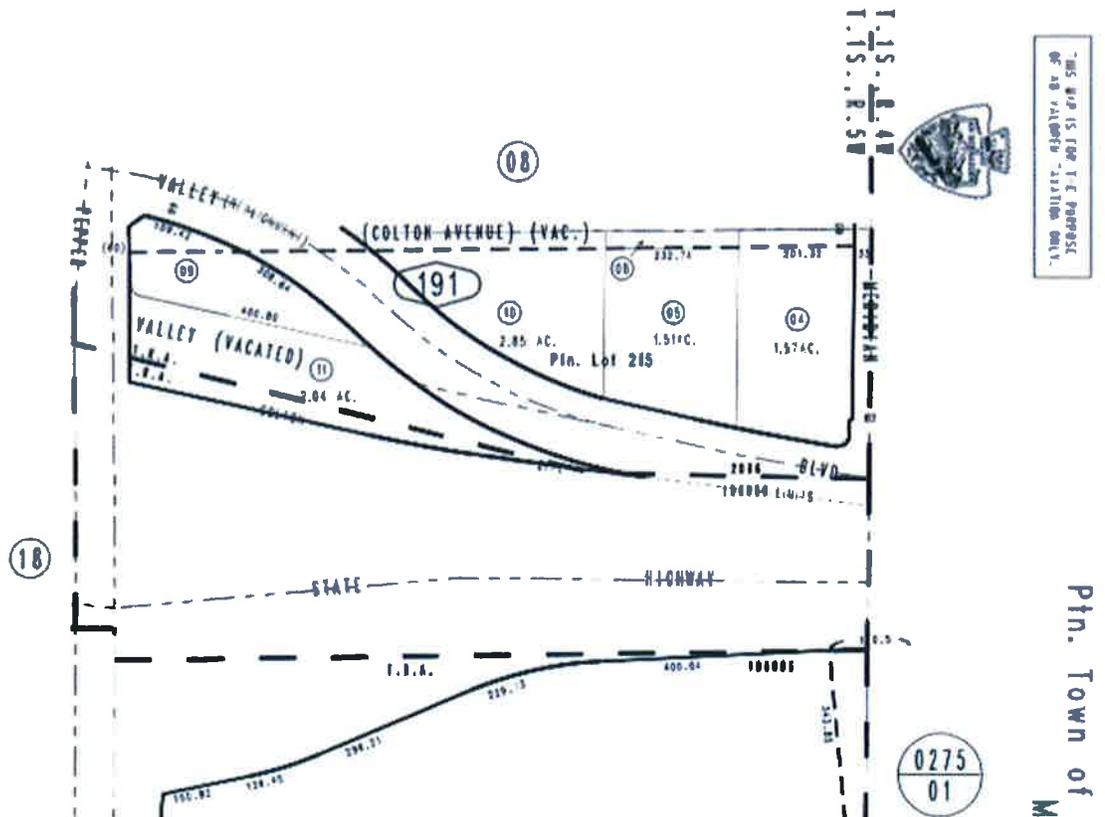




Figure 3 - Vicinity Maps

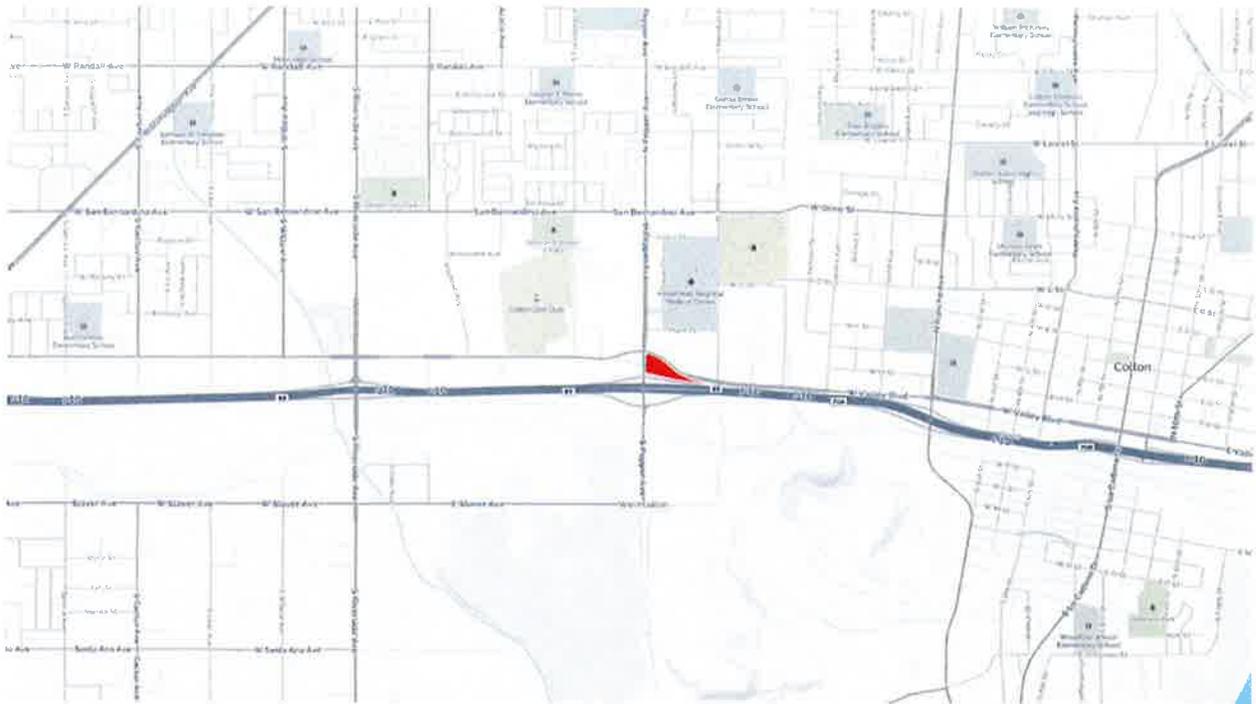


Figure 4 - USGS Topographic Map (2012)

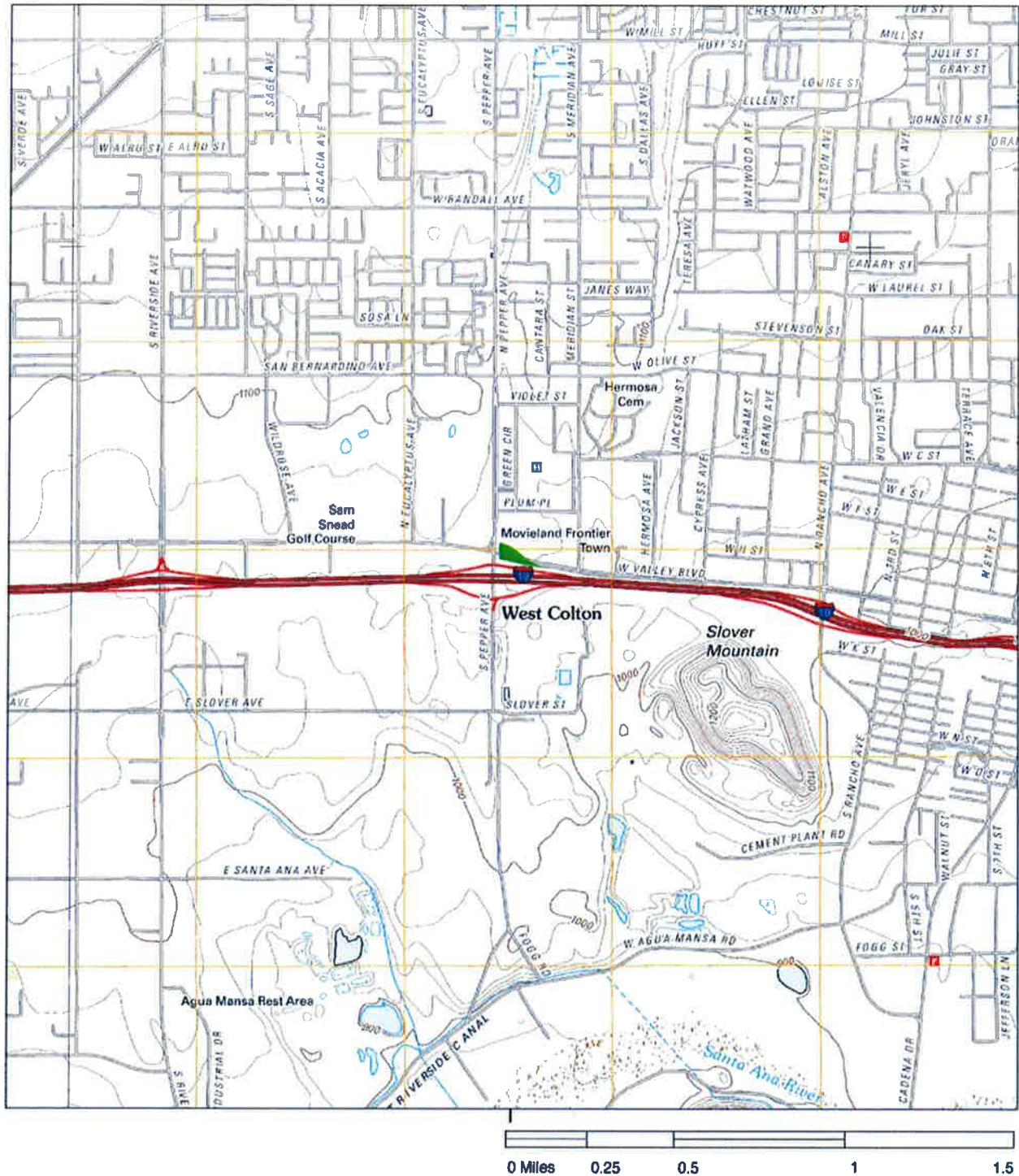


Figure 5 - Satellite Photographs (from Google Earth)



Figure 6 - Photo Location Map

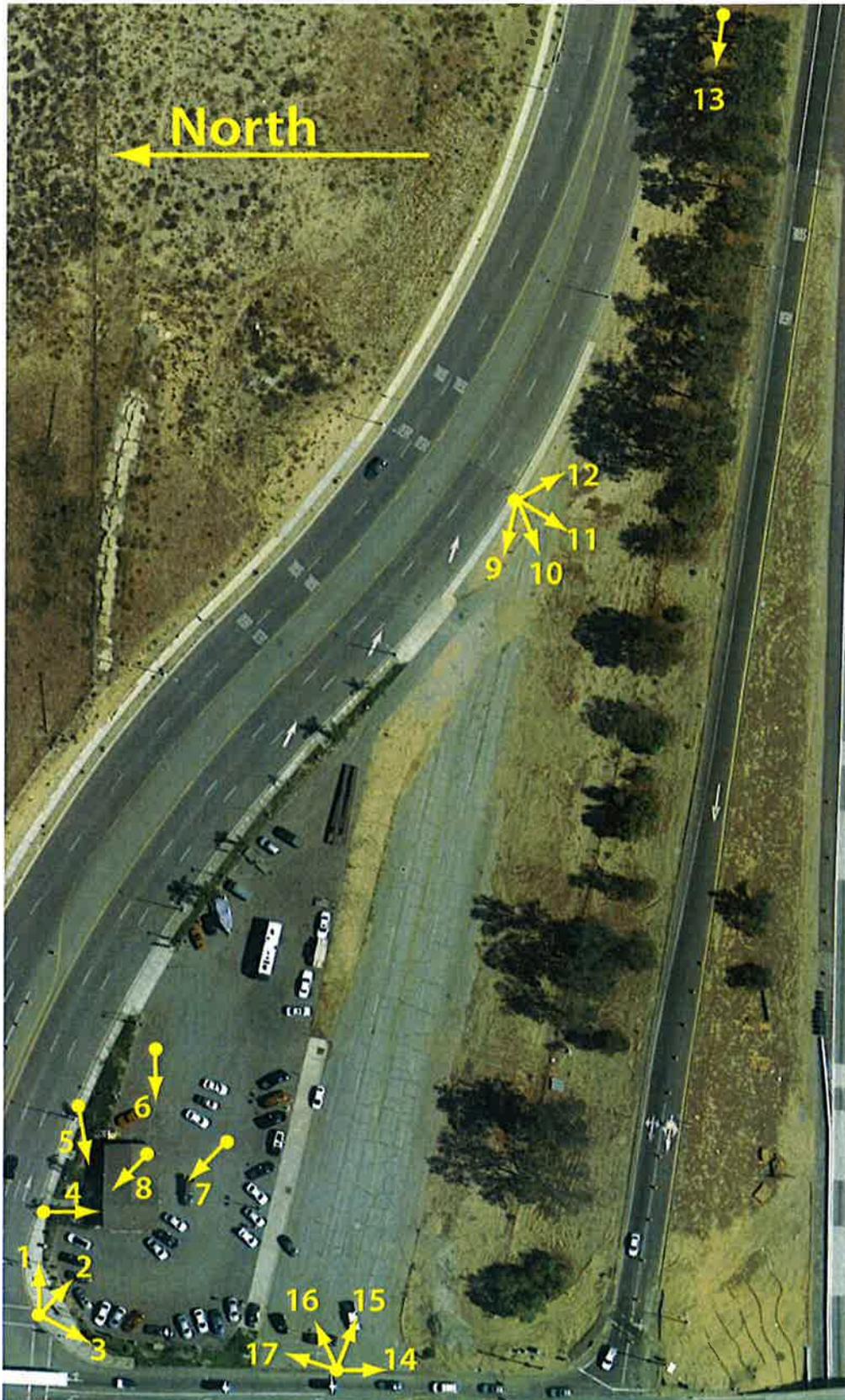
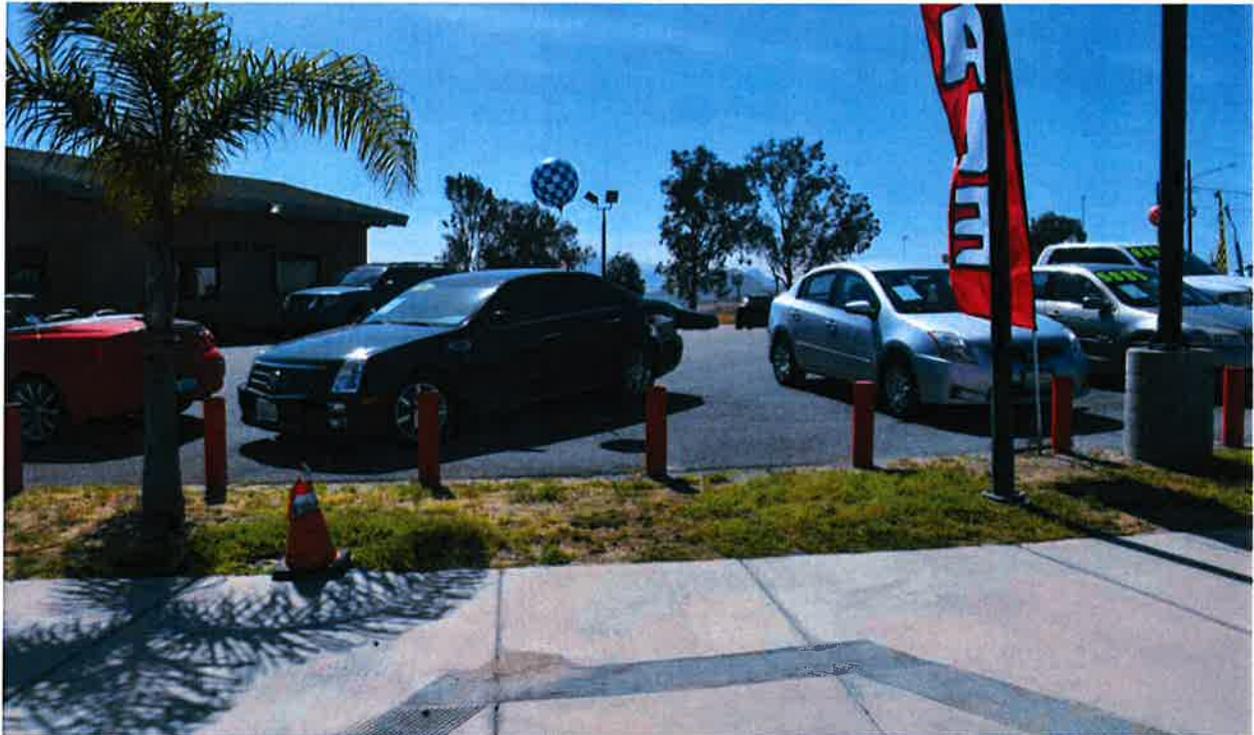


Figure 7 - Site Photos 1 & 2



View east from northwest corner of Property



View southeast from northwest corner of Property

Figure 8 - Site Photos 3 & 4



View south from northwest corner of Property



Exterior of office building looking south

Figure 9 - Site Photos 5 & 6



Exterior of office building looking southwest

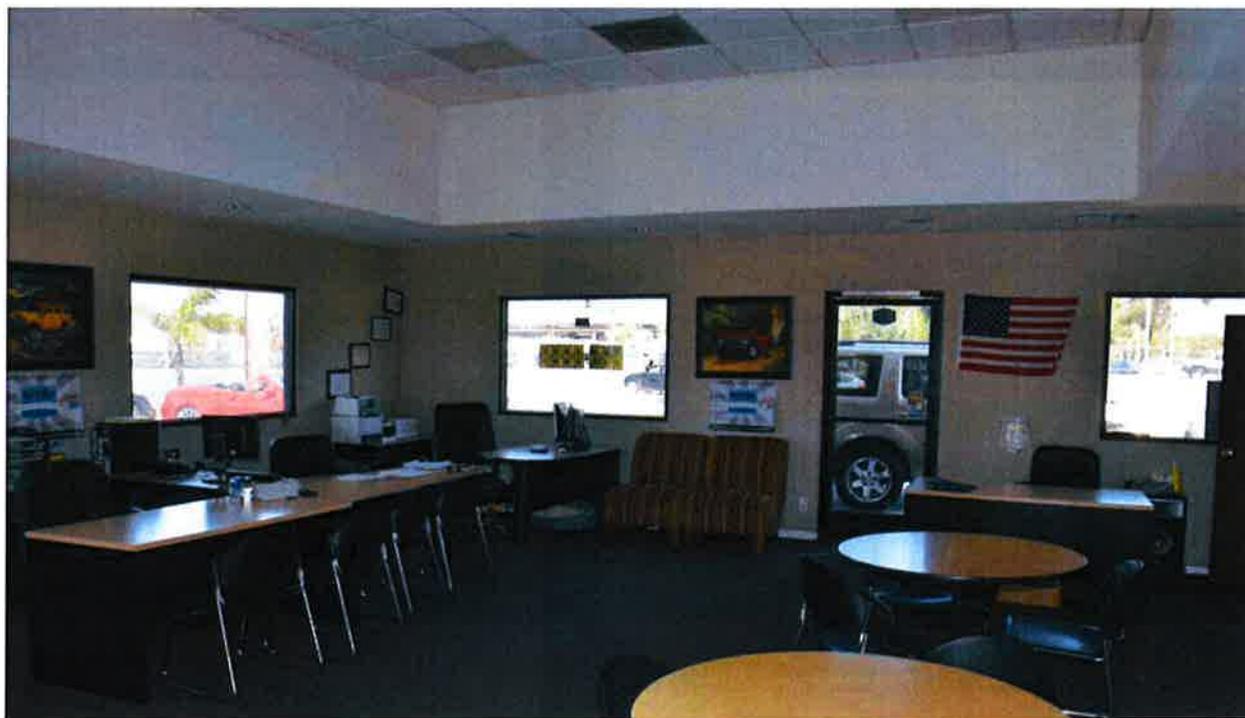


Exterior of office building looking west

Figure 10 - Site Photo 7 & 8



Exterior of office building looking northwest

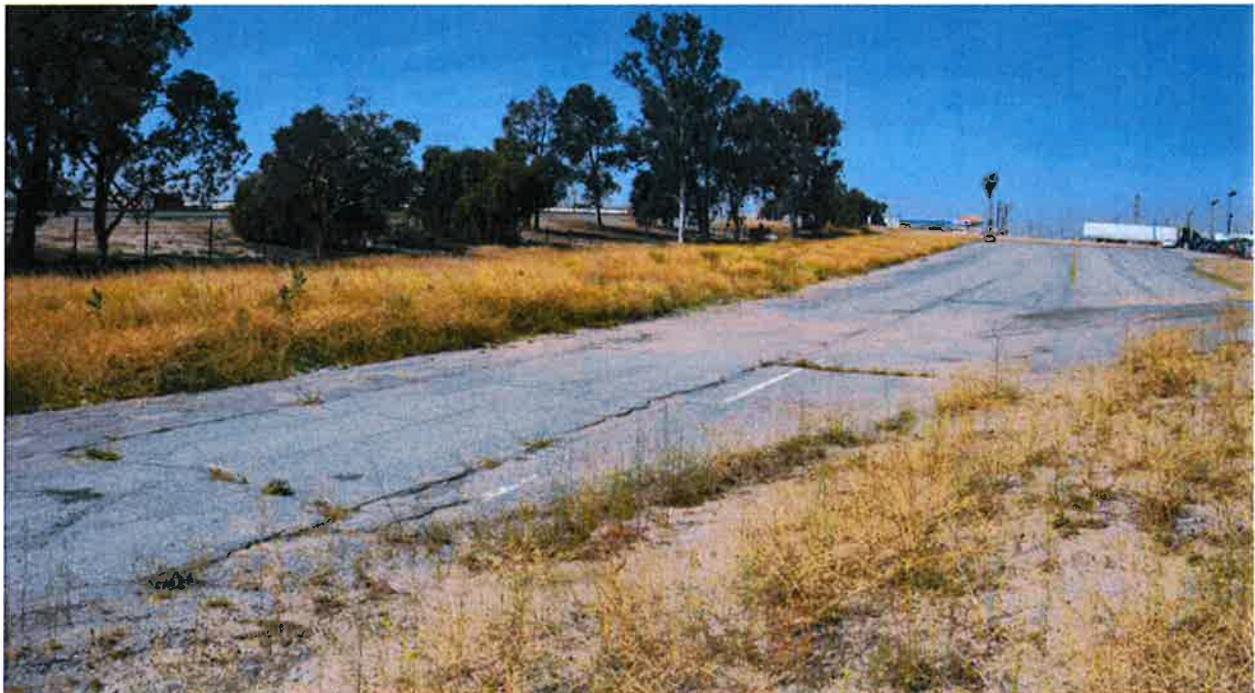


Interior of office building looking northwest

Figure 11 - Site Photos 9 & 10



View west from center of northern Property line

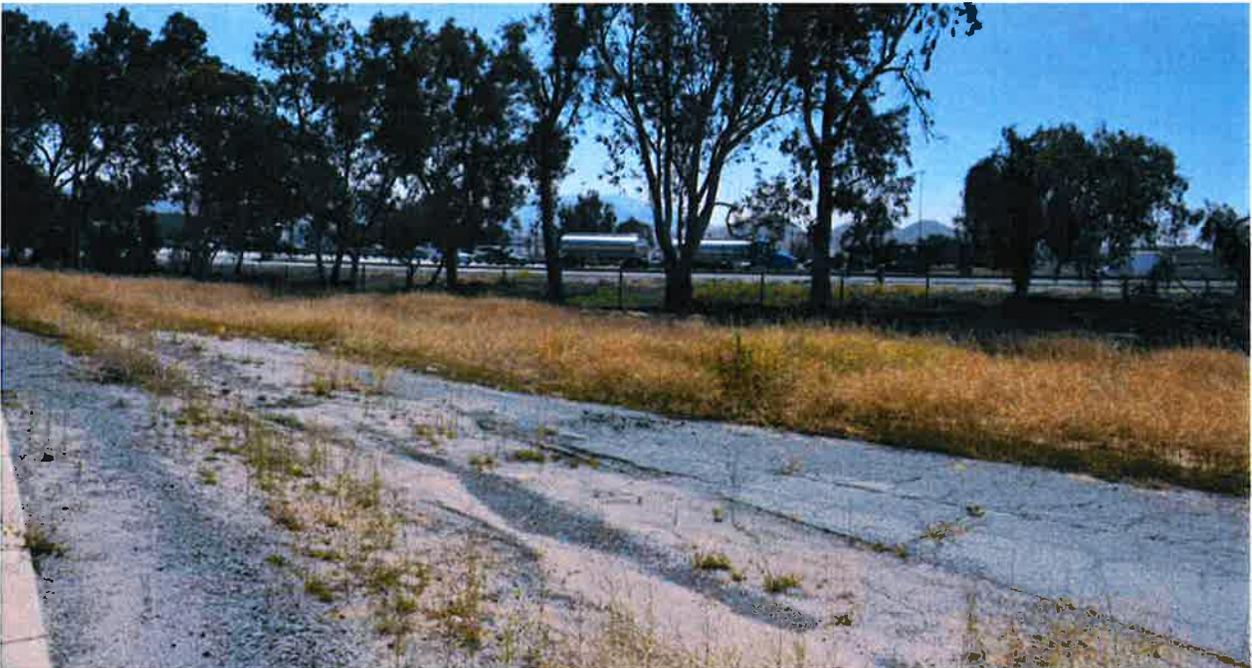


View southwest from center of northern Property line

**Figure 12 - Site Photos 11 & 12**



View south from center of northern Property line



View southeast from center of northern Property line

**Figure 13 - Site Photos 13 & 14**

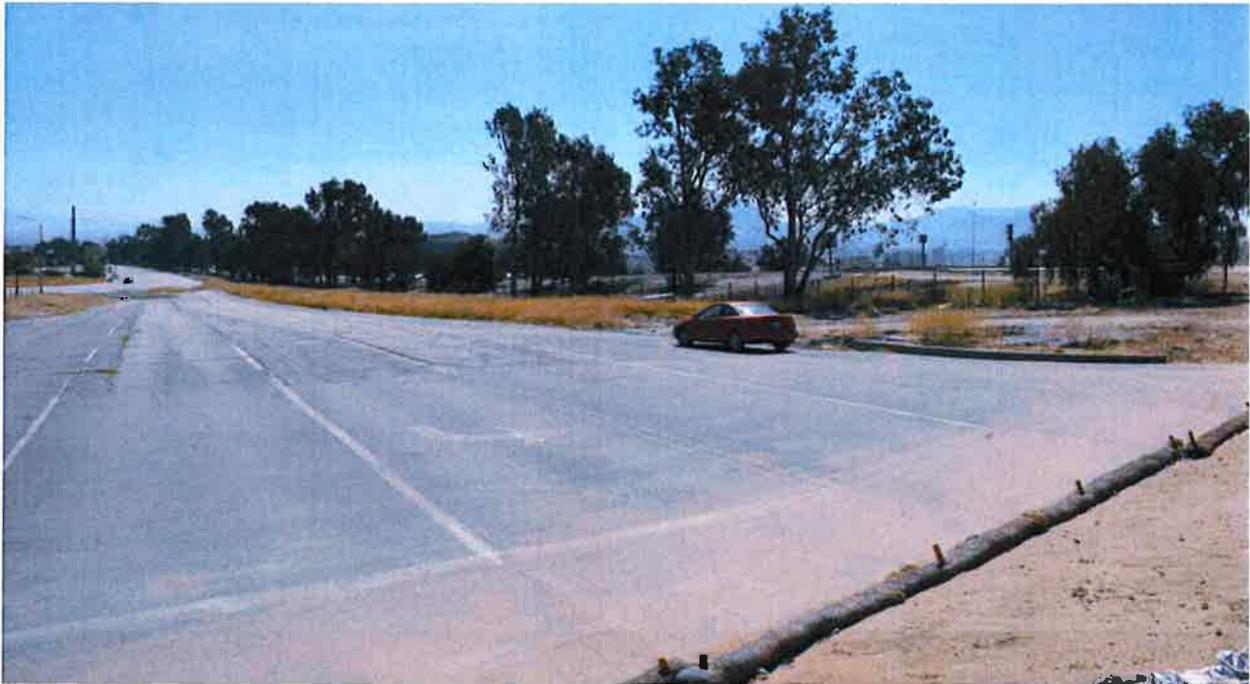


View west from southeast corner of Property



View south from midpoint of western Property line

Figure 14 - Site Photos 15 & 16



View southeast from midpoint of western Property line



View northeast from midpoint of western Property line

**Figure 15 - Site Photos 17**

View north-northeast from midpoint of western Property line

### **3.6 - Current or Past Uses in the Surrounding Area**

The 1938 aerial photo shows the surrounding area as disturbed open space. The 1949 aerial photo shows Interstate-10 to the south and the first phase of the rail yard south of Interstate-10. The area gradually fills in with commercial uses, the largest being the expansion of the rail yard to the south and on the 2005 aerial photo the Arrowhead Regional Medical Center.

### **3.7 - Geologic, Hydrogeological, Hydrologic, and Topographic Conditions**

The Subject Property is not mapped within a 100 or 500-year flood plain. Surface water flows SSE. Groundwater under the Subject Property also likely flows SSE. Environmental cleanup reports examined indicate that moving west from the Subject Property, groundwater flow, tends to the south and then to the southwest. Figure 16 shows the topo map from the EDR Vapor Encroachment App. The areas in gray are at higher elevation than the Subject Property. The red lines show groundwater flow direction for nearby areas based on available documentation.

### **3.8 - Other Concerns**

A pipeline has been mapped on Figure 16 as traversing the eastern part of the Subject Property north to south. The Southern California Gas webpage (<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map/san-bernardino>) shows a pipeline that appears to have originally crossed the Subject Property as mapped on Figure 16. This looks like it might have been rerouted into the Pepper Ave. right of way as shown on Figure 17.

Figure 16 - Topo Map from VEC App Showing Groundwater Flow

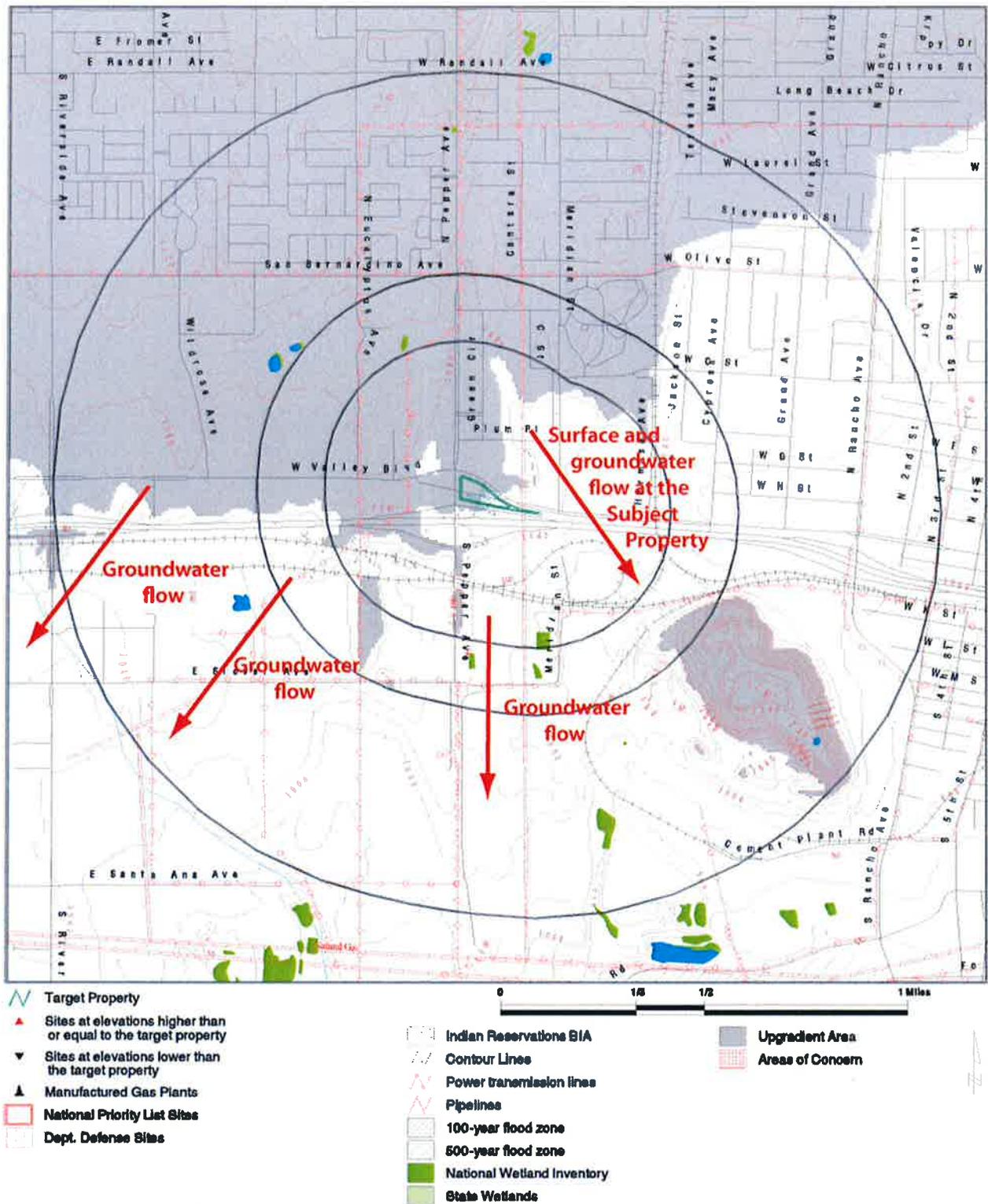
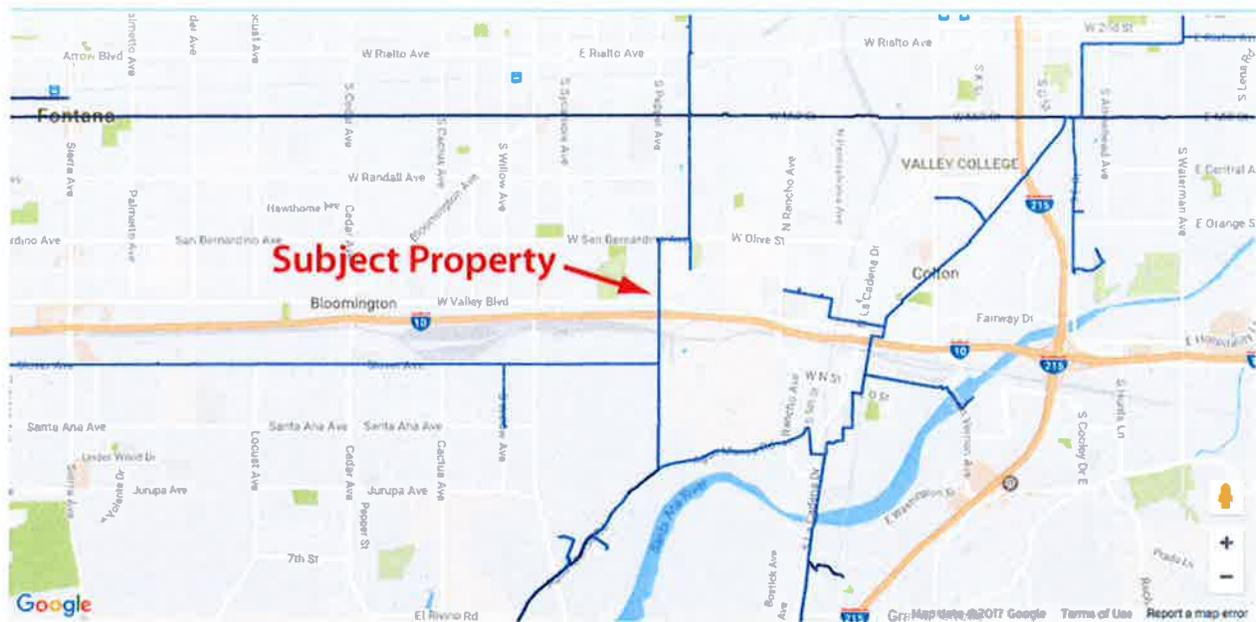


Figure 17 - Pipeline Map from Southern California Gas Webpage



**Dark Blue** Transmission Lines: Generally large diameter pipelines that operate at pressures above 200 psi and transport gas from supply points to the gas distribution system.

**Light Blue** High Pressure Distribution Lines: Pipelines that operate at pressures above 60 psi and deliver gas in smaller volumes to the lower pressure distribution system.

Accuracy of pipeline locations can vary +/- 500 feet.

Information from this website should *never* be used as a substitute for calling 811 two business days before digging.

## 4.0 - USER PROVIDED INFORMATION

### 4.1 - Title Records



**San Bernardino County - PIMS**  
Property Information for Parcel 0254-191-09-0000

[PDF Format](#)  
[HTML Format](#)

**Assessor**

Parcel	Parcel Status	Parcel Type	Property ID	Tax Status	Use Code	Land Access	Size	Land Type	District	Resp Group	Resp Unit
0254191090000	A	0		2	CAR LOT	PUB/PV	04	03	FONTANA	D	COM

**Ownership History**

Name	R/I	% Int	Type	Acquisition Date	Document Date	Inactive Date	Document Numbers
CITY OF COLTON	SO	100.0000000	B	11/18/2016	11/18/2016	NONE	20160498873
BERKL, EDWARD	SO	100.0000000	B	11/18/2016	11/18/2016	11/17/2016	20160498871
PACIFIC OCEAN DRIVE 331* LLC	SO	100.0000000	B	11/30/2006	11/30/2006	11/17/2016	20060810797
COUNTY OF SAN BERNARDINO	SO	100.0000000	B	03/28/1996	11/28/2006	11/29/2006	2006112800005

The City of Colton, CA owns both APNs comprising the Subject Property.

Christy Elshof, Economic Development Project Manager, Development Services Department, City of Colton, is the representative for the Subject Property. Her address is 650 N La Cadena Drive, Colton, CA 92324. Phone and email are 909-370-6176 and celshof@coltonca.gov.

### 4.2 - Liens or Activity and Use Limitations

According to Christy Elshof, there are no Liens or Activity and Use Limitations on the Subject Property. The Title Insurance Report (attached as Appendix IX) does not indicate any Liens or Activity and Use Limitations on the Subject Property.

### 4.3 - Specialized Knowledge

Christy Elshof stated she had no specialized knowledge of Recognized Environmental Conditions or concerns existing on the Subject Property.

### 4.4 - Valuation Reduction for Environmental Issues

According to Christy Elshof, there has been no valuation reduction for the Subject Property due to environmental issues and the value of the Subject Property is approximately the same as for comparable parcels in the general area.

### 4.5 - Owner, Occupant Information

There are no residents on the Subject Property. Owner information is given above.

## 5.0 - RECORDS REVIEW

### 5.1 - Objective

The purpose of the records review is to obtain and review records that will help identify Recognized Environmental Conditions on or near the Subject Property.

### 5.2 - Standard Environmental Record Sources

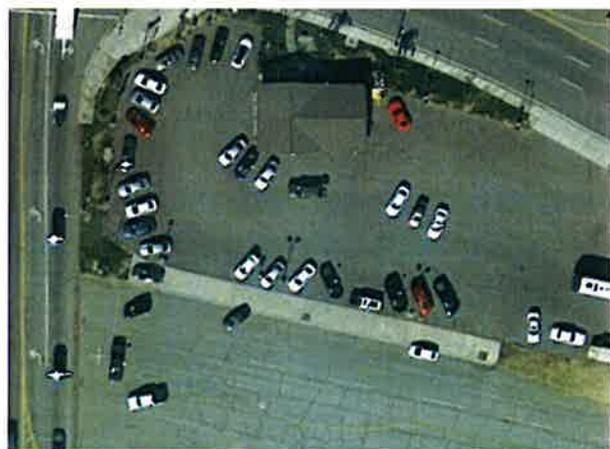
#### Prior Reports Concerning the Subject Property

Two prior studies done for APN 0254-191-09, the northern portion of the Subject Property, were read during preparation of this current Phase I ESA.

A Phase I ESA dated October 2016 was prepared by Lilburn Corporation. This is attached as Appendix VII. This documents indicates no environmental concerns were detected and “a Phase II Environmental Site Assessment is not recommended.”

A Preliminary Site Assessment (PSA) dated 11/11/2006 was prepared by Geomatrix. This is attached as Appendix VIII. This PSA cites a prior Phase I ESA dated 12/23/1996 prepared by Thomas Olsen Associates. A copy of the 1996 TOA Phase I ESA was not available while preparing this current Phase I ESA.

The 2006 PSA states that a gasoline station constructed in 1966 existed on the Subject Property. Government records cited by this PSA indicate underground storage tanks were removed in 1978, 1983 and 1991. The 1966 historic aerial photograph (see Appendix IV) shows the Subject Property as open space. The service station appears with minor changes of its configuration on the 1968 through 2006 aerial photos. The clearest of these photos (1968) is cropped and shown on the left below. The 2009 and subsequent aerial photos show the Subject Property after the W Valley Blvd. realignment. The most detailed image is the Google Maps satellite photo shown on the right. The original main gas station building is the current Three Star Auto Sales office building. The gasoline dispenser station has been removed.



There is no record of this service station on the California Water Boards Geotracker webpage. Had contamination from a leak been detected when the tanks and dispenser island were removed, a record regarding cleanup would be indexed on the Geotracker site. Lack of such a record is a strong indicator that no leak occurred during the time the service station operated.

The 2006 PSA activities included test borings and soil samples to detect contamination. It found evidence for an abandoned septic system and piping from the gasoline dispenser system. During the soil sampling, a few samples detected very low levels of petroleum residues. None of the samples yielded contaminant concentrations exceeding the standards for industrial/commercial use or residential use without restrictions of the Subject Property.

In summary, neither prior report raises an environmental concern for the Subject Property.

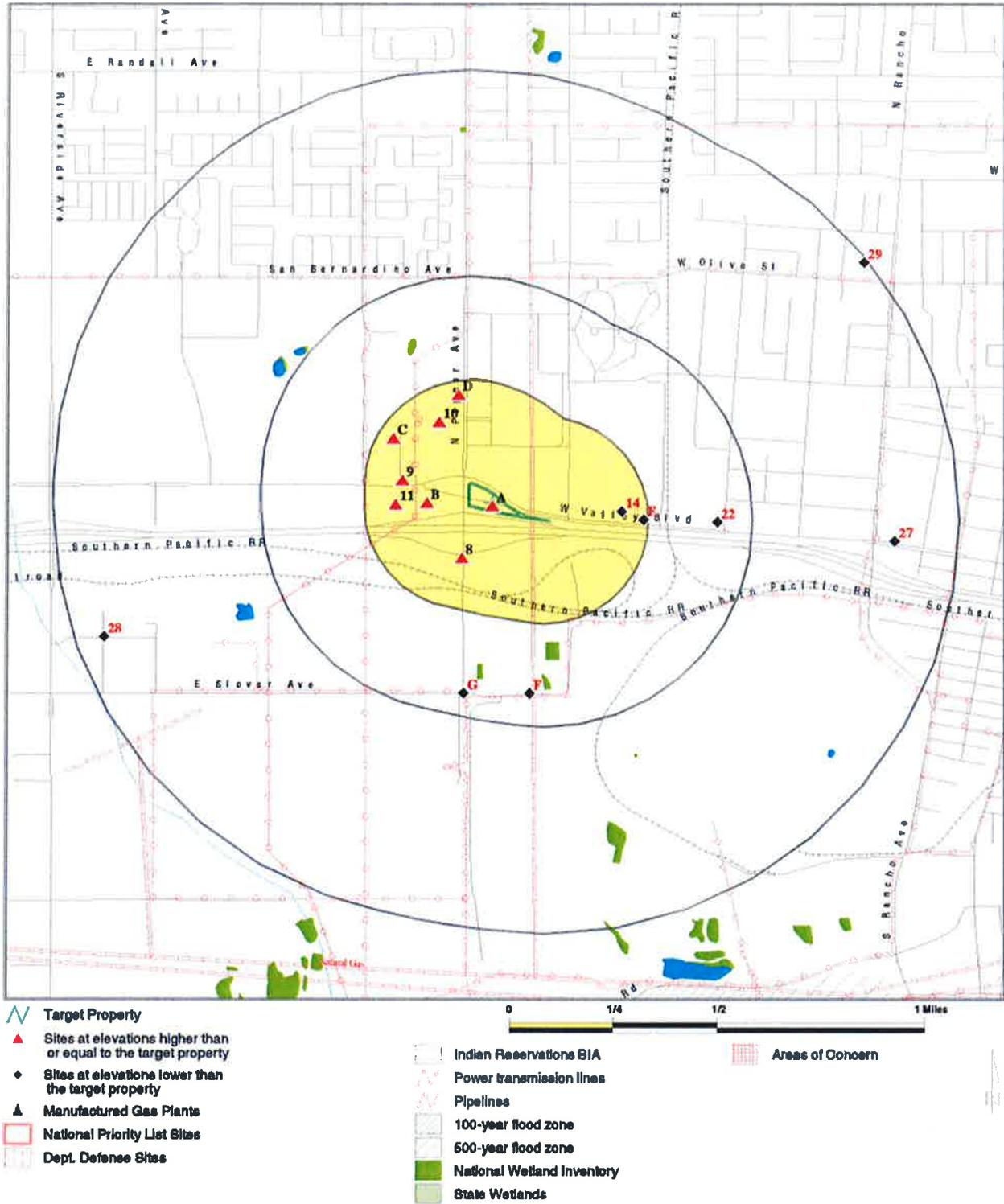
### **Regulatory Agency Record Search**

A computer search of regulatory agency databases was performed by Environmental Data Resources (EDR) to locate properties reported as hazardous material generators, known sites with above or below ground storage tanks, sites having leaking storage tanks, sites where hazardous material spills have occurred or for other criteria in accord with ASTM Standard Practices for Environmental Site Assessments, E-1527-13.

Regulatory files and records contain considerable information about various environmental concerns. In some instances, there may be no Recognized Environmental Condition or impairments regarding the Subject Property arising from these listings because A) the flagged sites are sufficiently distant from the Subject Property, B) the flagged sites are down-gradient from the Subject Property so groundwater contamination below these locations would be carried away from the Subject Property given the direction of groundwater flow, C) the concern has been remediated to “case closed” status as determined by relevant governmental review agencies indicating minimal remaining contamination or D) for other reasons. In this section, all reports discovered by the EDR search are reviewed.

Information such as depth and gradient of groundwater, direction and distance from the Subject Property and current status of the listed property are considered when determining potential environmental impacts to the Subject Property. The complete EDR database search document is reproduced as Appendix I for further review and interpretation. The 1-Mile and 1/4-Mile Radius Maps from the Subject Property boundary generated during the regulatory database search are shown as Figures 18 and 19.

Figure 18 - Radius Map





Some potentially environmentally impacted locations identified by the data base search are counted on more than one list. Some of the databases searched are indexes into other databases. This inflates the number of reports flagged. In addition, some of the listed properties appear under different names or ownerships or the addresses were specified differently making the searching software unable to determine that the entry was for an already found location or event. The same location is often listed multiple times for the same concern. Therefore, the actual number of distinct physical locations with potentially environmentally impacted soils or groundwater is less than initially indicated. As the first step in this analysis, the reports are scanned to develop a list of unique locations.

### Subject Properties Search Results

The EDR search found two reports for the Subject Property (Map IDs A1 and A2). These reports will be examined below.

### Surrounding Sites Search Results

The EDR search found 41 reports for nearby areas. These are also examined below. In addition, four “orphan” sites were identified. Orphan reports do not contain sufficient information to map the location and are not considered during this analysis.

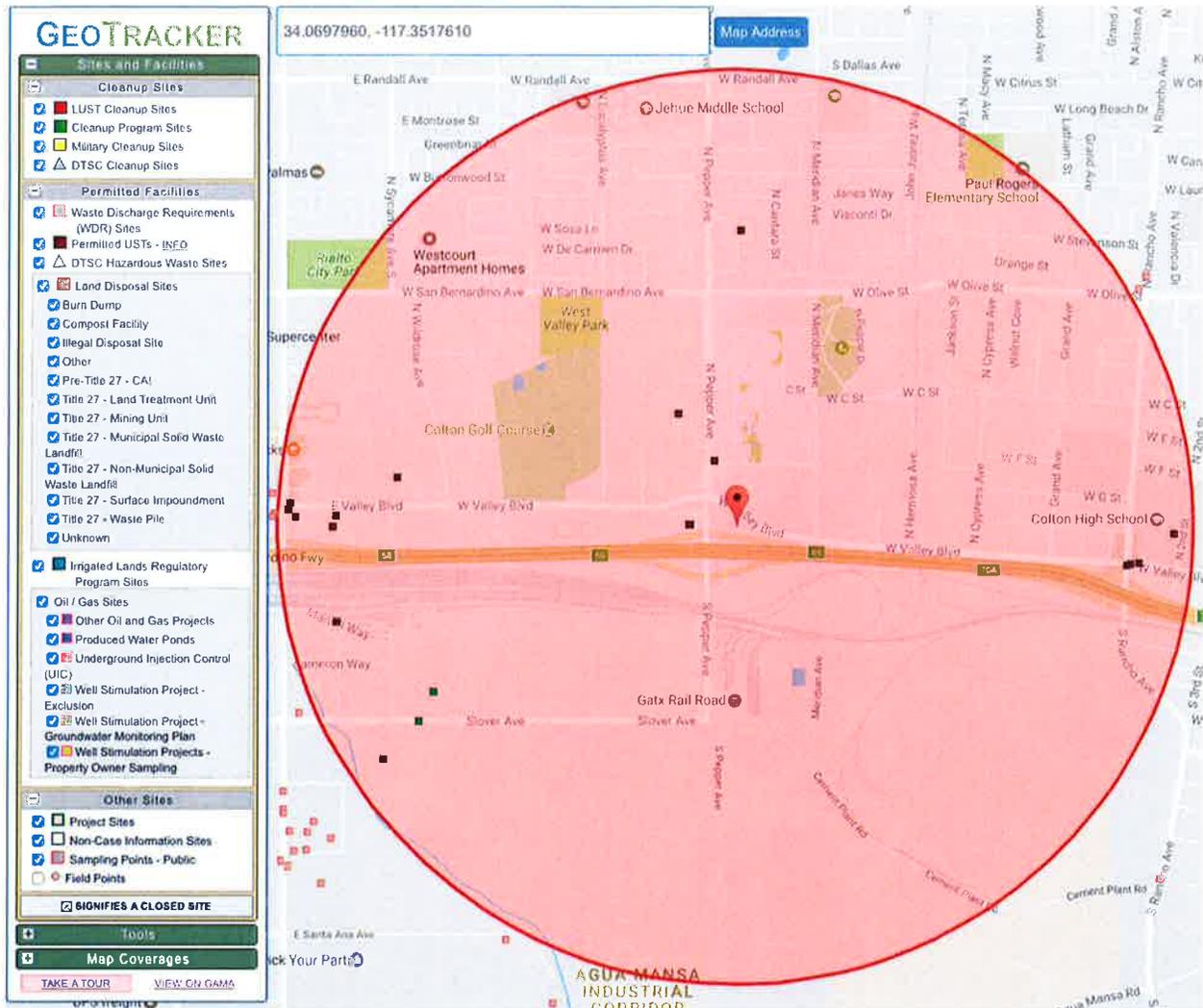
The EDR report provides links to the California Water Boards GeoTracker website, the main repository for leaking underground storage tank (LUST) reports. Figure 20 shows the Subject Property at the center of a 5,680-foot radius circle on the Geotracker map (extending one mile from the Subject Property). To obtain this map, go to “<http://geotracker.waterboards.ca.gov>” and enter “34.0697960, -117.3517610” (the coordinates for the approximate center of the Subject Property). From there, clicking the markers will access reports regarding the mapped sites. The 5,680-foot radius is well beyond the required half mile Phase I search distance for LUST sites. Geotracker identified 20 sites within the circle.

Combining the 43 EDR sites with the 20 Geotracker sites and resolving the differences in the way addresses were entered, 29 unique locations were found. These are listed in the table below

### Summary of the 29 Unique Addresses Found (sorted by Street and then by Number)

Site Name	Geotracker ID	Map ID	Number	Street
Santa Monica Mountain		29		
Chevron #9-6969	T0607100325 FA0001899		101	E Valley Blvd
Rialto, City of (Texaco)	T0607100101		102	E Valley Blvd
I-10 Truck Stop	T10000007268 FA0003905		195	E Valley Blvd
Southern Pacific Rail Yard	T0607100106	28	200	Marion Way
Food 4 Less Fuel Center #786	FA0007698		1170	N Pepper Ave

Figure 20 - GeoTracker Map



Summary of the 29 Unique Addresses Found (continued)

Site Name	Geotracker ID	Map ID	Number	Street
Don Morrison California Auto Spec		A1, A2 (Subject Property)	1595	W Valley Blvd
Arrowhead Regional Med Ctr	FA0002241		400	N Pepper Ave
McNeilus Truck & Mfg		10	401	N Pepper Ave
Bishop's Central Stores	FA0001493	D17, D18, D19	791	N Pepper Ave
Universal Mack Sales		9	220	N Rexford
Republic Machine & F		C15	313	N Rexford
Star Auto Body		C16	319	N Rexford
Amcal Automotive		12	320	N Rexford
Drew's Energy Facility		13	559	S Pepper Ave

Site Name	Geotracker ID	Map ID	Number	Street
Bishops Central Stores		8	9908	S Pepper Ave
CALNEV	SL0607118784			Slover Ave
GATX Brine Pond Colton	L10004559727	F23, F24, G25, G26	20870	Slover Ave
Conoco Colton Terminal	SL0607169415		271	Slover Ave
Santa Fe Pacific Pipe Line	SLT8R1754101		2720	Slover Ave
Las Terrazas		22		W Valley Blvd
Verizon, AT&T Mobility		E20, E21	1205	W Valley Blvd
Colton Joint USD Warehouse		14	1313	W Valley Blvd
Orange Oil Colton Valero Shell Service Station	FA0005114 T0607168722	B3, B4, B5, B6	1600	W Valley Blvd
B and G Auto Sales		B7	1630	W Valley Blvd
Inland Empire Toyota		11	1700	W Valley Blvd
Telco Foods	T0607105014		2111	W Valley Blvd
Colton High School	T0607100346	27	777	W Valley Blvd
Arco #1569	T0607100105 T0607135690 85007474		792	W Valley Blvd

The **Don Morrison and California Auto Specialists** (1595 W Valley Blvd. - EDR Map IDs A1 and A2) site is the Subject Property. The HAZNET reports (dated 1994 and 1999) indicate hazardous materials were brought to a waste recovery facility, indicating proper disposal. On aerial photos from 1968 through 2006, the Subject Property appears configured as a gasoline station. The 2006 Preliminary Site Assessment discussed above confirms this. The 2009 aerial photo, which shows the Valley Blvd. street realignment, also shows the removal of the dispenser pumps and the roof over them from the Subject Property. These reports do not raise an environmental concern for the Subject Property.

The remaining reports above are examined by address in the order they occur in the table.

The **Santa Monica Mountain** (Map ID 29) report has been mis-mapped. Reading the account, this is for a former Nike Missile Site in the Santa Monica Mountains. This report does not raise an environmental concern for the Subject Property.

The **Chevron #9-6969** (101 E Valley Blvd.) site appears twice in Geotracker (IDs T0607100325 and FA0001899). This site is located roughly one mile west of the Subject Property.

The T0607100325 ID report is for a gasoline leak impacting a “well used for drinking water supply.” The leak was discovered and stopped on 9/16/1993. The case was marked closed on 4/28/2000. No other details are available. Given the distance to this site, groundwater flow at the site that would carry contamination away from the Subject Property and remediation to obtain case closed status, this report does not raise an environmental concern for the Subject Property.

The FA0001899 ID is for permitted underground storage tanks. No indication of problems is given. This report does not raise an environmental concern for the Subject Property.

The **City of Rialto Texaco** (201 E Valley Blvd.) site has a Geotracker ID of T0607100101 and is located roughly one mile west of the Subject Property. This is for a soil only gasoline leak. The leak was discovered and stopped on 4/29/1991. The case was marked closed on 8/25/1992. No other details are available. Given the distance to this site, groundwater flow at the site that would carry contamination away from the Subject Property and remediation to obtain case closed status, this report does not raise an environmental concern for the Subject Property.

The **I-10 Truck Stop** (195 E Valley Blvd.) site appears twice in Geotracker (IDs T10000007268 and FA0003905). This site is located roughly one mile west of the Subject Property.

The T10000007268 ID is for a soil only gasoline leak. The leak was discovered and stopped on 2/17/2015. The case was marked closed on 6/23/2016. Depth to groundwater (from nearby site cleanups) is noted as 130 to 206 feet below ground surface in the area. "Only trace amounts of TPH-0, TPH-d, and TPH-d. All results for VOCs were ND." Given the distance to this site, groundwater flow at the site that would carry contamination away from the Subject Property, minimal contamination and remediation to obtain case closed status, this report does not raise an environmental concern for the Subject Property.

The FA0003905 ID is for permitted underground storage tanks. No indication of problems is given. This report does not raise an environmental concern for the Subject Property.

The **Southern Pacific Rail Yard** (200 Marion Way - EDR Map ID 28) site has a Geotracker ID of T0607100106. This site is located roughly one mile west of the Subject Property and was flagged in five databases searched by EDR.

The T0607100106 ID is for a soil only diesel leak stopped on 3/22/1988. The case was marked closed on 3/28/1991. No other information is available. The EDR search discovered this case in the LUST and Historic CORTESE databases. Given the distance to this site, groundwater flow at the site that would carry contamination away from the Subject Property and remediation to obtain case closed status, this report does not raise an environmental concern for the Subject Property.

The Toxic Pits database EDR report indicates case closed status on 2/21/1991. No other information is available. Given the distance to this site, groundwater flow at the site that would carry contamination away from the Subject Property and remediation to obtain case closed status, this report does not raise an environmental concern for the Subject Property.

The SWEEPS UST database EDR report indicates an underground storage tank at the site. Given the distance to this site and groundwater flow at the site that would carry contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The EMI database EDR report is an emissions report to South Coast AQMD dated 1987. No other details are given. This report does not raise an environmental concern for the Subject Property.

The **Food 4 Less Fuel Center #786** (1170 N Pepper Ave.) site has a Geotracker ID of FA0007698. This site is located roughly 2/3 mile north of the Subject Property. This report is for permitted underground storage tanks. No indication of problems is given. This report does not raise an environmental concern for the Subject Property.

The **Arrowhead Regional Med Ctr** (400 N Pepper Ave.) site has a Geotracker ID of FA0002241. This site is located 1/8 mile north of the Subject Property. This report is for permitted underground storage tanks. No indication of problems is given. This report does not raise an environmental concern for the Subject Property.

The **McNeilus Truck & Mfg** (401 N Pepper Ave. - EDR Map ID 10) site was flagged in four databases by the EDR search. This site is located 1/8 mile NNW of the Subject Property.

The EMI report is for air emissions reports to South Coast AQMD dated 1997, 1998, 1999, 2000 and 2001. No indication of violations is given. These reports do not raise an environmental concern for the Subject Property.

The NPDES report is for a water discharge permit. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The San Bernardino County Permit lists McNeilus as a Large Quantity Generator of hazardous materials and chemicals. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The WDS report lists McNeilus as “under Water Discharge Requirements.” No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The **Bishop's Central Stores** (791 N Pepper Ave. - EDR Map IDs D17, D18 and D19) site has a Geotracker ID of FA0001493. This site is located 1/3 mile NNW of the Subject Property.

The FA0001493 ID is for permitted underground storage tanks. No indication of problems is given. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID D17 and D19 reports are for above ground storage tanks. No indication of problems or violations is given. These reports do not raise an environmental concern for the Subject Property.

The EDR Map ID D18 is linked with three databases. The UST report is for underground fuel storage tanks. The SWEEPS UST report is also for underground storage tanks. The San Bernardino County Permit report also lists USTs and notes on-site use of hazardous

materials. No indication of problems or violations is given. These reports do not raise an environmental concern for the Subject Property.

The **Universal Mack Sales** (220 N Rexford Ave. - EDR Map ID 9) site appears in three databases in the EDR search. This site is located roughly 1/6 mile NNW of the Subject Property.

The RCRA-SQG report labels this site as a Small Quantity Generator of hazardous waste. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The FINDS and ECHO reports are registration of the site by EPA. No violations are indicated. These reports do not raise an environmental concern for the Subject Property.

The **Republic Machine & Fabrication** (313 N Rexford Ave. - EDR Map ID C15) report is for a San Bernardino County Permit indicating that the site handles hazardous materials in its business. This site is located 1/5 mile WNW of the Subject Property. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The **Star Auto Body** (319 N Rexford Ave. - EDR Map ID C16) report is for a San Bernardino County Permit indicating that the site handles hazardous materials in its business. This site is located roughly 1/5 mile NW of the Subject Property. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The **Amcal Automotive** (320 N Rexford Ave. - EDR Map ID C12) report is for a San Bernardino County Permit indicating that the site handles hazardous materials in its business. This site is located roughly 1/6 mile WNW of the Subject Property. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The **Drew's Energy Facility** (559 S Pepper Ave. - EDR Map ID 13) site appears in four databases in the EDR search. This site is located roughly 1/6 mile NNW of the Subject Property.

The AST report is for a registered above ground storage tank. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The NPDES report is for registration and activity under the National Pollutant Discharge Elimination System for water discharge/runoff from the site. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The San Bernardino County Permit indicates the site handles hazardous materials. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The WDS (Waste Discharge System) indicates the site has been issued a "waste discharge requirement." No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The **Bishops Central Stores** (9908 S Pepper Ave. - EDR Map ID 8) site appears in two EDR databases. This site is located roughly 1/8 mile SSW of the Subject Property. Both the SWEEPS UST and HIST UST reports are for registration of underground storage tanks. No indication of violations is given. This report does not raise an environmental concern for the Subject Property.

The **CALNEV** (Slover Ave.) site has a Geotracker ID of SL0607118784 and is located roughly 3/4 mile WSW of the Subject Property. The Geotracker website states, "CalNev is a bulk petrochemical storage and transportation facility associated with the California-Nevada fuel pipeline. This site was formerly GATX." The summary page indicates diesel and gasoline contamination of an "aquifer used for drinking water supply" with a case status of "open - remediation as of 12/1/2011." The most recent Soil Vapor Extraction System Status Report, dated 2/28/2017, indicates removal by soil vapor extraction and biodegradation of 658,843 pounds of contamination to date with a current recovery rate of 372 pounds per day. The most recent Semi-Annual Groundwater Monitoring Report, dated 7/29/2016, indicates there are 32 monitoring wells. Depth to groundwater in the "perching silt unit" ranges from 135 to 153 feet below surface grade and has a water flow direction "to the southwest with an average hydraulic gradient of 0.007 foot per foot (ft/ft)." In addition, the next lower level "regional water table aquifer" depth to groundwater ranges from 188 to 204 feet below surface grade and has a water flow direction "to the west with an average hydraulic gradient of 0.002 foot per foot (ft/ft)." Given the distance of this site from the Subject Property and groundwater flow at the site moving the contamination plume away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The **GATX (Brine Pond)** (20870 Slover Ave. - EDR Map IDs F23, F24, G25, G26) site has a Geotracker ID of L10004559727 and is located 1/3 mile south of the Subject Property.

The L10004559727 ID Geotracker page shows status as "open - operating as of 2/23/2014" and has an extensive summary write up quoted below:

GATX Rail Corporation, formerly known as General American Transportation Corporation (GATX), is located at 20878 Slover Ave. in the city of Colton in San Bernardino County. The 29-acre facility cleans and repairs a fleet of railroad cars and tankers, and has been in operation since 1948.

Car cleaning generates oily wastewater and oils sludge that is stored in a doubled-contained basin for phase separation. The water phase is processed through an oil-water separator for further clarification. The resulting non-hazardous water is pumped to three contiguous aboveground evaporation ponds. The oil sludge settles to the bottom of the basins and is cleaned and shipped off-site for disposal or recycling on an annual basis. From January to June 2016, GATX generated a semi-annual average of 868,845.035 gallons of wastewater.

The discharges overlie the Riverside-B Groundwater Management Zone, the beneficial uses of which include: Municipal and domestic supply; agricultural supply; industrial service supply; industrial process supply.

The facility is underlain by Older Alluvium consisting of unconsolidated gravel, sand, silt and clay which has a deeply weathered surface and which includes ancient, deeply weathered soil zones within it. The alluvium depth varies from 200 to 400 feet. The ground water depth is approximately 130 feet beneath the ground surface at the site with the ground water movement in a southwesterly direction.

GATX is an open and operating railcar washing and maintenance station

The discharger facility and the land on which it is located is owned and operated by the GATX Corporation, based in Chicago, Illinois.

GATX is actively monitored by the Department of Toxic Substances Control (DTSC). GATX operated under a Hazardous Waste Facility Permit issued by the DTSC from 1991 to 1996. Operations that generated hazardous waste included tanker car cleaning, general maintenance, grit blasting and painting. A Closure Plan for GATX was completed in May 2001. However, soil samples taken in 2002 detected levels of total petroleum hydrocarbons (TPH) at the Railcar Cleaning Area (RCA). High concentrations of volatile and semi-volatile organic compounds (VOCs) were also detected in the hazardous waste drum storage area.

Since 2002, GATX has been working with DTSC to close and clean its various hazardous waste sites and activities. DTSC concluded that the constituents of concern (COCs) at the RCA include VOCs, polychlorinated biphenyls (PCBs), metals (barium, cadmium, chromium, and lead), pH and TPH.

DTSC concluded that hazardous wastes or hazardous waste constituents have migrated or may migrate from the RCA into the environment and there is a potential for subsurface soils at the RCA to be contaminated by COCs. A Corrective Action Consent Agreement for the Facility was fully executed on September 22, 2015 and GATX is currently preparing a site characterization work plan for the RCA to be submitted to DTSC for reviewing and approval.

GATX currently samples its wastewater for the presence of volatile organic compounds (VOCs) as well as for Priority Pollutants for the Regional Board.

The most recent brine pond semi-annual monitoring report dated 1/23/2017 does not raise a concern. Given the distance of this site from the Subject Property and groundwater flow at the site toward the southwest moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The EDR F23, F24, G25, G26 Map IDs for the rail yard correspond to reports from the SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, 2020 COR ACTION, WMUDS/SWAT, LDS, WDS, ENVIROSTOR, SWEEPS UST, ICE and HWP databases. These reports add detail to the fact that this site is contaminated, remains in operation and is being remediated. Fortunately, given the distance of this site from the Subject Property and groundwater flow under the rail yard that would move contamination away from the Subject Property, these reports do not raise an environmental concern for the Subject Property.

**The Conoco Colton Terminal** (271 Slover Ave.) site has a Geotracker ID of SL0607169415 and is located 7/8 mile southwest of the Subject Property. The Geotracker website indicates a petroleum spill impacting an aquifer impacting drinking water with a cleanup case status of “completed - case closed as of 5/21/2008.” The “cleanup action report” indicates “free product

removal” of “liquid waste” on 9/4/1974. The only document available is the case closure letter. This contains a summary write-up and is quoted below.

In 1972 the facility was constructed for Phillips Petroleum and in 1973, the piping was installed from the SFPP Terminal. On September 6, 1974, Phillips had a reported release of 1,915 barrels of gasoline from Tank 251. The records indicate that 985 barrels of gasoline were recovered after the incident using a vacuum truck and the area was washed down. There is no record of soil remediation following the release. In April 1976, Tosco purchased the facility.

In the 1980s, a terminal-wide investigation included the installation of a 157-foot deep well, LMFW-1, to monitor perched groundwater. Soil samples collected at depths of 125, 150 and 160 feet from LMFW-1 did not contain gasoline, diesel fuel, kerosene, mineral spirits or C9-C30 hydrocarbons. The soil sample from 160 feet did not contain benzene, ethylbenzene or xylenes, but did contain 0.004 milligrams per kilogram (mg/kg) of toluene. This well is located in a relatively upgradient position to the entire Colton Terminal, but downgradient of the CalNev Terminal. In April 2001, this well went dry and groundwater did not recover in this portion of the perched zone until August 2005. This well has had periodic detections of benzene and other petroleum constituents, with the most recent sample from February 2007 containing 2.7 micrograms per liter of benzene. Prior to that, the highest concentrations detected were 14 ug/l in December 2005, 50 ug/l in February 1996, and 1,900 ug/l in May 1991. The May 1991 sample results were never reproduced in 14 years of sampling.

There were several property transfers, and in 2002 Tosco operated the facility again, and conducted an assessment in response to Regional Board staff directives. During this site assessment in February 2002, petroleum hydrocarbons were not detected in soil samples collected from boring B5, drilled on the downgradient side of Tank 251 to a depth of 60 feet. Petroleum hydrocarbons were not detected in two more distant borings drilled to depths of 170 and 183 feet, except for the low concentrations of extractable hydrocarbons not typical of fuel products shown on the table in Section III above. Petroleum hydrocarbons were not detected in five shallow borings hand-drilled around the loading rack in February 2002.

In February 2002, a grab groundwater sample was collected from the second deepest boring, TEMW-1, and the deepest boring, TEMW-2, was converted into a regional groundwater monitoring well. Fuel hydrocarbons were not detected in the groundwater samples collected in 2002 from these locations. Trichloroethene and perchlorate were detected at concentrations less than 5 micrograms per liter in the March 2002 groundwater sample collected from well TEMW-2. MTBE was detected twice in groundwater samples collected from TEIVIW-2 - at 1.2 ug/l on August 7, 2002 and at 19 ug/l on November 22, 2004. Methanol was once detected at 140 ug/l on May 12, 2004. Otherwise the regional aquifer has not shown detectable fuel hydrocarbons.

Kinder Morgan currently owns the property and leases the facility to ConocoPhillips for operation. No further action is recommended at the Conoco Colton terminal- East Yard for the following reasons:

The facility spill history includes only one significant release that appears to have been responded to quickly under the observation of the San Bernardino County Fire Department.

The soil sample results do not indicate the presence of a significant source of petroleum hydrocarbons remaining in soil in the vicinity of the release or the loading rack, process water retention center or oil/water separator.

The perched groundwater has shown only low concentrations of petroleum hydrocarbons over 14 years since the initial sampling.

ConocoPhillips will continue to provide access to the wells for sampling.

The perched and regional groundwater monitoring wells will be sampled by Kinder Morgan as part of the larger terminal monitoring program because they provide necessary lateral definition for the existing commingled plume.

In the closure letter, groundwater flow direction is stated as to the southwest. Given the distance of this site from the Subject Property and groundwater flow at the site moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The **Santa Fe Pacific Pipe Line** (2720 Slover Ave.) site has a Geotracker ID of SLT8R1754101 and is located 3/4 mile southwest of the Subject Property. The Geotracker webpage indicates a cleanup status of “open - inactive as of 3/8/2016” and indicates the contaminant of concern as “other petroleum” with the case being opened 2/24/1987. No documentation is available from the Geotracker site. Given the distance of this site from the Subject Property and groundwater flow at the site moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The **Las Terrazas** (W Valley Blvd. and N Cypress Ave. northwest corner) - EDR Map ID 22) site appears in two EDR databases. This site is located 4/10 mile east of the Subject Property.

The ENVOROSTOR report has an ID of 60002196. Documentation describing the cleanup is available. The site certification letter dated 1/25/2017 states “remediation was successfully completed and the site is suitable for unrestricted use.” This report does not raise an environmental concern for the Subject Property.

The VCP database report is a reference to the above ENVIROSTOR case. This report does not raise an environmental concern for the Subject Property.

The **Verizon Wireless and AT&T Mobility** (1205 W Valley Blvd. - EDR Map IDs E20 and E21) site is 1/5 mile east of the Subject Property. The Google satellite photo of this location shows a cell phone tower. The building at the site is an Enterprise Truck Rental store. Both map IDs reference San Bernardino County Permits indicating hazardous materials are present at the cell phone tower. These reports do not raise an environmental concern for the Subject Property.

The **Colton Joint Unified School District Warehouse** (1313 W Valley Blvd. - EDR Map ID 14) site is located 1/5 mile east of the Subject Property. This report references a San Bernardino County Permit indicating hazardous materials are present and the site is a small quantity generator of hazardous waste. This report does not raise an environmental concern for the Subject Property.

The **Orange Oil Colton Valero and Shell Service Station (now a Chevron Station)** (1600 W Valley Blvd. - EDR Map IDs B3, B4, B5 and B6) site sits immediately west of the Subject Property across West Valley Blvd. This site has Geotracker IDs (FA0005114 and T0607168722) and the EDR search flagged two reports.

The FA0005114 Geotracker report indicates the presence of underground storage tanks. This report does not raise an environmental concern for the Subject Property.

The T0607168722 Geotracker report is for a soil only gasoline leak with a cleanup status of “complete - case closed as of 7/27/2005. The leak was discovered 3/20/2003. The case closure letter indicates contaminated soil was excavated and treated. A month of vapor extraction recovered minimal additional material. Borings were made and soil tests showed low residual concentration of contamination. Vapor testing while the excavation was open yielded low to non detect levels. Given minimum residual contamination, groundwater not detected at the maximum bore hole drilled (136 feet), no contamination below 90 feet bgs, the site being repaved for use indicating minimal percolation of rainwater into the impacted area and groundwater flow that would take remaining contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The EDR Map ID B3 HIST UST report indicates the presence of underground storage tanks. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID B4 LUST report is the Geotracker case (T0607168722) discussed above. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID B5 RCRA-SQG report indicates this site generates small quantities of hazardous waste. There is no indication of violations. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID B5 SWEEPS UST report indicates the presence of underground storage tanks. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID B5 HAZNET reports indicate this site brought hazardous materials to certified recycling stations for disposal. One report dated 2015 indicates a 0.3-ton of “tank bottom waste” “discharge to Sewer/POTW or NPDES (with Prior Storage-with or without Treatment).” No other information is given for this report. Water separates from fuel, collects at the bottom of storage tanks and is removed. This discharge was reported. No indication of this being a violation is given. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID B5 San Bernardino County Permit report indicates this site is registered with the county as having underground storage tanks and handling hazardous materials. This report does not raise an environmental concern for the Subject Property.

The EDR Map ID B5 UST report indicates the presence of underground storage tanks. This report does not raise an environmental concern for the Subject Property.

The **B and G Auto Sales** (1630 W Valley Blvd. - EDR Map ID B7) site is 1/10 mile west of the Subject Property and was flagged in five databases by the EDR search.

The RCRA-SQG report labels this site as a Small Quantity Generator of hazardous waste. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The FINDS report indicates a standard facility registration with the EPA. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The HAZNET reports indicate this site brought hazardous materials to certified recovery stations for proper disposal. No violations are indicated. These reports do not raise an environmental concern for the Subject Property.

The San Bernardino County Permit report indicates this site handles hazardous materials. This report does not raise an environmental concern for the Subject Property.

The ECHO report is for an EPA facility registration. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The **Inland Empire Toyota** (1700 W Valley Blvd. - EDR Map ID 11) site is 1/5 mile west of the Subject Property and was flagged in seven databases by the EDR search.

The RCRA-SQG report labels this site as a Small Quantity Generator of hazardous waste. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The SWEEPS UST and HIST UST reports indicate underground storage tanks are present. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The FINDS and ECHO reports are for an EPA facility registration. No violations are indicated. This report does not raise an environmental concern for the Subject Property.

The HAZNET reports indicate this site transferred hazardous materials off-site for disposal. No indication of violations is given. These reports do not raise an environmental concern for the Subject Property.

The San Bernardino County Permit report indicates this site handles hazardous materials. This report does not raise an environmental concern for the Subject Property.

The **Telco Foods** (2111 W Valley Blvd.) site has a Geotracker ID of T0607105014 and is located 3/4 mile west of the Subject Property. The Geotracker webpage indicates a soil only gasoline spill with cleanup status of "completed - case closed as of 7/30/2007." Only the case closure letter is available. This indicates three tanks were removed on 4/30/1997. Low levels of contamination were found in 1997 and when resampled in 2006. Given the distance of this site from the Subject Property and groundwater flow at the site moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The **Colton High School** (777 W Valley Blvd. EDR Map ID 27) site has a Geotracker ID of T0607100346 and was flagged in two databases by the EDR search. This site is located more than 3/4 mile east of the Subject Property.

The T0607100346 Geotracker report indicates a soil only diesel leak discovered 8/2/1994 and marked as “completed - case closed as of 7/3/1997.” No documents are present on the Geotracker site. Given the distance of this site from the Subject Property and groundwater flow at the site moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The ENVIROSTOR report is for a “School Inspection” Phase I ESA during 2005. No indication of problems is given. This report does not raise an environmental concern for the Subject Property.

The SCH report is a pointer to the above ENVIROSTOR report. This report does not raise an environmental concern for the Subject Property.

The **Arco #1569** (792 W Valley Blvd.) site has three Geotracker IDs (T0607100105, T0607135690 and 85007474) and is located more than 3/4 mile east of the Subject Property.

The T0607100105 Geotracker report indicates a gasoline leak impacting an “aquifer used for drinking water supply” discovered 1/5/1988 and marked “completed - case closed as of 7/3/1997.” No documents are present on the Geotracker site. Given the distance to this site from the Subject Property and groundwater flow at the site moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The T0607135690 Geotracker report indicates a gasoline leak impacting an “aquifer used for drinking water supply” discovered 12/20/2001 and marked as “completed - case closed as of 10/20/2015.” The “Site Demolition and Underground Storage Tank Removal Report” dated 1/4/2002 documents removal of the service station plus three USTs. Roughly 68 tons of contaminated soil was removed. Soil samples found contamination remaining. Colton High School, a sensitive receptor, is immediately north of the site across West Valley Blvd. Monitoring wells were drilled and a soil vapor extraction system was installed. Soil vapor extraction from August 2004 through September 2011 recovered 1,894 pounds of petroleum. Groundwater monitoring began in 2002 and contamination was detected. All monitoring wells have been non detect since 3Q 2006. The site was redeveloped as a fast food restaurant in 2003. It is currently a KFC. While some contamination remains, this was considered unlikely to migrate, thus a no further action required case closure letter was issued. Given the distance of this site from the Subject Property and groundwater flow at the site moving contamination away from the Subject Property, this report does not raise an environmental concern for the Subject Property.

The 85007474 Geotracker report indicates the presence of underground storage tanks. These have been removed. This report does not raise an environmental concern for the Subject Property.

### Summary

Two reports were flagged by the EDR search for the Subject Property. In addition, the EDR search flagged 41 reports and Geotracker flagged 20 for nearby sites. Including the Subject Property, these reports were found to map to 29 different addresses. Upon examination, none of these reports raised an environmental concern for the Subject Property. In addition, no sites were found that were likely to contribute a vapor encroachment concern.

### 5.3 - Historical Use Information on the Subject Property and Surrounding Area

The objective of consulting historical sources is to develop a history of the previous uses of the Subject Property and surrounding area to help identify the likelihood of past uses that might have led to Recognized Environmental Conditions in connection with the Subject Property. Unless specifically noted in the discussion, no changes occurred on the Subject Property.

**Historic Aerial Photographs:** Changes observed from historic aerial photos are listed below. Appendix IV shows the 13 Historic Aerial Photos used.

**1938** - The Subject Property and nearby area is disturbed open space. The original alignment of W Valley Blvd., now the abandoned roadway that is APN 0254-191-011, is in place. The east-west running railroad to the south is in place. The parcels to the south that become the rail yard have been disced (plowed/graded). There is a small orchard at a distance to the northeast. The dirt road that becomes Pepper Ave. is in place.

**1949** - The Interstate-10 divided highway precursor is in place as is the first phase of the rail yard south of the Subject Property. A building to the west along W Valley Blvd. appears. A row of trees windbreak/visual barrier to the southeast (hiding the Stover Mountain cement facility a mile southeast of the Subject Property) has been planted.

**1953** - The windbreak trees have grown considerably. The orchard to the northeast is being developed. A second building to the west along West Valley Blvd. appears.

**1959** - The second building along West Valley Blvd. has disappeared. A couple buildings appear to the northeast.

**1966** - A second lane has been added on each side of Interstate 10. The bridge over I-10 with its interchange that is Pepper Ave. is in place and continues south with a bridge over the rail line. The rail yard has expanded. Buildings appear along West Valley Blvd.

**1968** - North Pepper Ave. to the north of Interstate-10 is in place along with buildings on the southwest, northwest and northeast corner of the intersection of Valley Blvd. and Pepper Ave. The northeast corner of this intersection is the Subject Property.

**1975** - The rail yard has added roughly a dozen sidings to the southwest of the Subject Property and a loop turnaround to the southeast. More buildings appear on West Valley Blvd. One of the “brine ponds” at the rail yard appears. The term “brine pond” comes from the Geotracker reference discussed above.

**1985** - The buildings on the northwest corner of the Valley Blvd. - Pepper Ave. intersection disappear. The area north of the Subject Property has been subdivided. Infill continues. The first brine pond at the rail yard disappears and two more appear. The parking lot on the Subject Property expands.

**1989** - One more building along North Pepper.

**1995** - The area north of the Subject Property is being developed.

**2005** - Arrowhead Regional Medical Center is complete and the parking lot is filled.

**2006** - No significant change.

**2009** - The West Valley Blvd. realignment now shapes the northern edge of the Subject Property. Only the main gas station building remains on the Property. The dispenser pump island and its roof have been removed. The Site has been repaved. The southern portion of the Subject Property is the abandoned section of the former West Valley Blvd. alignment.

**2010** - No significant change.

**2012** - No significant change.

**Current Google Satellite Photo** - No significant change.

**Historic USGS Topographical Maps:** Historic USGS Topographic Maps are examined below. Appendix V shows the Historical USGS Topographic Maps used.

**1896** - The roadway grid (dirt roads) including Valley Blvd. and rail line south of the Subject Property are in place. The Subject Property area is open space. There is development (the city of Colton) to the east of Slover Mt. The rail spur to the concrete plant south of Stover Mt. is in place.

**1898** - No significant change.

**1901** - No significant change.

**1938** - The 50-foot contour lines have been replaced with 5-foot contour lines for this one map, otherwise, no significant change.

**1942** - No significant change.

**1943** - No significant change.

**1954** - The Interstate-10 divided highway is in place. The rail yard south of the Subject Property appears. Otherwise, no significant change at or near the Subject Property.

**1967** - The Pepper Ave. I-10 bridge and interchange appear. Pepper Ave. continues south. The rail yard expands. Buildings appear along Valley Blvd. near the Subject Property.

**1973** - The railroad siding network west of Pepper Ave. appears. More buildings appear in the area.

**1975** - North Pepper Ave. appears, as do buildings at the intersection of Valley and Pepper. The northeast corner of this intersection is the Subject Property.

**1980** - No significant change near the Subject Property.

**2012** - Building and rail line markers no longer appear. The topographic lines at Stover Mountain are wrong because the cement facility has mined it flat as shown on the Google Maps satellite photo.

**Historic City Directories:** The first Subject Property phone listing is 1991 for Maverick Marine. Listings later appear for CA Auto Upholstery, California Auto Specialist, Donald Morrison, Bank Repo Resellers, Law Office of Antonio Munoz and Pick Your Part Restoration. The listings for nearby properties are consistent with the development pattern shown by the historic aerial photos. The EDR-City Directory Abstract is reproduced as Appendix III.

**Sanborn Fire Insurance Maps:** See EDR report Appendix II. (An unmapped property)

**Building Department Records:** See EDR report Appendix I. (No records found)

#### **5.4 - Historical Use on Subject Property**

The Subject Property began as disturbed open space and a roadway (as shown on the 1896 topo map). The roadway on the southern parcel of the Subject Property has been realigned and abandoned. The northern parcel shows commercial use starting on the 1968 aerial photo.

#### **5.5 - Historical Use on Adjacent and Surrounding Properties**

The 1938 aerial photo shows disturbed open space in the area. This gradually fills in with Interstate-10 and railroad yard uses to the south. A large medical center now sits north of the Subject Property. The intersection of Valley Blvd. and Pepper Ave. at the Interstate 10 exchange held travel services. Commercial development gradually fills in the remaining area.

#### **5.6 - Physical Setting Sources**

The approximate center of the Subject Property is located at 4.0697960 north latitude and 117.3517610 west longitude. It is in Zone 11 Universal Transverse Mercator at 467541.4 UTM X (meters) and 3769756.0 UTM Y (meters), 1063 ft. above sea level elevation and appears on

the San Bernardino South, CA (5620416) quadrangle. Additional information can be found in the EDR Radius Map report reproduced as Appendix I.

The Physical Settings Source Map from the EDR Report is reproduced as Figure 21. Topographic Profiles from the EDR Report are reproduced as Figure 22.

### **Water Wells and Groundwater**

The topographic profiles (Figure 22) indicate surface water and groundwater below the Subject Property flows toward the SSE. Data from LUST cleanup reports on the Geotracker website indicate that groundwater flows southward south of the Subject Property and southwest for areas west of the Subject Property. Eighteen water wells were plotted within one mile of the Subject Property. The water table is lower than 100 feet below surface grade in the area.

### **Oil and Gas Well Records**

Two oil wells were mapped by the EDR Search, one roughly 3/4 miles SW and the other 3/4 mile NW of the Subject Property. These do not raise an environmental concern for the Subject Property.

### **Soils**

One soil type was mapped in the vicinity of the Subject Property. It is characterized as somewhat excessively well-drained fine sand with high infiltration rates. Detailed information on the area soils appears in the EDR Radius Map report that is reproduced in Appendix I.

### **Radon Records**

The EDR search report listed 11 tests for Zip Code 92324 with none greater than 4 pCi/L. The EPA maps San Bernardo County as Zone 2 with indoor average level between 2 and 4 pCi/L.

## **5.7 - Vapor Encroachment**

ASTM Standard Practices for Phase I Environmental Site Assessments, E-1527-13 includes a requirement to review records for possible Vapor Encroachment onto the Subject Property from off-site sources. Environmental Data Resources, Inc. (EDR) can perform a computer search of regulatory agency databases to help locate properties that may emit hazardous vapors. Only sources within 1/3-mile up gradient and 100 feet down gradient are flagged for this evaluation as part of a standard Phase I ESA.

Three sites were flagged by the EDR search for the VEC App as mapping within the required search distances. Based on the information in these reports examined earlier, none of these sites appears to be a source of concern for vapor emissions.

Figure 21 - Physical Settings Source Map

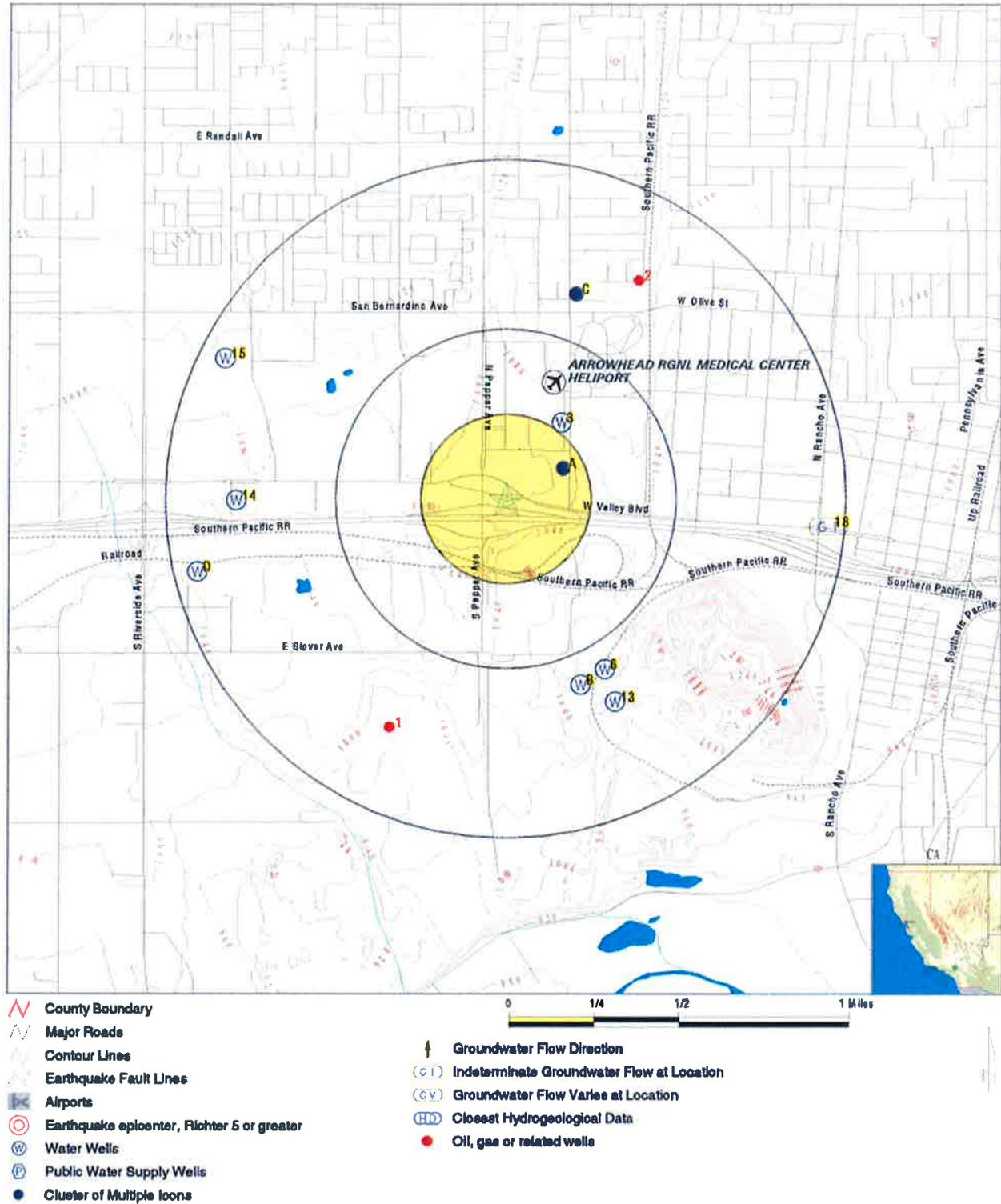
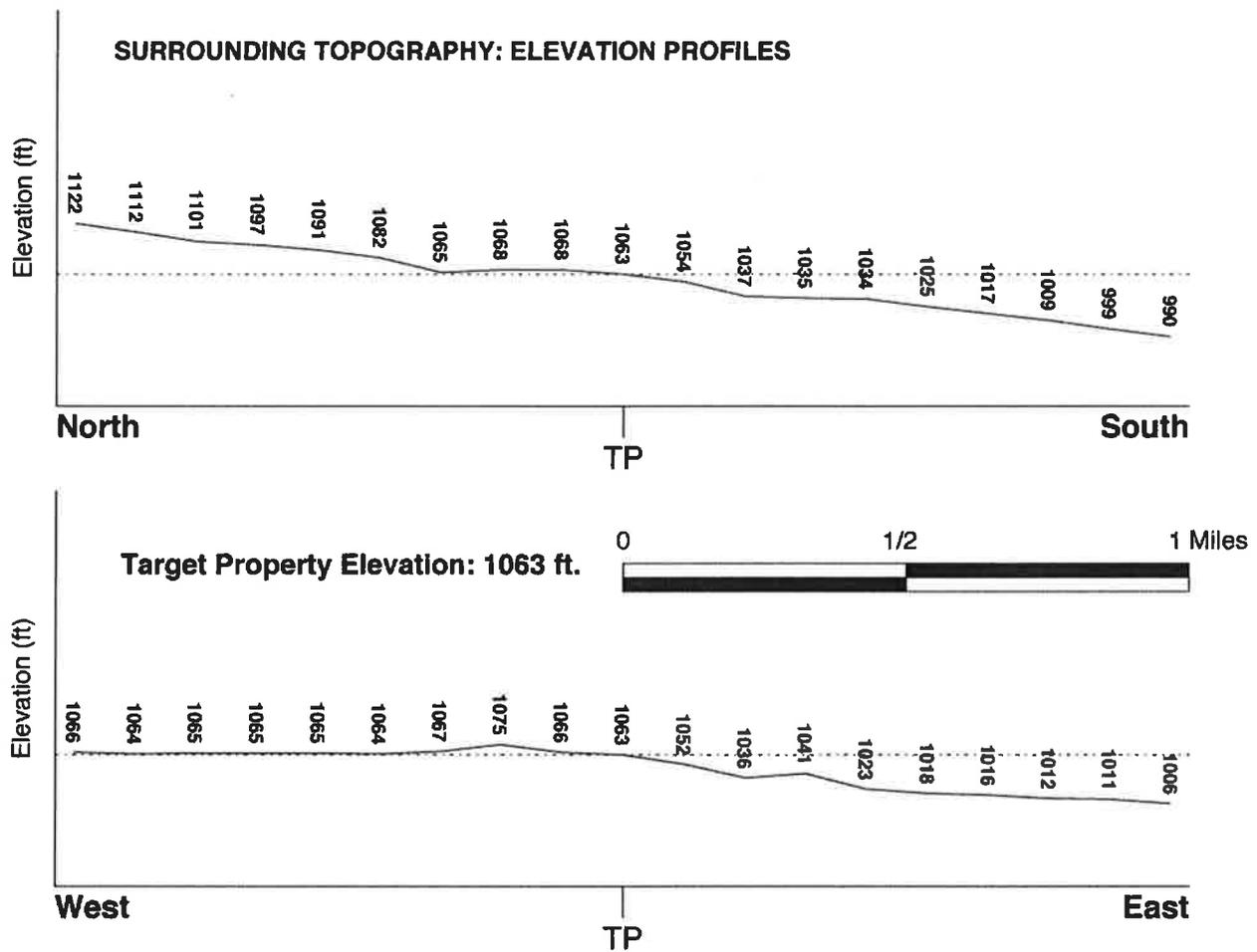


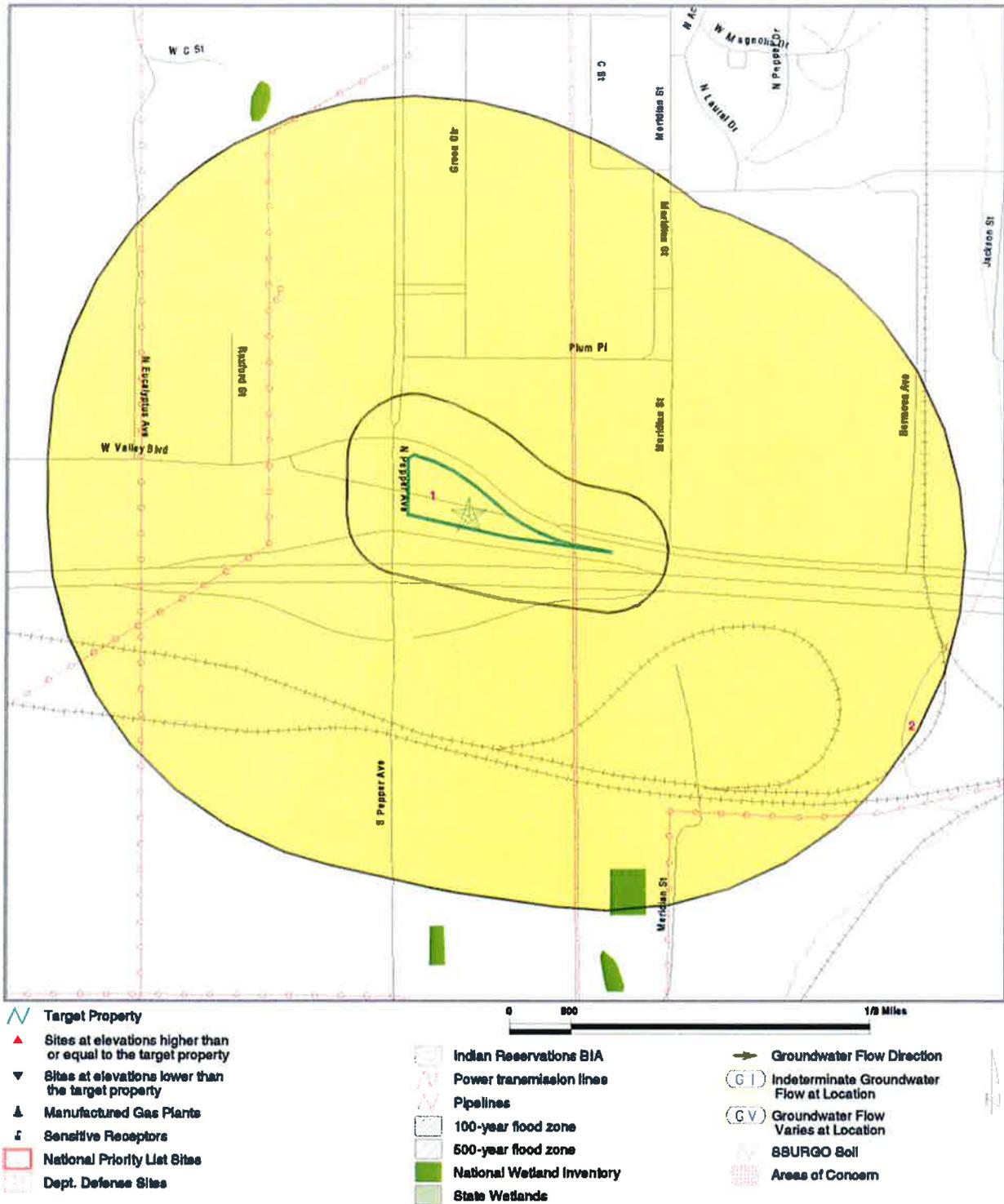
Figure 22 - Surrounding Topography: Elevation Profiles



The EDR VEC App with no identified sources has been run. The results are included as Appendix VI to this report. The map from the VEC application for identifying potential vapor encroachment sources is shown on Figure 23. This is empty, given that the mapped sites on examination did not raise a concern. The VEC App Secondary Map was reproduced earlier as Figure 17. The areas in gray are up gradient (higher elevation) from the Subject Property.

There is no evidence vapor emissions are likely to impact the Subject Property. On the day of the site reconnaissance, there was no noticeable odor.

Figure 23 - Vapor Source Location Map



## 6.0 - SITE RECONNAISSANCE

### 6.1 - Objectives

The objective of a Site Reconnaissance is to obtain information indicating the likelihood of identifying Recognized Environmental Conditions in connection with the Subject Property.

### 6.2 - Observations

David J. Tanner performed a Site Reconnaissance on March 30, 2017 beginning at approximately 11:00 am. Weather was clear. Temperature was about 72° F. There was a 1-2 knot breeze. The Subject Property was traversed on foot searching for signs of Recognized Environmental Conditions. Photographs were taken to document the observed conditions (17 of these are included on Figures 7 through 15 shown earlier).

No signs of Recognized Environmental Conditions were found.

The Property is triangular in shape, occupying approximately 3 acres. The Subject Property is relatively flat, sloping gently downward toward the southeast. The Property is 100% disturbed. Current use includes the Three Star Auto Sales business. The remainder of the Property was a section of Valley Blvd. before its realignment curving north of the Subject Property. Three Star Auto Sales business consists of an office structure and a paved area for car sales and parking. The vacated right-of-way for Valley Blvd. consists of paving and invasive grasses.

At the time of the Site Reconnaissance a small amount of the scattered litter was observed adjacent to the southern property line adjacent to the Interstate-10 exit ramp.

**Improvements:** Improvements include a sales office building, landscaping and paving for Three Star Auto Sales. A fence sits along the southern edge of the Subject Property (likely on the Interstate 10 exit ramp property abutting the Subject Property). Roadway paving remains across the southern half of the Subject Property that was the earlier alignment for Valley Blvd.

**Access:** Access onto the Property was available from Valley Blvd.

**Endangered Species:** No wildlife was observed on the Subject Property during the inspection.

**Soils:** No soil staining, debris, dead or stressed vegetation or other signs of Recognized Environmental Conditions were observed on or adjacent to the Subject Property.

**Odors:** No odors were detected.

**Vegetation:** A significant portion of the Subject Property was paved. The portion not paved was either occupied by well maintained landscaping or invasive grasses.

**Ground Water and Drainage:** No groundwater wells were observed on the Subject Property. Surface water on the Subject Property flows toward the southeast.

**Utilities:** There is underground electric service for the Three Star Auto Sales building at the northwest corner of the Property and lights for its parking lot. A man hole cover, a telecommunications box and a vent can be seen on Figure 9 north of the building and next to the sidewalk along West Valley Blvd. There is also street lighting along West Valley Blvd. and Pepper Ave. (likely on the roadway right of way property bordering the Subject Property.)

**Other:** No dead vegetation, animals or noxious odors were noted. No visual evidence of above or below ground tanks or other signs of commercial or industrial activity was noted. No potential hazardous substances or industrial hazardous waste impacts were seen on the Subject Property. There was no visual indication that hazardous substances or petroleum products exist or existed above de minimus amounts on the Subject Property.

**Interior Observations:** An inspection of the auto sales building was conducted as part of the Site Reconnaissance. No sign of hazardous materials or recognized environmental condition was observed. However, given the age of the building, the potential exists for lead based paint and asbestos containing materials to have been used in the construction or maintenance of the building.

## 7.0 - INTERVIEWS

### 7.1 - Objective

The objective of interviews is to obtain information indicating Recognized Environmental Conditions in connection with the Subject Property.

### 7.2 - Owner

The City of Colton, CA owns the Subject Property. The City took possession of the Subject Property on November 18, 2016.

Christy Elshof, Economic Development Project Manager, Development Services Department, City of Colton, is the representative for the Owner. Her address is 650 N La Cadena Drive, Colton, CA 92324. Phone and email are 909-370-6176 and celshof@coltonca.gov.

A phone interview with Christy Elshof was conducted on April 17, 2017 at the conclusion of the research for this Phase I ESA. Ms. Elshof had no knowledge of hazardous materials or Recognized Environmental Conditions having existed on the Subject Property.

### 7.3 - Site Manager

There is no site manager.

### 7.4 - Occupant Interviews

There are no residents.

### 7.5 - Local Governments

No local government officials were contacted.

### 7.6 - Others

Mr. Ed Burki, owner of Three Star Auto Sales was interviewed. Mr. Burki said Three Star Auto Sales has occupied this location since 1994. Mr. Burki had no knowledge of hazardous materials or Recognized Environmental Conditions having ever existed on the Property.

## 8.0 - FINDINGS

Two reports were flagged by the EDR search for the Subject Property. In addition, the EDR search flagged 41 reports and Geotracker flagged 20 reports for nearby sites. Including the Subject Property, these reports were found to map to 29 different addresses. Upon examination, none of these reports raised an environmental concern on or under the Subject Property. In addition, no nearby sites were found that might contribute a vapor encroachment concern.

Based on a Site Reconnaissance, review of government agency records, historic aerial photos and other information, there is no evidence that hazardous substances or petroleum products exist above de minimus levels on the surface of Subject Property. There is no evidence to suggest that groundwater under the Subject Property has been contaminated from on or off-site sources or that vapor encroachment is likely from off-site sources.

## 9.0 - Opinion

Based on the records search, interviews, aerial photos and Site Reconnaissance reported herein, it is the Environmental Assessor's professional opinion that no Recognized Environmental Conditions exist on the surface of or in the groundwater below the Subject Property.

## 10.0 - CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E-1527-13 for the Subject Property described herein. Any exceptions to or deletions from, this practice are described in Section 11.0 of this report.

Based on records searches, interviews, aerial photos and Site Reconnaissance, this assessment revealed no evidence of Recognized Environmental Conditions on the surface or in the groundwater below the Subject Property nor is vapor encroachment likely from off-site sources.

## 11.0 - DEVIATIONS

This Environmental Site Assessment was performed in accordance with industry standards of care and practice and in general conformity with ASTM E-1527-13 standards. We do not believe that we deviated from the ASTM standards in preparing this Phase I ESA report.

## 12.0 - ADDITIONAL ISSUES

No soil testing was performed as a part of this Phase I ESA. No testing for radon was performed as a part of this Phase I ESA. None of the Radon tests found by the EDR database search gave a reading above 4 pCi/L. The Subject Property is in an area considered to have a low occurrence of radon. However, radon levels are site-specific and only testing can determine the actual radon level at the Subject Property.

### 13.0 - SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

The conclusions and opinions developed herein were based in part on test data and reports provided by others and our professional judgment. Thus, the assessment contained herein is only valid as of the data of this report and may require an update to reflect additional sampling, testing or other information. No guarantee of the results of this study is made or implied. Our professional services were performed in accordance with the prevailing standard of care as practiced by other environmental professionals in this area of California. We make no other warranty, either expressed or implied.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312.10 of this part.

I have qualifications based on education, training and experience to assess a property based on the nature, history and setting of the property. I have developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

#### Environmental Professional

A handwritten signature in black ink, appearing to read "David J. Tanner". The signature is written in a cursive, flowing style.

David J. Tanner, President  
Environmental & Regulatory Specialists, Inc.

## 14.0 - QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

The following persons were involved in the preparation of this ESA.

- **Project Director: Mr. David Tanner, Environmental Professional**

Mr. Tanner has served as consultant to the Building Industry since 1974 providing project management, entitlement processing and environmental services. He has extensive experience in the development of large-scale multi-use land based projects. In addition to Project Management services, Mr. Tanner has prepared over 500 Environmental documents including Phase I Environmental Site Assessments, Program, Environmental Impact Reports, Environmental Impact Statements, Specific Plans, Planned Community Zoning Regulations, as well as specialized studies typically required as a part of the entitlements process. Mr. Tanner has been involved in the entitlement phase of over 1,000 projects in the southern California area.

Mr. Tanner was awarded the degree of Bachelor of Arts with a major in Environmental Studies, from the University of California, Santa Barbara on December 14, 1974

Mr. Tanner was awarded registration as a Registered Environmental Assessor by the State of California Environmental Protection Agency in September 1992 (REA #04440). Mr. Tanner remained a REA until the program was discontinued by the State.

Mr. Tanner was awarded a Certification in Environmental Site Assessment and Remediation from the University of California, Irvine on September 14, 1994

Mr. Tanner has been a long-standing member of the Association of Environmental Professionals.

- **Technical Support, Graphics and Editing: Mr. Joe Tyndall**

Mr. Tyndall holds an engineering degree from MIT and an MBA from UC Irvine. Since 1998 when he began working with EARSJ, under supervision of David Tanner and other REA certified professionals, Joe has contributed to the preparation of over 200 environmental documents including more than 50 Phase I Environmental Site Assessments.

## **APPENDICES**

- I - EDR Radius Map with GeoCheck, dated March 29, 2017
- II - EDR Sanborn Map Report, dated March 29, 2017
- III - EDR City Directory Abstract, dated March 29, 2017
- IV - EDR Aerial Photo Decade Package, dated March 30, 2017
- V - EDR Historical Topographic Map Report, dated March 29, 2017
- VI - EDR Vapor Encroachment Screen - dated April 14, 2017
- VII - Phase I ESA for Subject Property, by Lilburn Corporation - dated October 2016
- VIII - Phase I ESA for Subject Property, by Geomatrix - dated November 11, 2006
- IX - Title Insurance, First American Title Company - Dated May 11, 2016