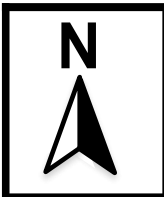
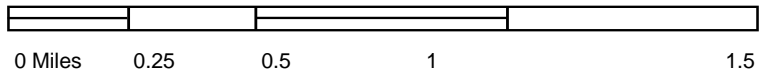


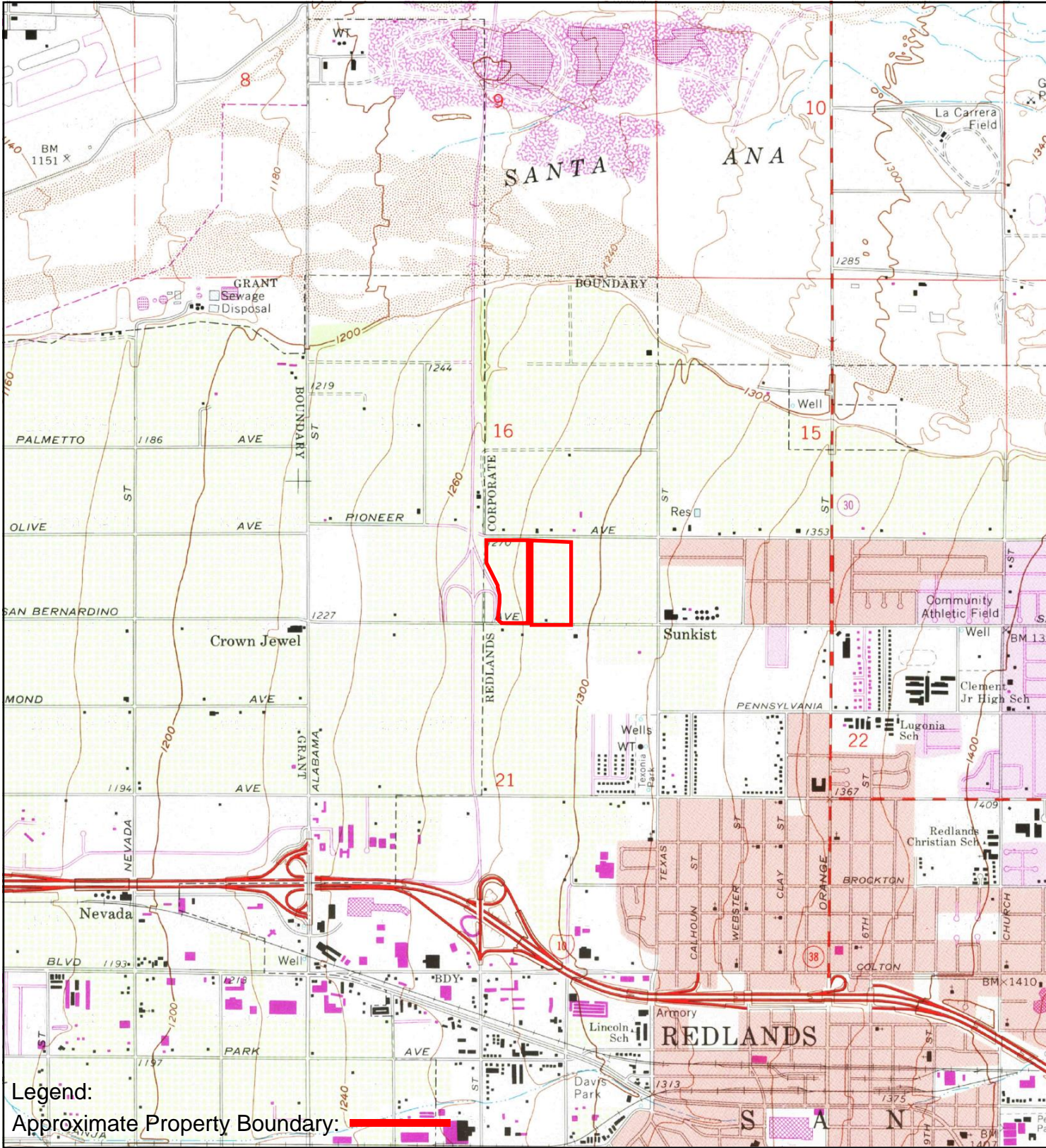
Legend:
 Approximate Property Boundary:

TP, Redlands, 1996, 7.5-minute



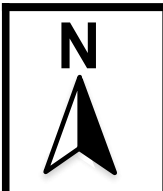
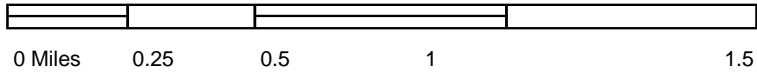
TOPOGRAPHIC MAP - 1996





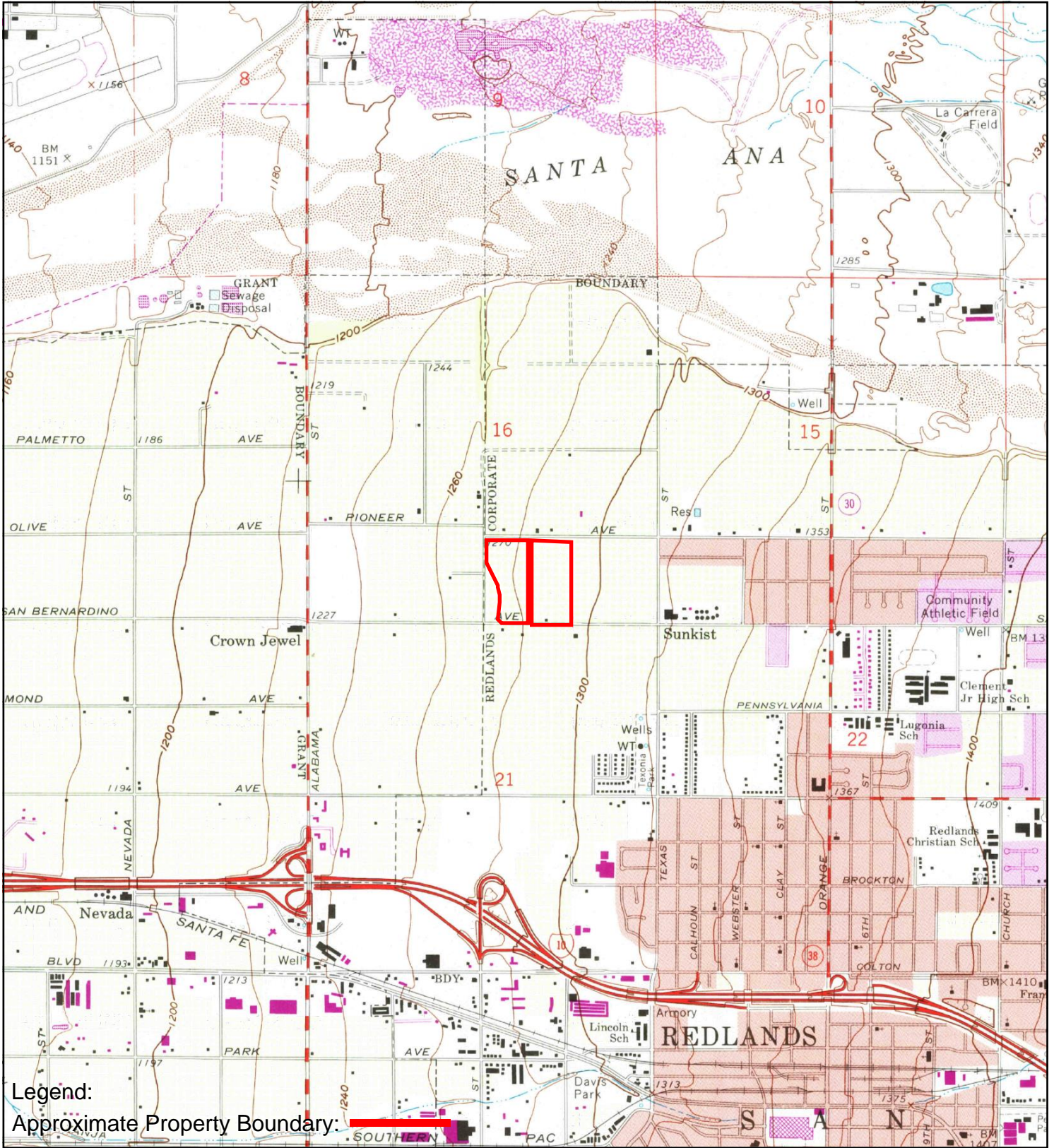
Legend:
 Approximate Property Boundary:

TP, Redlands, 1988, 7.5-minute



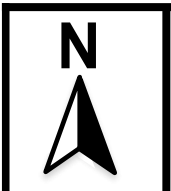
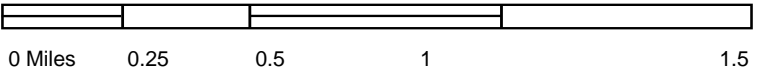
TOPOGRAPHIC MAP - 1988





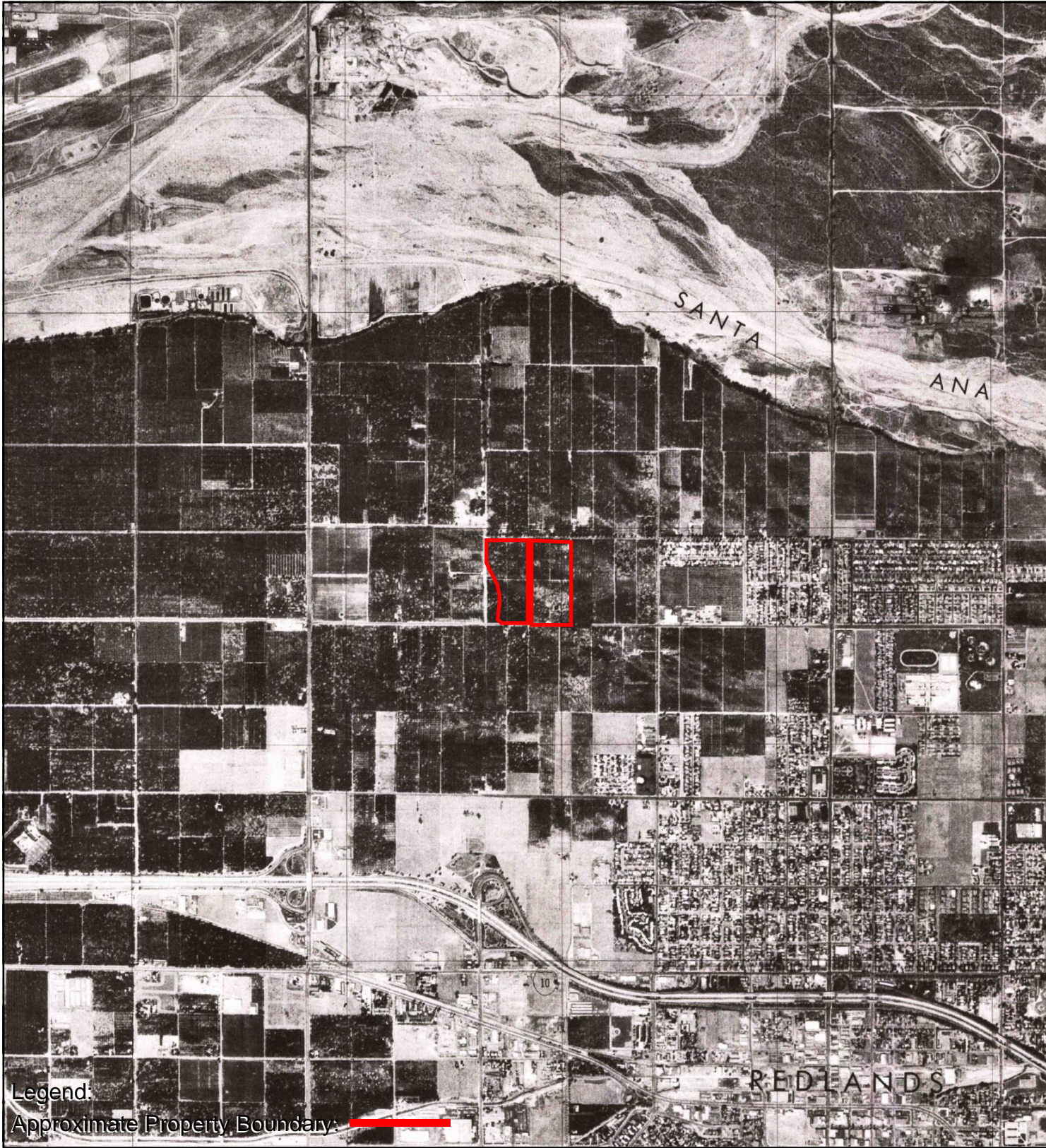
Legend:
Approximate Property Boundary:

TP, Redlands, 1980, 7.5-minute



TOPOGRAPHIC MAP - 1980

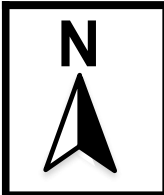
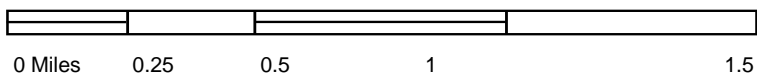




Legend:

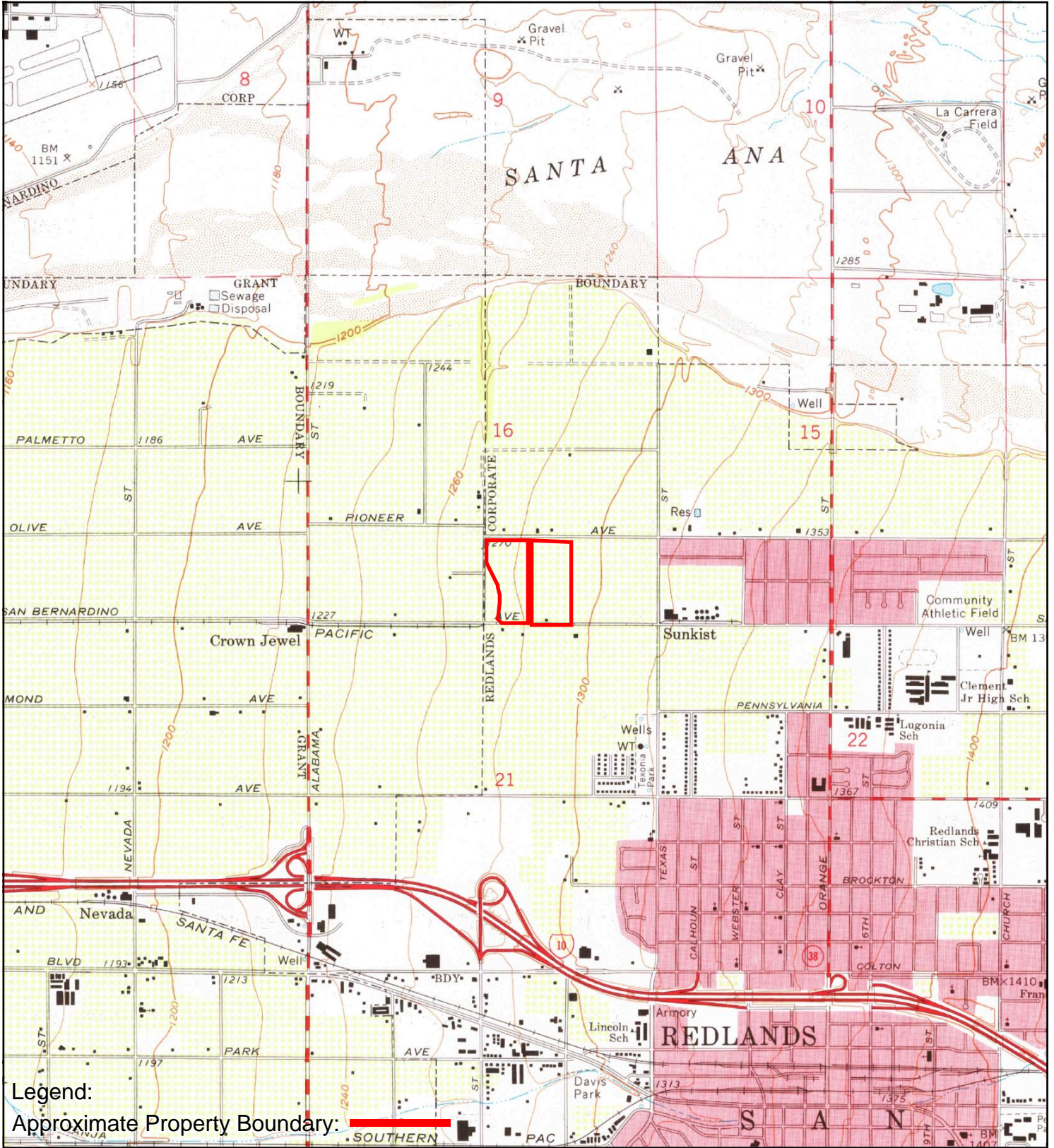
Approximate Property Boundary: 

TP, Redlands, 1975, 7.5-minute



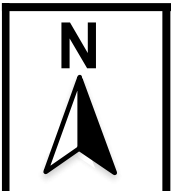
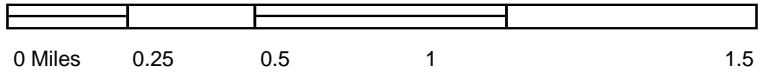
TOPOGRAPHIC MAP - 1975





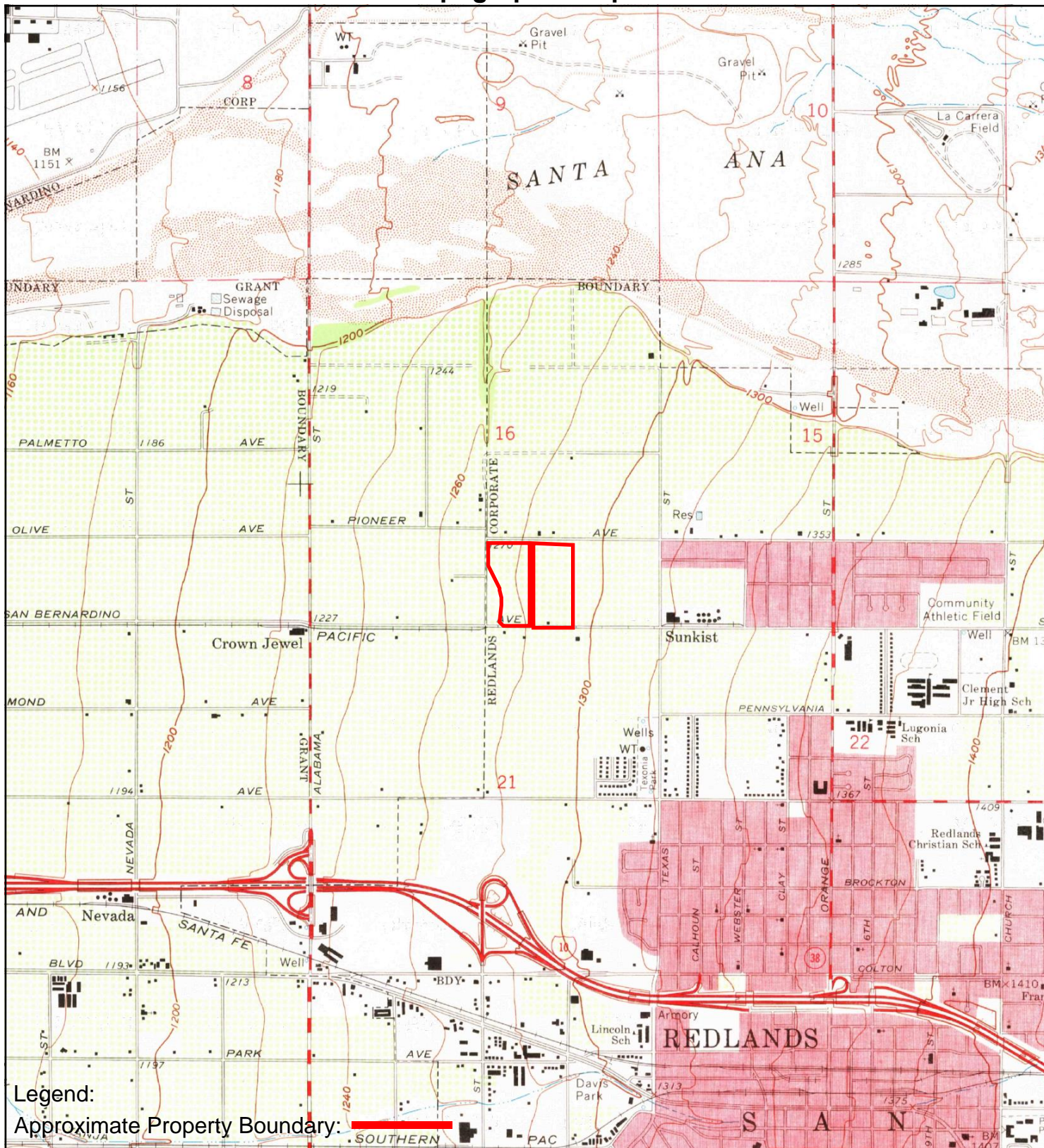
Legend:
 Approximate Property Boundary:

TP, Redlands, 1973, 7.5-minute



TOPOGRAPHIC MAP - 1973

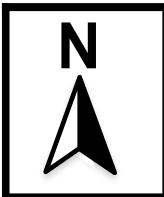
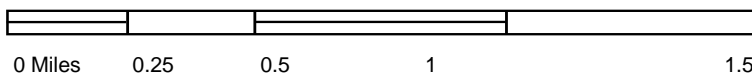




Legend:

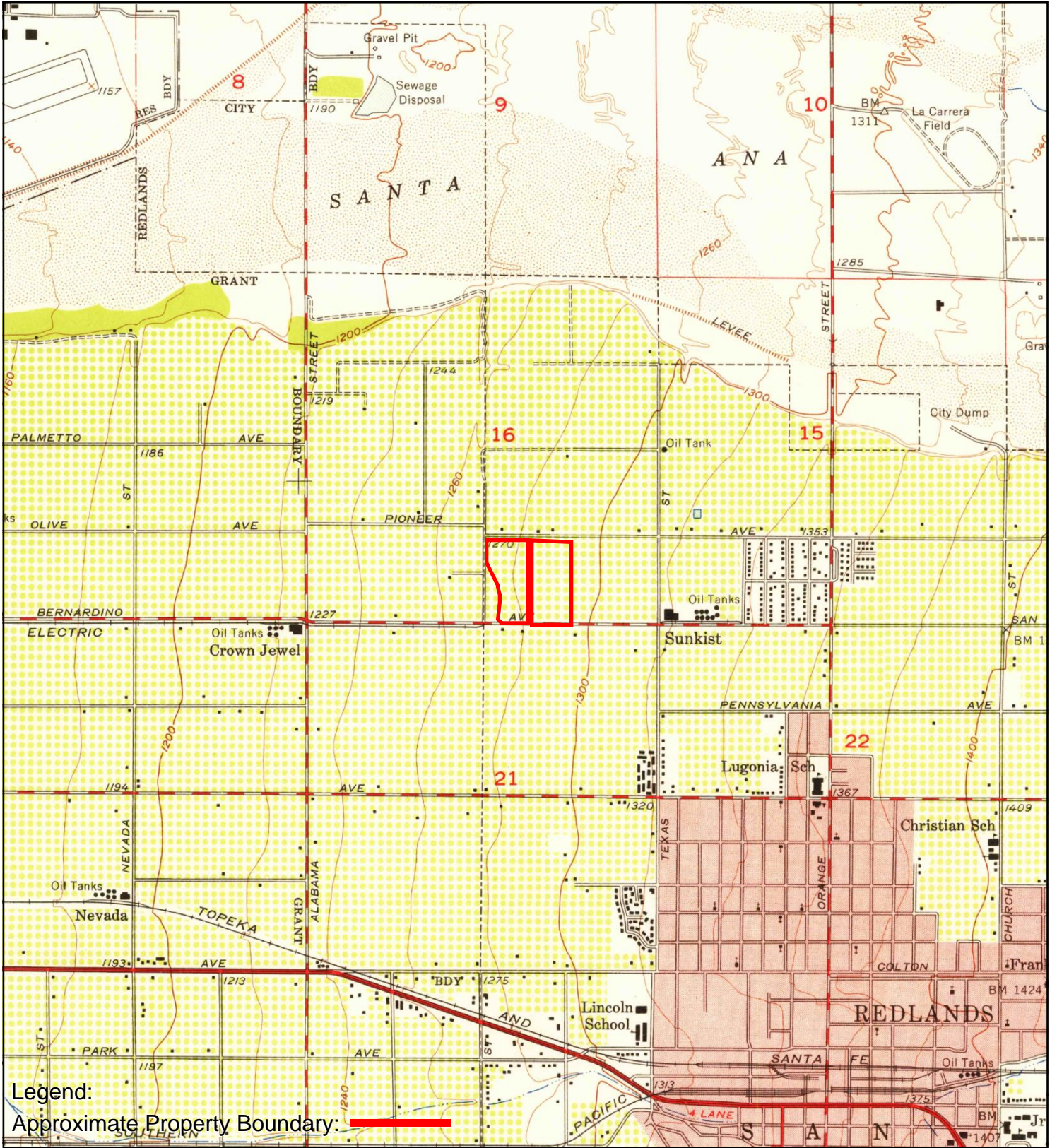
Approximate Property Boundary:

TP, Redlands, 1967, 7.5-minute



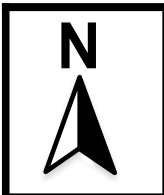
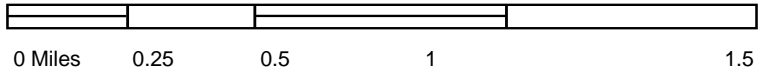
TOPOGRAPHIC MAP - 1967





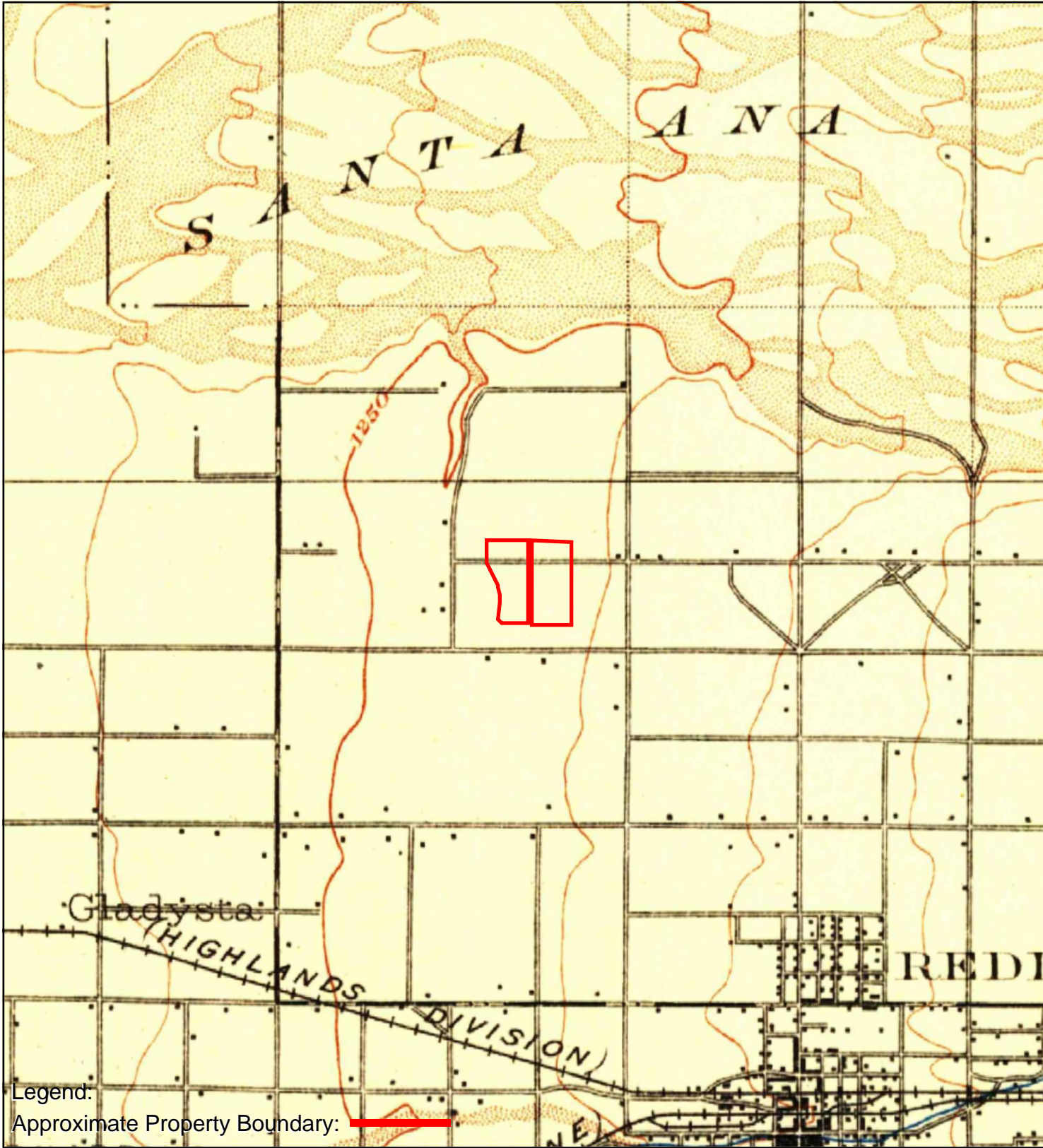
Legend:
 Approximate Property Boundary:

TP, Redlands, 1954, 7.5-minute




TOPOGRAPHIC MAP - 1954

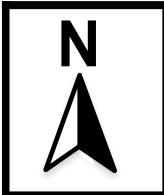
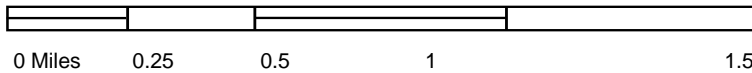




Legend:

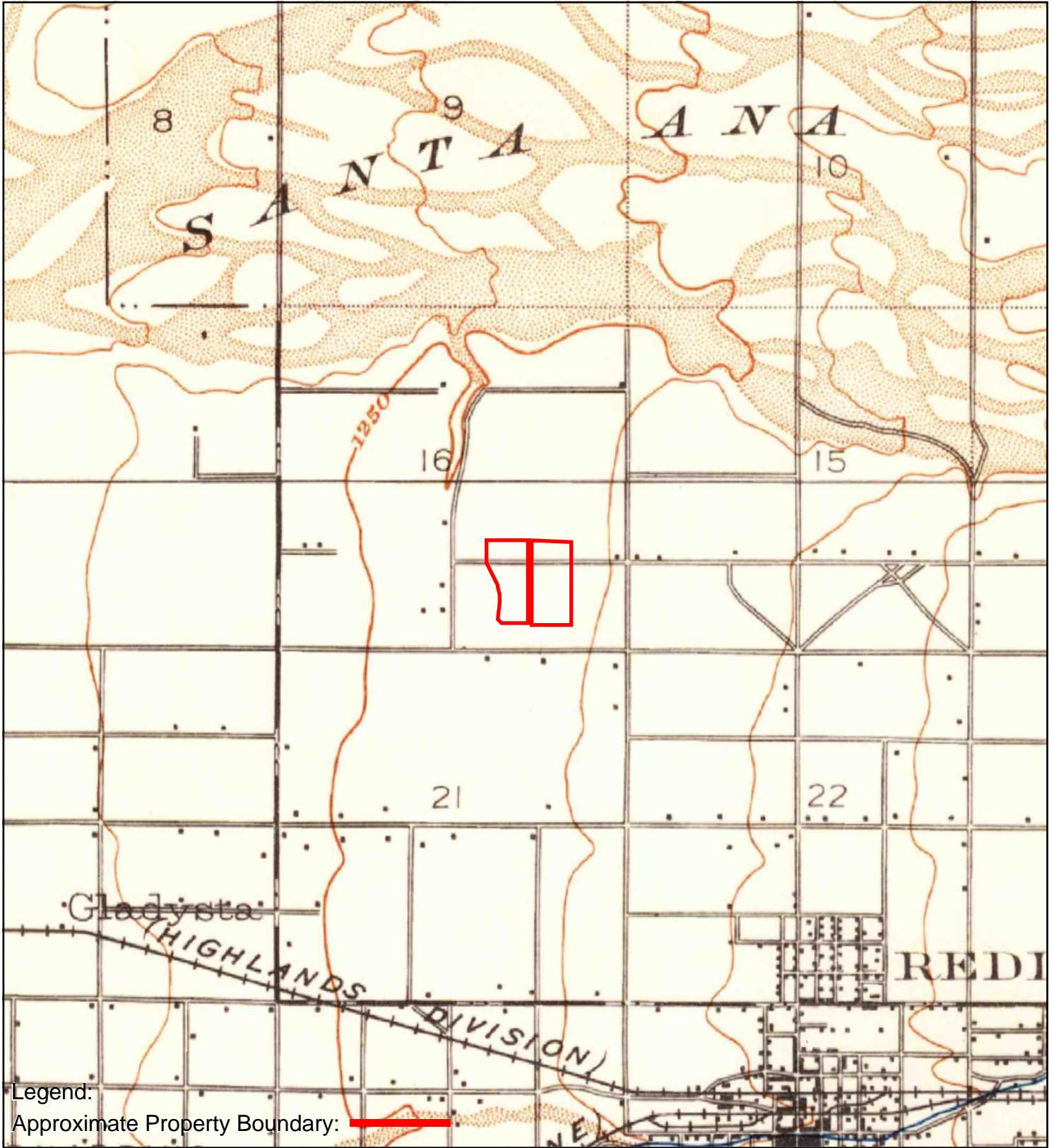
Approximate Property Boundary: 

TP, Redlands, 1901, 15-minute




TOPOGRAPHIC MAP - 1901

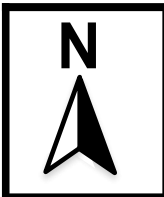
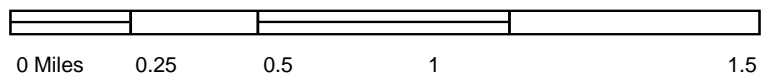




Legend:

Approximate Property Boundary: 

TP, Redlands, 1899, 15-minute



TOPOGRAPHIC MAP - 1899



502077

W San Bernardino, Pioneer Ave
Redlands, CA 92374

Inquiry Number: 7817736.5
November 14, 2024

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1986	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1980	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1976	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1971	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1965	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Luskey Brothers & Co. Publications

FINDINGS

TARGET PROPERTY STREET

W San Bernardino, Pioneer Ave
Redlands, CA 92374

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
1986	pg A12	Haines Criss-Cross Directory
1980	pg A14	Haines Criss-Cross Directory
1976	pg A16	Haines Criss-Cross Directory
1971	pg A18	Haines Criss-Cross Directory
1965	pg A20	Luskey Brothers & Co. Publications

W PIONEER AVE

W SAN BERNARDINO AVE

2020	pg A1	EDR Digital Archive	
2017	pg A2	Cole Information	
2014	pg A3	Cole Information	
2010	pg A5	Cole Information	
2005	pg A7	Cole Information	
2000	-	Cole Information	Street not listed in Source
1995	pg A10	Cole Information	
1992	pg A11	Cole Information	

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>W PIONEER AVE</u>			
2020	-	EDR Digital Archive	Street not listed in Source
2017	-	Cole Information	Street not listed in Source
2014	-	Cole Information	Street not listed in Source
2010	pg. A4	Cole Information	
2005	pg. A6	Cole Information	
2000	pg. A8	Cole Information	
1995	pg. A9	Cole Information	
1992	-	Cole Information	Street not listed in Source

W SAN BERNARDINO AVE

1986	pg. A13	Haines Criss-Cross Directory	
1980	pg. A15	Haines Criss-Cross Directory	
1976	pg. A17	Haines Criss-Cross Directory	
1971	pg. A19	Haines Criss-Cross Directory	
1965	pg. A21	Luskey Brothers & Co. Publications	

City Directory Images

W SAN BERNARDINO AVE 2020

108	GUADALUPE VARGAS
	JOSE VARGAS
	MARIA ESPINOZA
	PEDRO ESPINOZA
2125	AMAZON FULFILLMENT CTR

Target Street

Cross Street

Source

✓

-

Cole Information

W SAN BERNARDINO AVE 2017

102 DIAZEN, SEVANNA
2125 STAFF MANAGEMENT SMX

Target Street

Cross Street

Source

✓

-

Cole Information

W SAN BERNARDINO AVE 2014

108 OCCUPANT UNKNOWN,
1660 SET FREE

Target Street

Cross Street

Source

-

✓

Cole Information

W PIONEER AVE 2010

990 DISPARTE, ELLEN N

Target Street

Cross Street

Source

✓

-

Cole Information

W SAN BERNARDINO AVE 2010

108 JOHNSTON, C
2200 BECTON DICKINSON DISTRIBUTION
ULTIMATE STAFFING

Target Street

Cross Street

Source

-

✓

Cole Information

W PIONEER AVE 2005

990 DISPARTE, ELLEN N
1042 WILLARD, MILDRED L
1074 OCCUPANT UNKNOWN,

Target Street

Cross Street

Source

✓

-

Cole Information

W SAN BERNARDINO AVE 2005

108 VARGAS, JOSE
2200 BECTON DICKINSON AND CO

Target Street

Cross Street

Source

-

✓

Cole Information

W PIONEER AVE 2000

924 MARSH, JAMES C
956 SEARS, BOBBIE
990 DISPARTE, ELLEN
1042 WILLARD, LEWIS

Target Street

Cross Street

Source

-

✓

Cole Information

W PIONEER AVE 1995

990 DISPARTE, E

Target Street

Cross Street

Source

✓

-

Cole Information

W SAN BERNARDINO AVE 1995

780 REDLANDS FARMING CO
1660 SUPREME HEATING & AIR COND

Target Street

Cross Street

Source

✓

-

Cole Information

W SAN BERNARDINO AVE 1992

780 REDLND FARMING SHOP
1660 SUPERIOR ELCTL CONT
SUPREME HEATING&AC

W PIONEER AVE 1986

Target Street	Cross Street	Source
523	XXXX	00
607	BETHURUM DONNETTA	792-3573
610	MUNO M	792-5569 - 8
611	MARRIN GILBERT R	792-9134
621	FAIRFIELD ROBIN	792-0472 5
703	LUNA DANL M	792-5394
709	XXXX	00
715	LOOY ROBT	793-5538
721	XXXX	00
727	MCLELLAN C J	792 1702
	MCLELLAN HOLLY	792-1702
824	XXXX	00
840	XXXX	00
656	XXXX	00
880	XXXX	00
990	DISPARTE E	793-4535
1042	WILLARD LEWIS	792-4940
1071	XXXX	00

W SAN BERNARDINO AVE 1986

SAN BERNARDINO AV W

92374 REDLANDS

780	REDLND FARMING SHOP	792-5839	2
1105	XXXX	00	
1405	XXXX	00	
1660	B L MECHANICAL	792-3358	5
1701	KLEIN NELSON D	793-3671	8
1750	CARPENTERS TRAINING	824-9033	+6
★	3 BUS	3 RES	1 NEW

W PIONEER AVE 1980

523	XXXX	00	
607	BETHURUM DONNETTA	792-3573	4
610	NUNO FELIPE M	792-5569	
611	MARIN GILBERT R	792-9194	
615	XXXX	00	
621	XXXX	00	
703	LUNA DANL M	792-5394	4
709	XXXX	00	
715	LOOY ROBT	793-5538	
721	XXXX	00	
727	XXXX	00	
750	EARLY GARDA	792-1909	7
758	THOMAS ARLENE	793-5117	7
808	ARMAGNO TONY	793-8800	+0
816	FANNIN B	793-6151	+0
	MAHLER J H	793-6151	+0
824	CHEUNG ERIC	793-9789	+0
840	MCGREW STEPHEN	792-4740	+0
848	ERNSTAM ERIC	792-6449	+0
856	WARNER BRUCE	793-0498	+0
880	XXXX	00	
990	XXXX	00	
1041	ARNOTT RONALD D	793-8804	+0

-

✓

W SAN BERNARDINO AVE 1980

207	TRICE DEVERET	792-5755	6
780	★ REDLANDS FARMING CO	793-2511	
	★ REDLANDS FARMING SH	792-5839	
1105	GEIB JOHN J	792-1001	6
1405	XXXX	00	
1405	XXXX	00	

W PIONEER AVE 1976

523	XXXX	00	
607	BETHURUM DONNETTA	792-3573	4
610	NUNO FELIPE M	792-5569	
611	MARIN GILBERT R	792-9194	
615	FLORES ALVARO	792-3096	
621	POSADAS JOSE A	792-9378	+6
703	LUNA DANL M	792-5394	4
709	MCCULLOUGH DOUGLAS	792-2683	
710	THORPE CARL H	792-4015	
715	LOOY ROBT	793-5538	
721	MCCLAURY DALE	793-5708	
727	MCLELLAN JACK	792-1702	
880	XXXX	00	
990	DISPARTE PHIL J	793-4635	+6
1074	WILLARD LEWIS	792-4940	+6

W SAN BERNARDINO AVE 1976

SAN BERNARDINO AV W 92373 REDLND

207 BRUNO DAVID WM 792-7495+6

BRUNO ROGER ALLEN 792-7495+6

780*REDLANDS FARMING CO793-2511

*REDLANDS FARMING SH792-5839

1105 GEIB JOHN J 792-1001+6

* 2 BUS 3 RES 3 NEW

W PIONEER AVE 1971

523	FUENTES LUCY	792-7707
607	BETHURUM WM E	792-3573
610	NUNO FELIPE M	792-5569
611	MARIN GILBERT R	792-9194
615	FLORES ALVARO	792-3096
709	MCCULLOUGH DOUGLAS	792-2683
710	THORPE CARL H	792-4015
715	LOOY ROBT	793-5538
721	MCCLAURY OALE	793-5708
727	MCLELLAN JACK	792-1702
	MCLELLAN PEGGY	792-1702
880	DISPARTE PHIL J	793-4635
912	WELCH L A	792-1147
924	WILLARO LEWIS	792-4940
1190*	LANGFORD RANCHES	792-3121
	WALOEN AL	792-3121

W SAN BERNARDINO AVE 1971

780	REOLANOS FARMING	CO793-2511
	REOLANOS FARMING	SH792-5839
1405	GEIB JOHN J	792-1001
1660	HAWK QUANE T MAJ	792-7753

W PIONEER AVE 1965

Target Street	Cross Street	Source
523	*Fuentes JR 5	792-2735
601	*Contaoi Geo 1	
607	*Bethuoum WE Jr 5	
610	*Richards JC 3	792-3201
611	*Williamson RC 2	792-5756
615	*Guzman Olivia 1	792-8612
621	*Posadas JA 6	792-4763
703	*Gulley CT 4	792-6466
709	*Artrip Fullen	
710	Foreman EH 6	
715	*Looy RA 2	793-5538
721	*McClaury DR 2	793-5708
727	*McLellan Jack 1	792-1702
880	*Disparte PJ 5	793-4635
912	*Martinez FR 3	793-4597
924	*Willard LJ	792-4940
1035	Vacant	

W SAN BERNARDINO AVE 1965



**SAN BERNARDINO AV, W (RDLS) –
FROM 1600 ORANGE ST, WEST
(92373)**

*Arth AA 2 792-4167

Santex Protective Assoc 793-2188

Rdls Heights Citrus Co 793-2188

Porch JH

1405 *Geib John 792-1001

1660 *Simpson TG 792-4581

1701 No Return



APPENDIX E

REGULATORY AGENCY RECORDS



800 W Pioneer Ave, Redlan X

Show search results for 800 W ...



CITY OF REDLANDS
Incorporated 1888
300 E. State Street Suite 690, Redlands, CA 92373
909-798-7510
aedwards@cityofredlands.org

Office of the City Manager

November 18, 2024

Ron Russell
AEI Consultants

Sent via email: ronmrussell@gmail.com

RE: Public Records Act Request No. 4922

Dear Ron Russell:

This letter will acknowledge receipt of your Public Records Act request.

" RE: APNs 0167-091-09, 0167-091-10, 0167-091-11 and 0167-091-12 AEI Consultants have been hired to conduct a Phase I Environmental Site Assessment for the above-referenced APNs. Please provide information and documents pertaining to:
BUILDING DEPARTMENT: -Permit summary (date, type of permit ,applicant/tenant) or available permits from construction to present. Upon review of a permit summary, we may request review of individual permits. -Construction date (current building, previous buildings if applicable) -List of tenants which have occupied the subject property -Permits of environmental concern(petroleum storage tanks, septic systems, oil/water separators) -Oldest and most recent site layout plan from the subject property if available -Erosion control plans on record for the subject property -Record violations or complaints registered against the subject property PLANNING DEPARTMENT: -Relevant information regarding historical development and former use/occupancy at the subject property -Environmental property use limitations/restrictions related to contamination and/or other environmental conditions at the subject property (e.g., environmental deed restrictions, groundwater use restrictions, methane zones) FIRE DEPARTMENT: -Records regarding hazardous materials usage/storage/incidents or known environmental concerns/contamination which may have affected the property, -Records regarding aboveground or underground storage tank (UST) systems, which are currently or historically located at the property. -Records of fire inspections at the subject property. "

In accordance with the California Public Records Act (Government Code Section 7021.000 et seq.) (the "Act"), the City will comply with your request to the extent that your request seeks reasonably identifiable public records maintained by the City which are subject to disclosure under the provisions of the Act.

The City is currently processing your request. We have forwarded your request to the appropriate departments for review and response. If you have any questions regarding the information above, please feel free to contact me.

Sincerely,
Amy Edwards
Senior Administrative Assistant

cc: Yvette M. Abich Garcia, City Attorney



Contact us

Thank you for contacting us!

Your message has been successfully sent to the site administrators. We try to respond to requests sent through this contact form within one (1) business day.

[Go back to the form](#)



Ronald Russell <ronmrussell@gmail.com>

Public Record Request Form # 4922

Redlandspublicrecords@destinyhosted.com <Redlandspublicrecords@destinyhosted.com>

Mon, Nov 18, 2024 at
9:08 AM

To: ronmrussell@gmail.com, aedwards@cityofredlands.org, jmacias@cityofredlands.org, mshushereba@cityofredlands.org

Ron Russell,

We received your request for public records on November 18, 2024. Please see the attached correspondence relating to your request.


Should you encounter any difficulties receiving the attached files, the entirety of your request will also be retrievable through a search using your request number, 4922, [click here](#). To view your responsive records, please perform a search using your request number, then click the "submit" button. All files will be viewable and downloadable.

If you have any further questions, please contact us at recordsrequest@cityofredlands.org or (909) 798-7510.

Sincerely,

Amy Edwards

Senior Administrative Assistant

 **4922_Initial Ackn_11-18-24_1108.pdf**
63K

CITY OF REDLANDS
Incorporated 1888
300 E. State Street Suite 690, Redlands, CA 92373
909-798-7510
aedwards@cityofredlands.org

Office of the City Manager

November 18, 2024

Ron Russell
AEI Consultants

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This letter will acknowledge receipt of your Public Records Act request.

" RE: APNs 0167-091-09, 0167-091-10, 0167-091-11 and 0167-091-12 AEI Consultants have been hired to conduct a Phase I Environmental Site Assessment for the above-referenced APNs. Please provide information and documents pertaining to:
BUILDING DEPARTMENT: -Permit summary (date, type of permit ,applicant/tenant) or available permits from construction to present. Upon review of a permit summary, we may request review of individual permits. -Construction date (current building, previous buildings if applicable) -List of tenants which have occupied the subject property -Permits of environmental concern(petroleum storage tanks, septic systems, oil/water separators) -Oldest and most recent site layout plan from the subject property if available -Erosion control plans on record for the subject property -Record violations or complaints registered against the subject property PLANNING DEPARTMENT: -Relevant information regarding historical development and former use/occupancy at the subject property -Environmental property use limitations/restrictions related to contamination and/or other environmental conditions at the subject property (e.g., environmental deed restrictions, groundwater use restrictions, methane zones) FIRE DEPARTMENT: -Records regarding hazardous materials usage/storage/incidents or known environmental concerns/contamination which may have affected the property, -Records regarding aboveground or underground storage tank (UST) systems, which are currently or historically located at the property. -Records of fire inspections at the subject property. "

In accordance with the California Public Records Act (Government Code Section 7021.000 et seq.) (the "Act"), the City will comply with your request to the extent that your request seeks reasonably identifiable public records maintained by the City which are subject to disclosure under the provisions of the Act.

The City is currently processing your request. We have forwarded your request to the appropriate departments for review and response. If you have any questions regarding the information above, please feel free to contact me.

Sincerely,
Amy Edwards
Senior Administrative Assistant

cc: Yvette M. Abich Garcia, City Attorney

029207113

016706101

016706103

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016706119

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016706110

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016706111

016706112

016706125

016706115

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W PIONEER AVE

E 210 FRWY

W 210 FRWY

TENNESSEE ST

016709109

016709112

016709110

016709111

016746232 016746210 016746220 016746225 016746228

016746215 016746219 016746224 016746230

016746217 016746222 016746229

016746362 016746313 016746311 016746306

016746361 016746312 016746307 016746301

016746360 016746324 016746310 016746330 016746383

016746214 016746339 016746323 016746328 016746307

016746213 016746358 016746316 016746329 016746336

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016747437 016747343 016747327 016747302

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016747428 016747367 016747369 016747338 016747317

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016747422 016747373 016747357 016747333 016747318

016747421 016747374 016747357 016747333 016747318

016747420 016747375 016747357 016747333 016747318

DAHLIA AVE

016714112 W SAN BERNARDINO AVE

016714101

016714102

016714103

016714104

016714105

016714106

CITY OF REDLANDS
Incorporated 1888
300 E. State Street Suite 690, Redlands, CA 92373
909-798-7510
aedwards@cityofredlands.org

Office of the City Manager

November 25, 2024

Ron Russell
AEI Consultants

Sent via email: ronmrussell@gmail.com

RE: Public Records Act Request No. 4922

Dear Ron Russell:

This is a follow-up to the City's letter to you regarding your request.

" RE: APNs 0167-091-09, 0167-091-10, 0167-091-11 and 0167-091-12 AEI Consultants have been hired to conduct a Phase I Environmental Site Assessment for the above-referenced APNs. Please provide information and documents pertaining to: BUILDING DEPARTMENT: -Permit summary (date, type of permit ,applicant/tenant) or available permits from construction to present. Upon review of a permit summary, we may request review of individual permits. -Construction date (current building, previous buildings if applicable) -List of tenants which have occupied the subject property -Permits of environmental concern(petroleum storage tanks, septic systems, oil/water separators) -Oldest and most recent site layout plan from the subject property if available -Erosion control plans on record for the subject property -Record violations or complaints registered against the subject property PLANNING DEPARTMENT: -Relevant information regarding historical development and former use/occupancy at the subject property -Environmental property use limitations/restrictions related to contamination and/or other environmental conditions at the subject property (e.g., environmental deed restrictions, groundwater use restrictions, methane zones) FIRE DEPARTMENT: -Records regarding hazardous materials usage/storage/incidents or known environmental concerns/contamination which may have affected the property, -Records regarding aboveground or underground storage tank (UST) systems, which are currently or historically located at the property. -Records of fire inspections at the subject property. "

In accordance with the California Public Records Act (Government Code Section 7921.000 et seq.) (the "Act"), the City has complied with your request to the extent that your request seeks reasonably identifiable public records maintained by the City which are subject to disclosure under the provisions of the Act. It has been represented to the City Manager's office that due diligence has been performed by the City departments in reviewing their files; however, the City has determined it has no records responsive to your request. If you have any questions regarding the information above, please contact our office.

Please note we have attached an aerial photograph which indicates there were two structures on 016709111 at some point in the past when the properties were orange groves.

Sincerely,

Amy Edwards

Senior Administrative Assistant

cc: Yvette M. Abich Garcia, City Attorney

Map Layers Query Tools

Enter search term (min 4 chars) Help



Map Layers

- Accidents (Liquid)
- Incidents (Gas)
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- LNG Plants
- Breakout Tanks
- Other Populated Areas (scale dependent)
- Highly Populated Areas (scale dependent)
- Commercially Navigable Waterways
 - CNW Inland
 - CNW Ocean/Great Lakes
- Coastal Ecological USA (Coastal Eco USA)

Ready Zoom Level: 14 of 19 (1:24,000) Closest Zoom for Pipelines (lat,long): 34.097075, -117.235556 Radius Buffer : 2.48 Miles Map Showing Pipelines in: San Bernardino County, C...

Radius length of the buffer

APPENDIX F

ASTM USER QUESTIONNAIRE



3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 C.F.R. § 312.28).

Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes No If you answer yes, please include an explanation in the space provided below:

4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 C.F.R. § 312.29).

Does the purchase price being paid for this subject property **reasonably reflect the fair market value** of the property?

Yes No **If you answer "No,"** have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?

5. Commonly known or reasonably ascertainable information about the subject property (40 C.F.R. § 312.30).

Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

a. Do you know the past uses of the subject property?

Yes No

b. Do you know of specific chemicals that are present or once were present at the subject property?

Yes No

c. Do you know of spills or other chemical releases that have taken place at the subject property?

Yes No

d. Do you know of any environmental cleanups that have taken place at the subject property?

Yes No

If you answered yes to any of the questions above, please include an explanation in the space provided below:

APPENDIX G

OTHER SUPPORTING DOCUMENTATION

Has the subject site ever been occupied by the following?
 Dry Cleaner Gas Station Printing Facility Manufacturing Facility
 If yes, provide years of occupancy:

Have any previous investigations been performed at the subject property? No Yes
 If Yes, are copies available? No Yes
 If Yes, what type: Phase I ESA Phase II Asbestos Survey Lead Paint Survey Radon Sampling Other:

ON-SITE ENVIRONMENTAL CONDITIONS

Are you aware of any of the following environmental conditions, **either current or former**, on the subject site?

Environmental Condition/Issue	Response	Environmental Condition/Issue	Response
Aboveground Storage Tanks (ASTs)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Polychlorinated Biphenyls (PCBs)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Underground Storage Tanks (USTs)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Electrical Transformers	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Hazardous/Toxic Substances/Chemicals	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Hydraulic Lifts	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Chemical Spills/Releases	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Elevators	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Dump Areas/Landfills	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Asbestos	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Waste Treatment Systems	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Lead-Based Paint	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Wastewater Discharges	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Oil/Gas Wells	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Floor Drains, Sumps, Clarifiers/Oil Water Separators	<input type="checkbox"/> No <input type="checkbox"/> Yes	Environmental Permits	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Pits, Ponds, Lagoons	<input type="checkbox"/> No <input type="checkbox"/> Yes	Environmental Cleanups	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Stained Soil, Stressed Vegetation	<input type="checkbox"/> No <input type="checkbox"/> Yes	Flooding, Leaks, Water Damage, Other Water Intrusion, and/or Mold	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Pesticide/Herbicide Use	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		

For any **Yes** responses, provide brief explanation:
 There was a 500 gallon underground diesel tank removed from the property in 2021. I'm assuming that the property was once farmed, therefore there is a probability that pesticides and/or herbicides were used.

OTHER ENVIRONMENTAL CONDITIONS

Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property? No Yes If yes, provide brief explanation.

Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property? No Yes If yes, provide brief explanation.

Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? No Yes If yes, provide brief explanation.

Are you aware of any fire incidents requiring fire department response? No Yes
 If yes, what type of fire: Petroleum Chemical Building/Structural (e.g., apartment unit)
 If yes, also provide brief explanation, including whether Class B foams (such as AFFF) may have been used.

Project Number:		Return via Fax:	
Project Manager:		Return via Email:	

SIGNATURE INFORMATION

Person completing questionnaire: Qantas Corman

Title/Affiliation to property: Potential buyer of property.

Number of years associated with property: One month

Date: 11/14/2024

SITE VISIT INFORMATION

- A person knowledgeable of current property use/business operations should be present during the site visit.
- Access to a percentage of units should be provided as requested by the field professional.
- Access to the following areas should be provided: all common areas, storage areas, and utility areas; all underground features and chemical storage/disposal areas.
- The following documentation should be provided for review if applicable: all hazardous waste manifests, environmental permits, and any previous environmental reports.

Project Number:		Return via Fax:	
Project Manager:		Return via Email:	

10-5-24

Dzida, Carey, & Steinman
Greg Weiler
Suite 550
5 Park Plaza, Irvine CA 92614

Re; Trojan Groves Option & Sales Agreement Parcels-0167-091-09,10.11. & 12

Dear Greg,

Enclosed are the invoices, work orders and hazardous waste manifests of materials and one under ground 500 gallon tank removed from Trojan Groves properties located at the intersections of Tennessee and San Bernardino and Tennessee and Pioneer in the city of Redlands. These documents should be given to the Optionee and the escrow company so they can be reviewed during the feasibility period provided in the Option Agreement.

Enclosed are the following: Proposal # HCI - 092021-HCI dated 9-20-21, work order 56814, Invoice # 33255 dated 9-24-21, with attached manifests 016033958 and 106033955, work orders # 50759, 50760 dated 3-7-06, Invoice #46503 dated 3-23-06, and attached manifest # 23759189 dated 3-7-06 and a letter misdated 3-16-05 but correctly dated on heading on 2nd page 3-16-06 and in 2nd paragraph first page and attached analysis and manifest# 23759189.

The above information describes a underground 500 gallon steel tank removed from a area within the ultimate right away of San Bernardino Ave near Tennessee and household and commercial containers abandoned on Trojan Groves vacant property. To my knowledge there has never been any hazardous materials stored on Trojan Groves property during Trojan Groves ownership since 1979 with the exception of diesel fuel which was stored in the underground 500 gallon tank.

Trojan Groves
John Thomas



ENVIRONMENTAL
HCI
& ENGINEERING
HAZMAT TEAM
www.hcienv.com
www.hcidecon.com

September 20, 2021

John Thomas
Trojan Groves
21202 Kroll Lane
Huntington Beach, CA 92646
714.960.1417 Office
2hbjmt@gmail.com

Re: Proposal dated, September 20, 2021
'...Hazardous Waste Transportation and Disposal.'
Located at: Parcel #0167-091-09-0-000, Redlands, CA
HCI Environmental & Engineering Service Project No: HCI-092021-HCI

Dear Mr. Thomas,

Thank you for considering HCI Environmental & Engineering Service (HCI) for your waste management needs. We are pleased to provide you with the following pricing.

In addition to providing waste management, HCI offers a broad range of environmental services including:

- Waste Transportation & Disposal
- Laboratory Chemical Packaging
- Environmental Construction (i.e. Demo, Decontamination and soil excavation)
- 24-Hour Chemical Emergency Spill Response
- Firing Range Cleaning & Maintenance

We look forward to continuing to service your environmental needs. To place an order, please contact our customer service group at 800.988.4424 or customerservice@hcienv.com. If you have any questions or need further assistance, you may reach us at the number below.

Sincerely,
HCI Environmental & Engineering Service



C. Robert Guy
Principal/C.O.O.
951.532.9979 Direct