

Phase I Environmental Site Assessment

St. John of God Medical Facility

13333 Palmdale Road

Victorville, San Bernardino County, California

April 27, 2023 | Terracon Project No. LA237038

Prepared for:

County of San Bernardino, California
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, California



Prepared by:

Terracon Consultants, Inc.
Carson, California



Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials



145 West Walnut Street
Carson, CA 90248-3103
P 310-627-3430
F 310-627-3431
Terracon.com

April 27, 2023

County of San Bernardino CA
Department of Behavioral Health

c/o Gil Rios / Project Manager III, Project and Facilities Management Department
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, California 92415

Attn: Gil Rios
P: (909) 387-5000
E: Gil.Rios@res.sbcounty.gov

Re: Phase I Environmental Site Assessment
St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California 92392
Terracon Project No. LA237038


Dear Mr. Rios:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced subject property (hereinafter known as the "site"). This assessment was performed in accordance with Terracon Proposal No. PLA237038, dated January 19, 2023, Revised February 15, 2023.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide other environmental, geotechnical, , construction materials, and facilities services on a wide variety of projects locally, regionally, and nationally. For more detailed information on all of Terracon's services please visit our website at www.terracon.com. If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,

Terracon Consultants, Inc.


Sarah M. Workman
Assistant Scientist



Cliff Nale, P.G.
Senior Project Manager



Jennifer S. Van
Environmental Group Manager

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EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. PLA237038, dated January 19, 2023, Revised February 15, 2023, and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. The ESA was conducted under the supervision or responsible charge of Jennifer S. Van, Environmental Professional. Sarah M. Workman performed the site reconnaissance on March 30, 2023.

Findings and Opinions

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

Site Description and Use

The site is located at 13333 Palmdale Road in Victorville, San Bernardino County, California, and consists of a 29.46-acre parcel of land identified as San Bernardino County Assessor No. (APN): 3105-191-11. The site is improved with a six-building drug and alcohol rehabilitation facility and daycare center, asphalt-paved parking areas, a swimming pool, a concrete-paved recreation area, and utilities. At the time of the site reconnaissance, the site was occupied by St. John of God Drug and Alcohol Rehabilitation Facility and Alpha Tots Daycare, and operations consisted of general building and facility maintenance, including landscaping, painting, plumbing, and basic repairs.

Historical Information

Based on a review of historical information, the site was undeveloped through the 1940s and late 1950s before being developed with the existing multi-building complex used as a seminary in the late 1960s. Asphalt-paved parking areas were added to the northern portion of the complex in the mid-1980s, and the site remains relatively unchanged through the present.

The properties surrounding the site were similarly undeveloped until the early 1940s. An access road connecting the site to Palmdale Road was developed bisecting the northern-adjointing property in the late 1960s. The property to the adjoining east of the site was developed with a single-family residence by the early 1940s and additional single-family homes were developed to the northeast of the site in the mid-1970s. The properties to

the south and west were undeveloped through the mid-1990s until being developed as the existing Cobalt Middle School and Silverado High School, respectively, in the mid-1990s. Recognized environmental conditions (RECs) were not identified in connection with the surrounding properties.

Records Review

Selected federal and state environmental regulatory databases as well as responses from state and local regulatory agencies were reviewed. The site was identified in the regulatory databases as the former Sacred Heart Renewal Center, operating from approximately 1971-1994 and listed in the Historic Underground Storage Tank (HIST UST), Statewide Environmental Evaluation and Planning System (SWEEPS UST), and California Facility Index Database (CA FID UST) regulatory databases. Based on a review of the HIST UST listing, this facility operated a 550-gallon motor vehicle fuel tank from approximately 1978-1986. Records provided by the San Bernardino County Office of the Fire Marshal indicate the removal of the tank in 1986 and are further discussed in Section 4.2. Based on the absence of a subsurface investigation, and information regarding the location of the former UST on the site, the former 500-gallon motor vehicle UST represents a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Site Reconnaissance

At the time of the site reconnaissance, one ventilation hood associated with the on-site kitchen, two 55-gallon drums containing grease waste, approximately 25 five-gallon plastic containers containing paint, one grease trap system, two closed-in-place septic tanks and associated leach fields, one pad-mounted transformer, interior floor drains, and two solid-waste disposal dumpsters were observed on the site. Based on visual observations, the observed features do not represent a REC to the site.

Adjoining Properties

The site is bound to the north by vacant land bisected by a driveway leading to Palmdale Road, to the east by vacant land followed by residential dwellings (13951-13600 Cordley Lane) to the south by Cobalt Middle School (13801 Cobalt Road), and to the west by Cobalt Road followed by Silverado High School (14048 Cobalt Road). RECs were not observed with the adjoining properties.

Significant Data Gaps

Significant data gaps were not identified.

Conclusions

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-21 at 13333 Palmdale Road, Victorville, San Bernardino County, California, the site. The following Recognized Environmental Conditions were identified in connection with the site:

- **Former on-site UST:** The former on-site 550-gallon gasoline UST operated from approximately 1978-1986. Based on the absence of a subsurface investigation and information regarding the location of the former UST on the site, the former 500-gallon motor vehicle UST represents a REC to the site.

Recommendations

Based on the findings of this report, Terracon recommends conducting additional investigation to evaluate subsurface conditions associated with the identified RECs.

1.0 INTRODUCTION

1.1 Site Description

Site Name	St. John of God Medical Facility
Site Location/Address	13333 Palmdale Road, Victorville, San Bernardino County, California San Bernardino County Assessor Parcel Number (APN): 3105-191-11
Land Area	29.46-acres
Site Improvements	The site is improved with a six-building drug and alcohol rehabilitation facility and daycare center, asphalt-paved parking areas, a swimming pool, a concrete-paved recreation area, and utilities.
Anticipated Future Site Use	Commercial use
Reason for the ESA	Acquiring the site

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. PLA237038, dated January 19, 2023, Revised February 15, 2023., and was conducted consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. Recognized environmental conditions are defined by ASTM E1527-21 as “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.” A de minimis condition is not a recognized environmental condition.

This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews (including local government inquiries, as applicable), and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Additional Scope Limitations, ASTM Deviations, and Data Gaps

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e., evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information

requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances, petroleum products or PFAS compounds may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

1.5 Reliance

This ESA report is prepared for the exclusive use and reliance of County of San Bernardino CA. Use or reliance by any other party is prohibited without the written authorization of County of San Bernardino CA and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement. The limitation of liability defined in the Agreement is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-21 Section 4.6. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

1.6 Client Provided Information

Prior to the site visit, Mr. Gil Rios, client’s representative, was asked to provide the following user questionnaire information as described in ASTM E1527-21 Section 6.

Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client’s Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Releases at the site.			X

Terracon’s consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography		
Site Elevation	3100 feet above sea level	USGS Topographic Map, Victorville, Adelanto, Hesperia and Baldy Mesa Quadrangles, Dated 2018. (Appendix A).
Topographic Gradient	Toward the north-northeast	
Closest Surface Water	Horseshoe lake, approximately 5.09 miles east of the site.	
Soil Characteristics		
Soil Type	Bryman Loamy Fine Sand	

Physical Setting Information		Source
Description	0 to 9 inches: loamy fine sand 9 to 43 inches: sandy clay loam 43 to 60 inches: sandy loam	San Bernardino County, California, Mojave River Area. Natural Resources Conservation Service, Web Soil Survey. Dated 2019.
Geology/Hydrogeology		
Formation	Quaternary	
Description	Marine and nonmarine (continental) sedimentary rocks. Alluvium, lake, playa, and terrace deposits.	California Department of Conservation, Geologic Map of California. Dated 2015.
Estimated Depth to First Occurrence of Groundwater	Approximately 340 feet, based on 2021 reading from a municipal groundwater well to the adjoining southwest of the site.	California Water Boards, GAMA Groundwater Information System. Municipal Well ID #: CA3610052_031_031.
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the north-northeast).	

* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

3.1 Historical Topographic Maps, Aerial Photographs, and Sanborn Maps

Readily available historical USGS topographic maps and selected historical aerial photographs (at approximately 10-to-15-year intervals) were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps and aerial photographs are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from EDR to evaluate past uses and relevant characteristics of the site and surrounding properties. Sanborn maps were not available for the site.

■ Topographic maps:

- Hesperia, California, **1942**, (1:62,500), **1947** (1:50,000), **1956, 1968, 1980, 2012, 2015, and 2018** (1:24,000).
- Barstow, California, **1932 and 1934** (1:125,000).
- Adelanto, California, **1956, 1968, 1980, 1993, 2012, 2015 and 2018** (1:24,000).
- Victorville, California, **1956, 1968, 1981, 1993, 2012, 201 and 2018** (1:24,000).
- Baldy Mesa, California, **1956, 1968, 1980, 1988, 1996, 2012, 2015 and 2018** (1:24,000).

■ Aerial photographs:

- USDA, **1953, 1959, 1968 and 1984** (1"=500')
- USGS, **1975** (1"=500')
- USGS/DOQQ, **1994** (1"=500')
- USDA/NAIP, **2005, 2009, 2012, 2016 and 2020** (1"=500')

Historical Maps and Aerial Photographs

Direction	Description
Site	Undeveloped (1942-1959); improved with existing multi-building complex (1968-1975); existing asphalt-paved parking areas developed (1984-2020).
North	Undeveloped (1942-1959); road developed as entrance to site from Palmdale Road, bisecting property to the north (1968-2020).
East	The existing single-family residence to the east is developed (1942-1968); additional existing single-family residences developed to the northeast of the site (1975-2020).
South	Undeveloped (1942-1994); existing Cobalt Middle School developed (2005-2020).
West	Undeveloped (1942-1994); the existing Silverado High School developed and adjoining southwestern property concrete-paved (2005-2020).

3.2 Historical City Directories

The Cole Information Services, Haines Criss-Cross Directory, Luskey Brothers & Co, and EDR Digital Archive city directories used in this study were made available through EDR (selected years reviewed: 1964-2020) and were reviewed at approximate five-year intervals, if readily available. The current street address for the site was identified as 13333 Palmdale Road.

Historical City Directories

Direction	Description
Site	13333 Palmdale Road – No listings (1964); Sacred Heart Seminary (1971-1986); Sacred Heart Renewal Center (1992); Canticle Art Center (1995); Alpha Tot House, St. John of God (2000-2020).
North	Unaddressed.
East	13951 Cordley Lane – No listings (1964-2020). 13838 Cordley Lane – No listings (1964-2020). 13600 Cordley Lane – No listings (1964-2020).
South	13801 Cobalt Road – No listings (1964-2000); Cobalt Middle School (2005-2020).
West	13869 Cobalt Road – No listings (1964-2020). 14048 Cobalt Road – No listings (1964-2017); Silverado High School (2020).

3.3 Site Ownership

Based on a review of information obtained from American Title Research of Laveen, Arizona (dated April 22, 2023), the current site owner is St John of God Health Care Services, who has owned the site since January 13, 1998.

3.4 Title Search

At the direction of the client, a title search was included as part of the scope of services. County Deed Records were reviewed by American Title Research of Laveen, Arizona to obtain a chain-of-title for the site. Ownership records were reviewed back to 1980. Previous owners included The Franciscan Canticle and The Priest of the Sacred Heart. No reference to industrial uses were reported. The title information is included in Appendix C.

3.5 Environmental Liens and Activity and Use Limitations

At the direction of the client, performance of a review of environmental liens and activity and use limitations was included as part of the scope of services for which Terracon engaged American Title Research of Laveen, Arizona. Based on a review of the title provider’s research (dated April 22, 2023), environmental liens or activity and use limitations were not identified. Additionally, the environmental regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the Site was not listed on the EC or IC databases.

3.6 Interviews Regarding Current and Historical Site Uses

The following individual was interviewed regarding the current and historical use of the site.

Interview

Interviewer	Name / Phone #	Title	Date/Time
Sarah M. Workman	Mr. William Donchig / 760-956-0518	Maintenance Supervisor / Operations Manager, St. John of God Facility	March 30, 2023 / 11:00 am

Terracon interviewed Mr. William Donchig, Maintenance Supervisor / Operations Manager, St. John of God Facility, during the site reconnaissance. Mr. Donchig indicated that they have been familiar with the site since October 2009. Mr. Donchig stated that there were previously septic tanks and leach fields in use on the property from approximately the 1970s until 2014/2015, when the site was upgraded and the plumbing connected to the city’s sewer system. Mr. Donchig stated that the septic tanks and leach fields were emptied and buried in place on the northern side of the facility. Mr. Donchig also stated that there was an operating grease trap used for the kitchen facility that was serviced every 6 months by A & A Septic. Mr. Donchig indicated that prior to its current use the facility operated as a Seminary, followed by a couples retreat before being used for its current rehabilitation purpose. Mr. Donchig was not aware of a former on-site UST, but indicated that some remaining underground infrastructure could have been related to a UST on the western side of the facility, beneath a current work shed. Mr. Donchig was not aware of any other hazardous waste use or storage on the site. Mr. Donchig also stated that he was not aware of any natural resource issues or threatened or pending environmental litigation involving the site.

3.7 Prior Report Review

Terracon requested the client provide any previous environmental investigations they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

4.0 RECORDS REVIEW

Regulatory database information was provided by EDR, a contract information services company in a report dated March 27, 2023. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient, and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

Federal Databases

Database	Description	Distance (miles)	Listings
CERCLIS	Comprehensive Environmental Response, Compensation, & Liability Information System	0.5	0
CERCLIS / NFRAP	Comprehensive Environmental Response, Compensation, & Liability Information System/No Further Remedial Action Planned	0.5	0
ERNS	Emergency Response Notification System	Site	0
IC / EC	Institutional Control/Engineering Control	Site	0

Database	Description	Distance (miles)	Listings
NPL	National Priorities List	1.0	0
NPL (Delisted)	National Priorities Delisted List	0.5	0
RCRA CORRACTS/ TSD	RCRA Corrective Action Activity	1.0	0
RCRA Generators	Resource Conservation and Recovery Act	Site and adjoining properties	0
RCRA Non-CORRACTS/ TSD	RCRA Non-Corrective Action Activity	0.5	0

State/Tribal Databases

Database	Description	Distance (miles)	Listings
CALSITES	CalSites Database	1.0	0
CALSITES (AWP)	Active Annual Workplan Sites	1.0	0
LUST	Leaking Underground Storage Tanks	0.5	0
SWF/LF	Solid Waste Facilities/Landfills	0.5	0
UST	Underground Storage Tank Facilities	Site and adjoining properties	0
VCP	Voluntary Cleanup Program	0.5	0
ENVIROSTOR	Envirostor Database	1.0	3
CPS-SLIC	Statewide SLIC Cases	0.5	0
SWRCY	Recycling/Recovered Materials Processors Directory	0.5	0
CERS HAZ WASTE	California Environmental Reporting System (CERS) HAZ WASTE	0.25	0
SWEEPS UST	SWEEPS UST Listing	0.25	1

Database	Description	Distance (miles)	Listings
HIST UST	Hazardous Substance Storage Container Database	0.25	1
CA FID UST	California Facility Inventory Database	0.25	1
CERS TANKS	CERS Tanks	0.25	0
RCRA NonGen / NLR	RCRA- Non-Generator / No Longer Regulated	0.25	1
CHMIRS	California Hazardous Material Incident Report System	Site	0
FINDS	Facility Index System/Facility Registry System	Site	0
ECHO	Enforcement and Compliance History Information	Site	0
Cortese	Hazardous Waste & Substances Site List	0.5	0
DRYCLEANERS	Drycleaning Facilities	0.25	0
HIST CORTESE	Hazardous Waste & Substances Site List	0.5	0
HAZNET	Facility and Manifest Data	Site	0
NPDES	Wastewater Permit List	Site	0
CERS	California Environmental Reporting System	Site	0
CIWQS	California Integrated Water Quality System	Site	0
HWTS	Hazardous Waste Tracking System	Site	0
EDR Hist Auto	EDR Exclusive Historical Auto Stations	0.125	0
EDR Hist Cleaner	EDR Exclusive Historical Cleaning Facilities	0.125	0
San Bern. Co. Permit	San Bernardino County Hazardous Waste Permit	0.25	2

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report in Appendix D.

The site was identified in the regulatory databases.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities within 500 feet radii of the site.

Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

Listed Facilities

Facility Name and Location	Estimated Distance / Direction/Gradient	Database Listings	Findings Summary
Sacred Heart Renewal Center 13333 Palmdale Road	Site	HIST UST, SWEEPS UST, CA FID UST	REC, discussed below
Well # 134 13869 Cobalt Road	Adjoining / Southwest / Up-gradient	San Bern. Co. Permit, CERS	Not a REC, discussed below
Silverado High School 14048 Cobalt Road	50 feet / West / Up-gradient	HWTS, HAZNET, NPDES, San Bern. Co. Permit, CERS, ENVIROSTOR, SCH	Not a REC, discussed below

Sacred Heart Renewal Center (13333 Palmdale Road)

The former on-site Sacred Heart Renewal Center operated from approximately 1971-1994 and is listed in the Historic Underground Storage Tank (HIST UST), Statewide Environmental Evaluation and Planning System (SWEEPS UST), and California Facility Index Database (CA FID UST) regulatory databases. Based on a review of the HIST UST listing, this facility operated a 550-gallon motor vehicle fuel tank from approximately 1978-1986. Records provided by the San Bernardino County Office of the Fire Marshal indicate the removal of the tank in 1986 and are further discussed in Section 4.2.

Well # 134 (13869 Cobalt Road)

Well # 134, located to the adjoining southwest in an up-gradient position relative to the site, is identified in the San Bernardino County Hazardous Materials Permits and California Environmental Reporting System (CERS) regulatory databases. Based on a review of the CERS listing for this well, it is owned by the City of Victorville and is permitted to store and use sodium hypochlorite. Based on the nature of operations as a water well and the chemicals stored on site, this well does not represent a REC to the site.

Silverado High School (14048 Cobalt Road)

Silverado High School, located approximately 50 feet to the west and in a topographic up-gradient position relative to the site, is listed in the HWTS, HAZNET, San Bernardino

County Hazardous Materials Permits, CERS, Department of Toxic Substance Control (ENVIROSTOR), and School Property Evaluation Program (SCH) regulatory databases. Based on a review of the ENVIROSTOR listing for this facility, the school was built on vacant land in 1994 and is occupied by 18 portable classroom structures. Based on a review of the HWTS listing for this facility, the high school is permitted to generate waste streams including alkaline solution without metals (pH ≥ 12.5) (2019), Aqueous solution ($2 < \text{pH} < 12.5$) with organic residues $< 10\%$ (2019), off-specification, aged, or surplus organics (2018-2019), other inorganic waste (2018-2019), other organic solids (2011-2012, 2015-2016, 2018-2019), photochemicals/photoprocessing waste (2011), laboratory waste chemicals (2018-2019), liquids with lead $\geq 500 \text{ mg/L}$ (2019), and liquids with $\text{pH} \leq 2$ (2018-2019). The permit is listed as inactive as of June 2020. Based on the facility's regulatory status, waste streams identified, and anticipated depth to groundwater in the site vicinity, this facility does not represent a REC to the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report listed three facilities in the unmapped section. Determining the location of unmapped facilities is beyond the scope of this assessment; however, none of these facilities were identified as the site or adjacent properties. These facilities are listed in the database report in Appendix D.

4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
San Bernardino County Environmental Health Services / by online: https://sanbernardinocounty.nextrequest.com/	On March 24, 2023, Terracon received a response from Mayra Barcenas with the San Bernardino County EHS Department stating that no records were found pertaining to the site.

Agency Contacted/ Contact Method	Response
<p>San Bernardino County Office of the Fire Marshal - Hazardous Materials Section / by email: hazmatrecords@sbcfire.org</p>	<p>On March 30, 2023, Christina Rivera with the San Bernardino County Office of the Fire Marshal provided the following records:</p> <ul style="list-style-type: none"> ■ An April 1987 Permit for an on-site 500-gallon UST ■ An August 1986 Job Card for Abandonment of a 500-gallon UST – indicated tank removed 08-15-1986 ■ A May 1986 Application for removal of a 550-gallon UST ■ A May 1986 letter to the San Bernardino County EHS Department stating intent to remove the 550-gallon steel tank, installed in 1978, containing unleaded gasoline with no recorded leaks. ■ An April 1986 letter from the San Bernardino County EHS Department detailing requirements for a leak detection plan mandated by the county for USTs ■ An undated renewal permit for the 500-gallon UST installed in 1978.
<p>San Bernardino County Planning/ Building & Safety / Code Enforcement / by online: https://sanbernardinocounty.nextrequest.com/</p>	<p>On March 24, 2023, Terracon received a response from Lupe Biggs with the San Bernardino County Planning and Building Departments stating that no records were found pertaining to the site.</p>
<p>San Bernardino County Public Works Department / by online: https://sanbernardinocounty.nextrequest.com/</p>	<p>On March 24, 2023, Terracon received a response from Karl Davis with the San Bernardino County Public Works Department stating that no records were found pertaining to the site.</p>
<p>San Bernardino County Department of Public Health / by online: https://sanbernardinocounty.nextrequest.com/</p>	<p>On March 24, 2023, Terracon received a response from Ken Johnston with the San Bernardino County Department of Public Health stating that no records were found pertaining to the site.</p>

Agency Contacted/ Contact Method	Response
City of Victorville / by online: https://cityofvictorvilleca.nextrequest.com/	On March 27, 2023, Savanna Petty with the City of Victorville provided the following records: <ul style="list-style-type: none"> ■ A September 1997 application to allow for establishment of a drug and alcohol rehabilitation facility and associated day care center on the site. ■ A September 1997 Conditional Use Permit indicating a negative declaration for the project’s environmental impact.

Based on a review of the documents provided by the San Bernardino Office of the Fire Marshal, a 550-gallon unleaded gasoline UST was installed on the site in 1978 and was removed in 1986, following correspondence with the San Bernardino County Environmental Health Services (EHS) Department informing the site owners that a leak detection system was required for their ongoing UST permit. The removal occurred in August of 1986 and according to the UST records, leaks were not detected in relation to the on-site UST. The records provided by the City of Victorville include a Conditional Use Permit from 1997 to convert the site into a drug and alcohol rehabilitation facility and associated daycare. Based on the absence of information regarding the location of the former UST, confirmation soil analytical data, or closure documentation, the former on-site UST represents a REC to the site.

4.3 Local Area Knowledge

Based on a review of the California Department of Conservation Division of Oil, Gas, and Geothermal Resource well finder website ([CalGEM](#)), the site is not identified within an oil field and there are no active or plugged oil production wells located at the site or adjoining properties.

Terracon researched the on-line State Resources Water Control Board (SRWCB) GeoTracker database – Land Disposal Sites and landfills were not identified on-site or in the site vicinity.

5.0 SITE RECONNAISSANCE

5.1 General Site Information

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram,

which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

General Site Information

Site Reconnaissance				
Field Personnel	Sarah M. Workman			
Reconnaissance Date	March 30, 2023			
Weather Conditions	Sunny, 60° F			
Site Contact/Title	William Donchig / Maintenance Supervisor / Operations Manager, St. John of God Facility			
Building Description				
Building Identification	Building Use	Approx. Construction Date	Number of Stories	Approx. Size (ft ²)
Northwestern Building	Medical Treatment / Dormitories	1960	1	9,000
North Building	Chapel	1960	1	1,850
Eastern Building 1	Dormitories	1960	1	2,800
Eastern Building 2	Daycare Center	1960	1	2,400
Southwestern building	Main office	1960	1	1,500
Southeastern Building	50% Cafeteria and Dining Hall 50% Maintenance Garage	1960	1	7,000
Site Utilities				
Drinking Water	Mojave Water Agency			
Wastewater	Victor Valley Water District			
Electric	Southern California Edison			
Natural Gas	Southwest Gas Corporation			

5.2 Overview of Current Site Occupants and Operations

At the time of the site reconnaissance, the site was occupied by St. John of God Treatment facility and Alpha Tots Daycare and was operating as a rehabilitation facility including lodging, medical treatment, preparation and serving of food, and a daycare.

5.3 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	X
	Waste treatment systems and/or water treatment systems	
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
Oil, gas, or mineral production		
Other processes or equipment		
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels, and/or containers ≥ 5 gallons	X
	MSDS or SDS	
Underground Chemical or	Underground storage tanks or ancillary UST equipment	

Category	Item or Feature	Observed or Identified
Waste Storage, Drainage or Collection Systems	Sumps, cisterns, French drains, catch basins, and/or dry wells	
	Grease traps	X
	Septic tanks and/or leach fields	X
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris, and/or other waste materials	X
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free-floating product	
	Strong, pungent, or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

Site Operations, Processes, and Equipment

Ventilation hoods and/or Incinerators

One ventilation hood was observed in the kitchen area of the southeastern building during the site reconnaissance. The hood is used for food preparation and appeared to be in good condition at the time of the site reconnaissance.

Aboveground Chemical or Waste Storage

Drums, barrels, and/or containers \geq 5 gallons

Two 55-gallon steel barrels containing grease waste, approximately 25 5-gallon buckets of paint were observed in the maintenance shed on the southern portion of the facility. The 55-gallon barrels were observed to be stored within secondary containment. Floor drains or sumps were not observed in the vicinity of the 55-gallon barrels or 5-gallon buckets. According to Mr. Donchig, the grease waste barrels are removed from the site by A & A Septic biannually. Surficial staining was not observed in the vicinity of the barrels or the 5-gallon buckets. Based on visual observations, the 55-gallon grease waste barrels and 5-gallon buckets do not represent a REC to the site.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Grease traps

One grease trap was observed during the site reconnaissance. This equipment was located between the buildings on the eastern portion of the complex and was associated with the kitchen for the cafeteria. Staining and/or evidence of a release was not observed in this area. According to the site contact, Mr. Donchig, the grease traps are serviced biannually by A & A Septic. Based on site observations and contact-provided information, the on-site grease trap did not appear to represent a REC to the site.

Septic tanks and/or leach fields

Two former septic tanks and associated leach fields were present on the site. Mr. Donchig indicated that the septic tanks and their associated leach fields had been buried in place on the northwestern portion of the complex. Mr. Donchig indicated that the first septic tank had been used from at least the 1970s until it was closed in place in the 1990s and that the second septic tank had been utilized from then until approximately 2014-2015 when it was also closed in place. According to Mr. Donchig, the septic tanks were used for both liquid and solid waste. Staining, distressed vegetation and/or evidence of a release were not observed in this area. Based on the nature of the on-site operations, the closed-in-place septic systems do not represent a REC to the site.

Interior floor drains

Interior floor drains were observed in the restrooms and showers within dormitories and in the dishwashing area of the kitchen. According to Mr. Donchig, the drains drain to the local sewer. Potentially hazardous materials and/or petroleum products were not observed to be stored in the vicinity of the floor drains at the time of the site reconnaissance. Staining and/or releases to the floor drains were not observed during the site reconnaissance.

Electrical Transformers/PCBs

Transformers and/or capacitors

During Terracon’s site visit, one pad-mounted transformer, owned and serviced by Southern California Edison, was observed on the northwestern portion of the complex in the central portion of the site. No information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs.

Southern California Edison maintains responsibility for the transformers, and if the transformers were “PCB contaminated,” Southern California Edison is not required to replace the transformer fluids until a release is identified. However, evidence of current or prior releases was not observed in the vicinity of the electrical equipment during the site reconnaissance.

Releases or Potential Releases

Trash, debris, and/or other waste materials

Two solid waste disposal dumpsters, serviced by BurrTec were observed on the southeastern portion of the complex in the central area of the site. No evidence of staining, noxious odors or hazardous waste disposal was observed within or in the vicinity of the on-site dumpsters.

6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

Adjoining Properties

Direction	Description
North	Vacant and undeveloped land.
East	Vacant and undeveloped land followed by residential dwellings (13951-13600 Cordley Lane)
South	Cobalt Middle School (13801 Cobalt Road).
West	Silverado High School (14048 Cobalt Road).

RECs were not observed with the adjoining properties.

7.0 DECLARATION

I, Jennifer S. Van, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



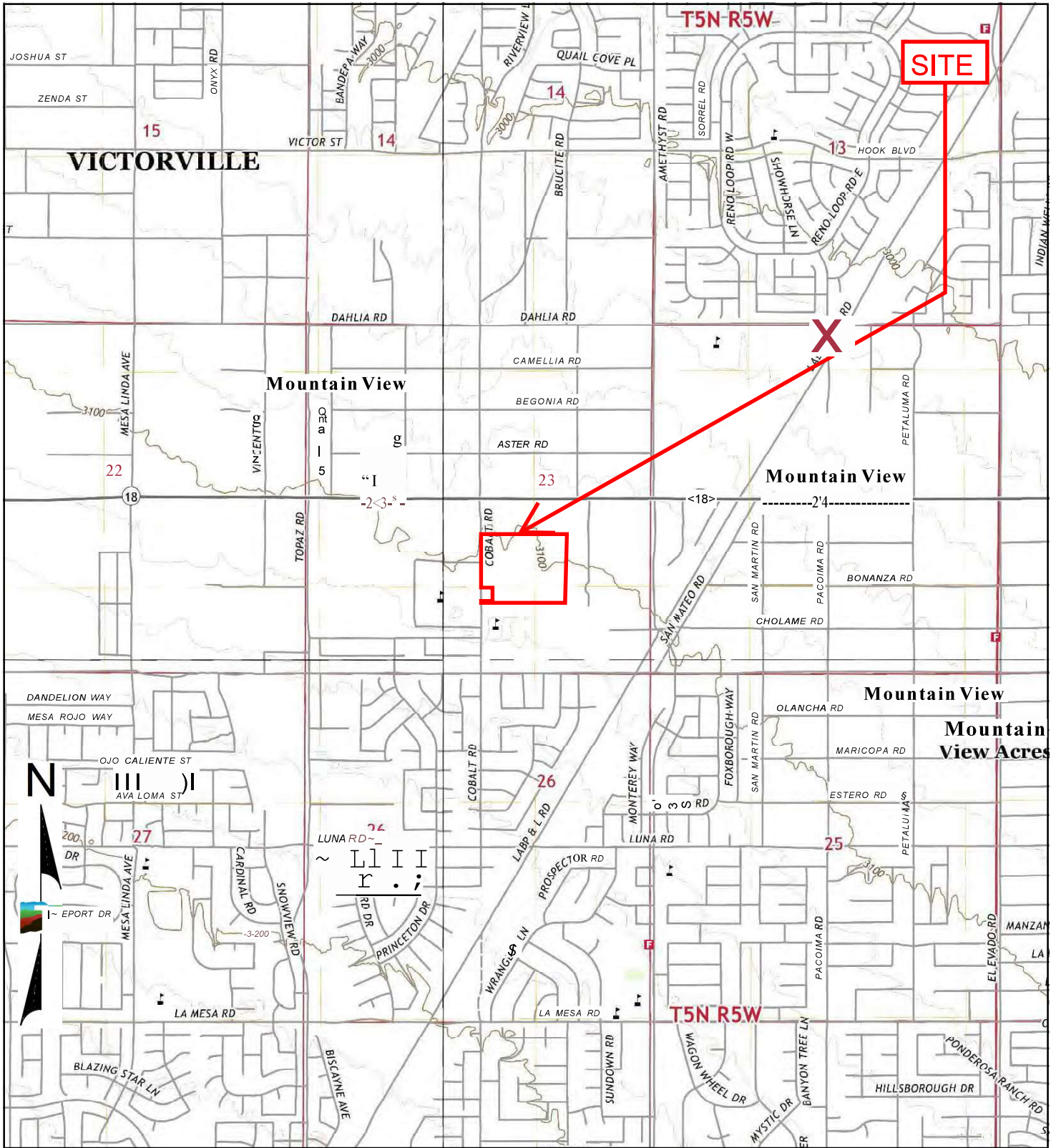
Jennifer S. Van

Environmental Group Manager

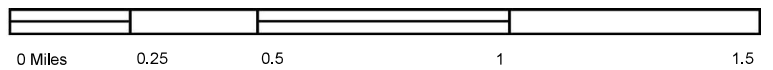
APPENDIX A

EXHIBIT 1: TOPOGRAPHIC MAP

EXHIBIT 2: SITE DIAGRAM



TP, Victorville, 2018, 7.5-minute
 SE, Hesperia, 2018, 7.5-minute
 SW, Baldy Mesa, 2018, 7.5-minute
 NW, Adelanto, 2018, 7.5-minute



Project Manager:	Project No.
SMW	LA237038
Drawn by:	Scale:
SMW	As Shown
Checked by:	File Name:
SMW	N/A
Approved by:	Date:
JSV	2018



145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

EXHIBIT
 1



PALMDALE ROAD

UNDEVELOPED/
VACANT LAND

ANTICIPATED
GROUNDWATER
FLOW DIRECTION

SINGLE-FAMILY
RESIDENTIAL
(13535-13951
PALMDALE ROAD)

SEE SITE DETAIL: EXHIBIT 2A

UNDEVELOPED/
VACANT LAND

UNDEVELOPED/
VACANT LAND

VACANT LAND

LEGEND:
- - - SITE BOUNDARY
- - - FENCE LINE
x x x

COBALT MIDDLE SCHOOL (13801 COBALT ROAD)

COBALT ROAD

SILVERADO HIGH SCHOOL
(14048 COBALT ROAD)

ASPHALT-PAVED
PARKING LOT

0 150 300 FEET
APPROXIMATE SCALE

THIS DRAWING SHOULD
NOT BE USED SEPARATELY
FROM ORIGINAL REPORT.

Project No. LA237038
Scale: AS SHOWN
Date: 04/19/23

Project Mgr: SW
Drawn By: CDD
Checked By: SW
Approved By: CAP

ierracon
145 West Walnut Street
Carson, CA 90248

SITE DIAGRAM
ST. JOHN OF GOD MEDICAL FACILITY
13333 PALMDALE ROAD
VICTORVILLE, SAN BERNARDINO COUNTY, CALIFORNIA

EXHIBIT
2



ANTICIPATED
GROUNDWATER
FLOW DIRECTION

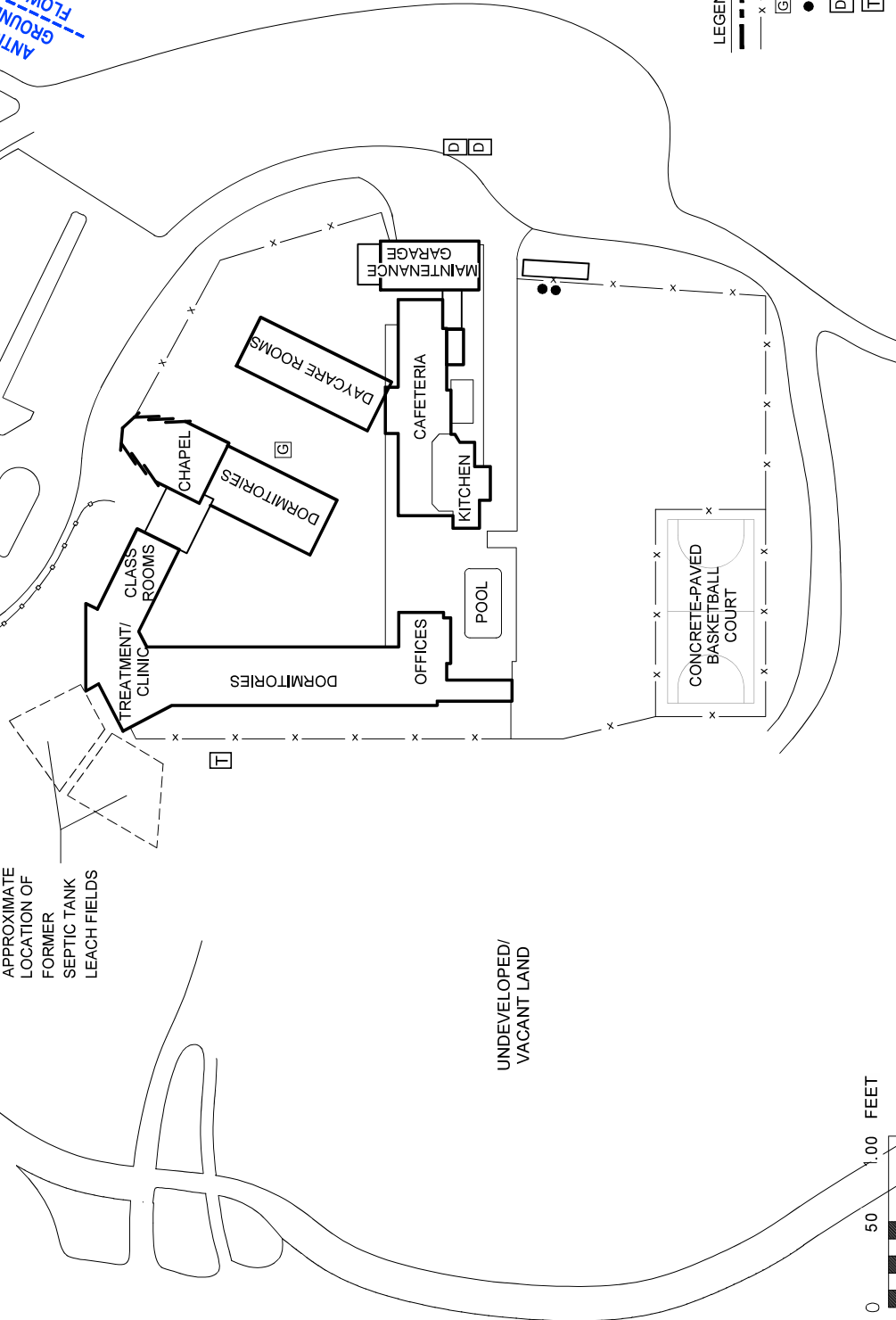
UNDEVELOPED/
VACANT LAND

ASPHALT-PAVED
PARKING LOT

APPROXIMATE
LOCATION OF
FORMER
SEPTIC TANK
LEACH FIELDS

UNDEVELOPED/
VACANT LAND

UNDEVELOPED/
VACANT LAND



LEGEND:

- SITE BOUNDARY
- - - FENCE LINE
- x - GREASE TRAP
- ⊕ LOCATION OF 55-GALLON DRUM CONTAINING GREASE WASTE
- ⊙ SOLID WASTE DUMPSTER
- ⊠ PAD-MOUNTED TRANSFORMER

0 50 1.00 FEET

APPROXIMATE SCALE

THIS DRAWING SHOULD NOT BE USED SEPARATELY FROM ORIGINAL REPORT.

Project Mgr:	SW
Drawn By:	CDD
Checked By:	SW
Approved By:	CAP

Project No.	LA237038
Scale:	AS SHOWN
Date:	04/19/23



145 West Walnut Street
Carson, CA 90248

SITE DETAIL

ST. JOHN OF GOD MEDICAL FACILITY
13333 PALMDALE ROAD
VICTORVILLE, SAN BERNARDINO COUNTY, CALIFORNIA

EXHIBIT

2A

APPENDIX B

SITE PHOTOGRAPHS



Photo #1 View of front gate to complex, facing north.



Photo #2 View of office area in northwestern building.



Photo #3 Typical view of interior of dormitory rooms on western and eastern portions of complex.



Photo #4 View of cafeteria dining area on southern portion of site.



Photo #5 View of kitchen in southern building of complex.



Photo #6 View of subgrade grease trap system, located in the central portion of the complex to the north of the kitchen area.



Photo #7 View of classroom on northwestern portion of complex.



Photo #8 Additional view of dormitories on eastern portion of the complex.



Photo #9 View of chapel facility located on northern portion of complex.



Photo #10 View of maintenance garage on southeastern portion of complex.



Photo #11 View of cleaning and maintenance product storage in maintenance garage on southeastern portion of complex.



Photo #12 Additional view of cleaning and maintenance product storage in maintenance garage on southeastern portion of complex.



J J
&rr'

Photo #13 View of laundry room on southeastern portion of complex.



Photo #14 View of playground on northeastern portion of complex.



Photo #15 View of central area between buildings in complex.



Photo #16 View of central courtyard area in complex.



Photo #17 View of storage and vacant land on the eastern portion of the complex.



Photo #18 View of storage area on eastern portion of complex, with 55-gallon steel grease waste barrels pictured.



Photo #19 View of storage area near maintenance garage on southeastern portion of complex.



Photo #20 View of fenced area on southern portion of complex.



Photo #21 View of basketball court on southern portion of complex.



Photo #22 View of swimming pool on southwestern portion of complex.



Photo #23 View of pad-mounted transformer on northwestern portion of complex.



Photo #24



Photo #25



Photo #26



Photo #27 View of the on-site asphalt-paved parking area to the northeast of the complex.



Photo #28 View of the solid waste dumpsters on the southeastern portion of the site.



Photo #29 Additional view of the solid waste dumpsters on the southeastern portion of the site.



Photo #30 View of the vacant land to the adjoining north of the site.



Photo #31 View of vacant land on the eastern portion of the site, followed by vacant land.



Photo #32 View of vacant land on the southern portion of the site, followed by Cobalt Middle School (13801 Cobalt Road).



Photo #33 View of vacant land on the western portion of the site, followed by Silverado High School (14048 Cobalt Road).



Photo #34 Additional view of the northern-adjacent parcel with a road bisecting the property.

APPENDIX C

**HISTORICAL DOCUMENTATION AND USER
QUESTIONNAIRE**

St. John of God Medical Facility

13333 Palmdale Road

Victorville, CA 92392

Inquiry Number: 7290105.4

March 27, 2023

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/27/23

Site Name:

St. John of God Medical Facility
13333 Palmdale Road
Victorville, CA 92392
EDR Inquiry # 7290105.4

Client Name:

Terracon
23041 Avenida De La Carlota Ste 350
Laguna Hills, CA 92653
Contact: Sarah Workman



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.#	NA	Latitude:	34.503512 34° 30' 13" North
Project:	LA237038	Longitude:	-117.370781 -117° 22' 15" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	465962.44
		UTM Y Meters:	3818049.07
		Elevation:	3104.00' above sea level

Maps Provided:

2018	1947
2015	1942
2012	1934
1996	1932
1988, 1993	1902
1980, 1981	
1968	
1956	

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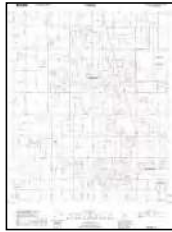
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets



Victorville
2018
7.5-minute, 24000



Adelanto
2018
7.5-minute, 24000



Hesperia
2018
7.5-minute, 24000



Baldy Mesa
2018
7.5-minute, 24000

2015 Source Sheets



Victorville
2015
7.5-minute, 24000



Adelanto
2015
7.5-minute, 24000



Hesperia
2015
7.5-minute, 24000



Baldy Mesa
2015
7.5-minute, 24000

2012 Source Sheets



Victorville
2012
7.5-minute, 24000



Adelanto
2012
7.5-minute, 24000



Hesperia
2012
7.5-minute, 24000



Baldy Mesa
2012
7.5-minute, 24000

1996 Source Sheets



Baldy Mesa
1996
7.5-minute, 24000
Aerial Photo Revised 1994

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1988, 1993 Source Sheets



Baldy Mesa
1988
7.5-minute, 24000
Aerial Photo Revised 1985



Adelanto
1993
7.5-minute, 24000
Aerial Photo Revised 1989



Victorville
1993
7.5-minute, 24000
Aerial Photo Revised 1989

1980, 1981 Source Sheets



Hesperia
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Baldy Mesa
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Adelanto
1980
7.5-minute, 24000
Aerial Photo Revised 1978



Victorville
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1968 Source Sheets



Hesperia
1968
7.5-minute, 24000
Aerial Photo Revised 1968



Victorville
1968
7.5-minute, 24000
Aerial Photo Revised 1968



Adelanto
1968
7.5-minute, 24000
Aerial Photo Revised 1968



Baldy Mesa
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1956 Source Sheets



Adelanto
1956
7.5-minute, 24000
Aerial Photo Revised 1952



Victorville
1956
7.5-minute, 24000
Aerial Photo Revised 1952



Hesperia
1956
7.5-minute, 24000
Aerial Photo Revised 1952



Baldy Mesa
1956
7.5-minute, 24000
Aerial Photo Revised 1952

Topo Sheet Key

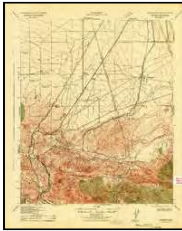
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1947 Source Sheets



HESPERIA
1947
15-minute, 50000

1942 Source Sheets



Hesperia
1942
15-minute, 62500

1934 Source Sheets



Barstow
1934
30-minute, 125000

1932 Source Sheets

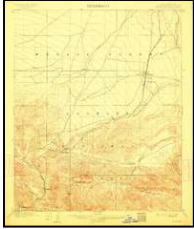


Barstow
1932
30-minute, 125000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1902 Source Sheets



Hesperia
1902
15-minute, 62500



TP, Victorville, 2018, 7.5-minute
 SE, Hesperia, 2018, 7.5-minute
 SW, Baldy Mesa, 2018, 7.5-minute
 NW, Adelanto, 2018, 7.5-minute



Project Manager:	Project No.
SMW	LA237038
Drawn by:	Scale:
SMW	As Shown
Checked by:	File Name:
SMW	N/A
Approved by:	Date:
JSV	2018

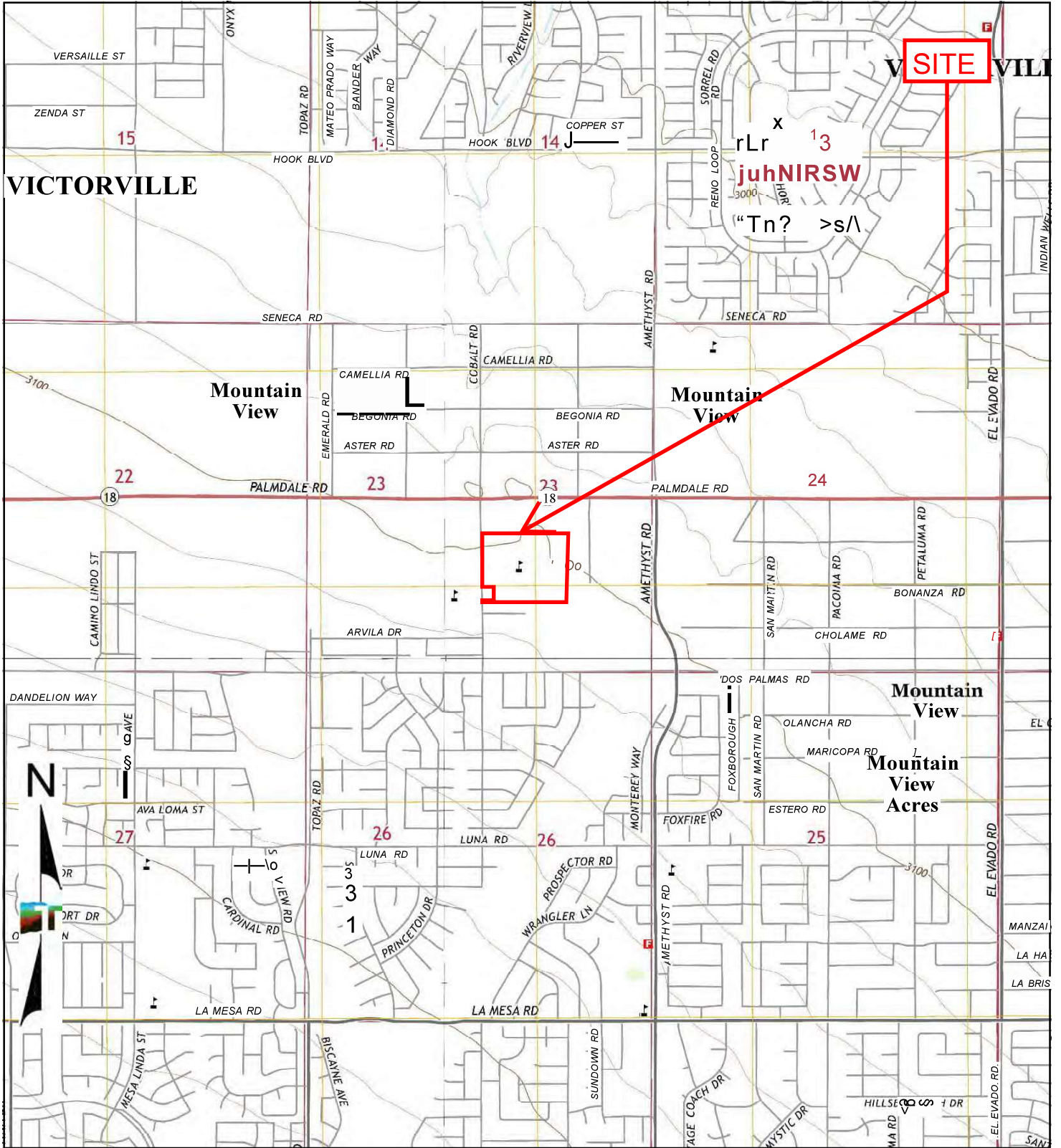


145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

2018 TOPOGRAPHIC MAP

St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California


Appendix
C



TP, Victorville, 2015, 7.5-minute
 SE, Hesperia, 2015, 7.5-minute
 SW, Baldy Mesa, 2015, 7.5-minute
 NW, Adelanto, 2015, 7.5-minute



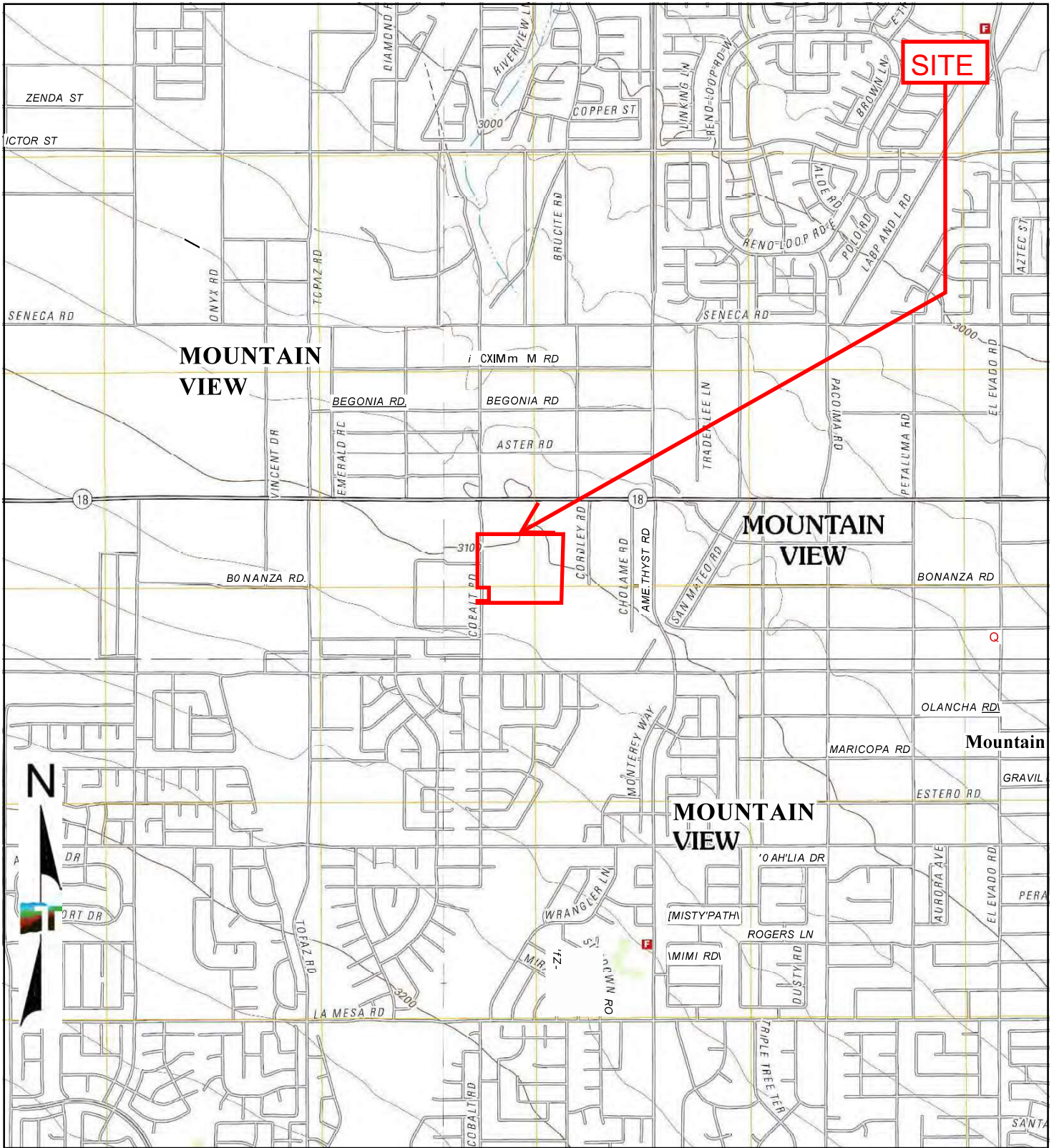
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SMW	LA237038
Drawn by:	Scale:
SMW	As Shown
Checked by:	File Name:
SMW	N/A
Approved by:	Date:
JSV	2015



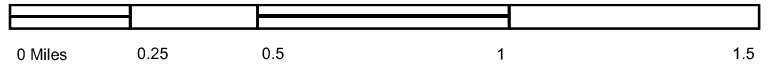
145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

2015 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

Appendix
C



TP, Victorville, 2012, 7.5-minute
 SE, Hesperia, 2012, 7.5-minute
 SW, Baldy Mesa, 2012, 7.5-minute
 NW, Adelanto, 2012, 7.5-minute

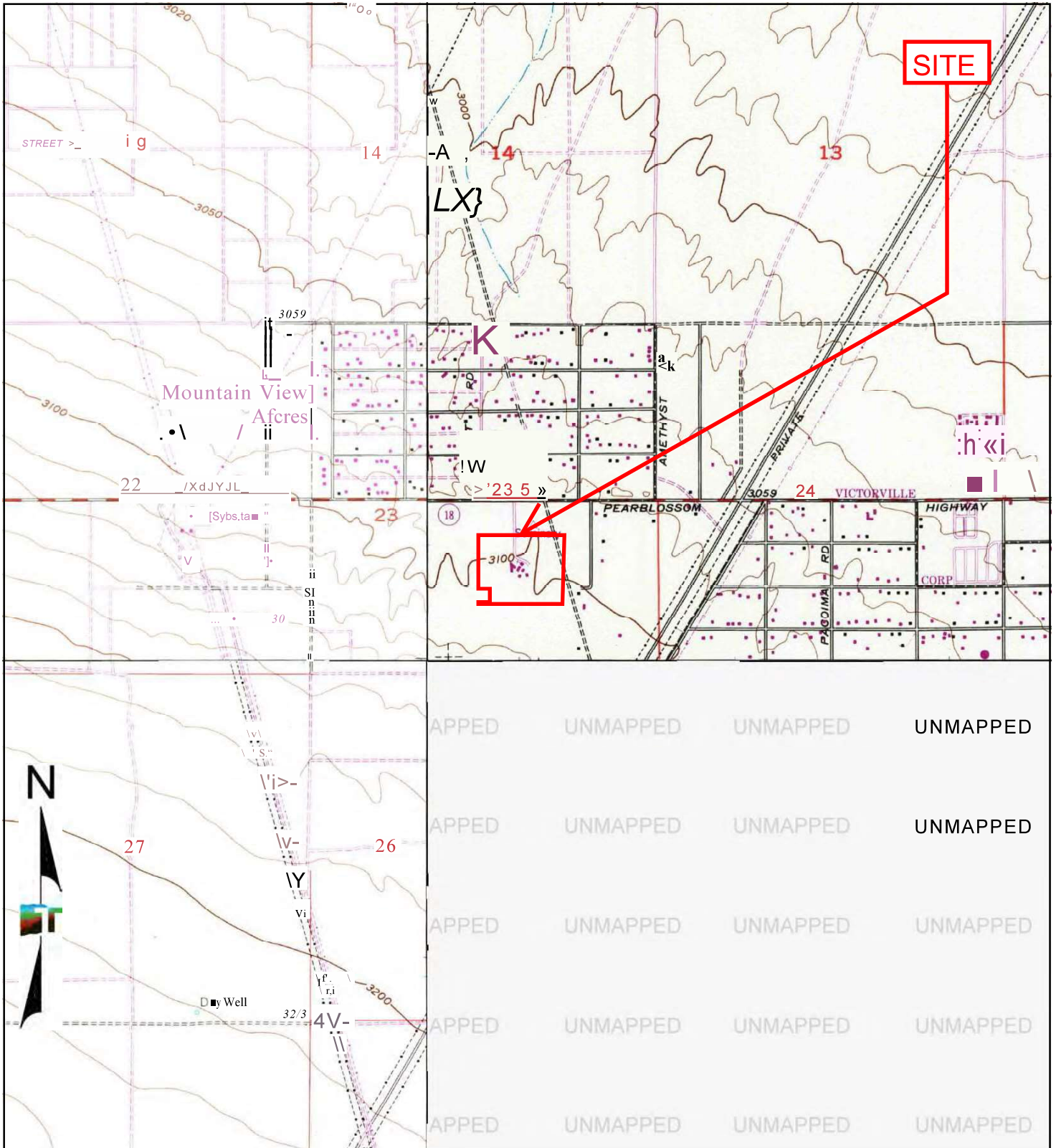


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SMW	LA237038
Drawn by:	Scale:
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Checked by:	File Name:
SMW	N/A
Approved by:	Date:
JSV	2012

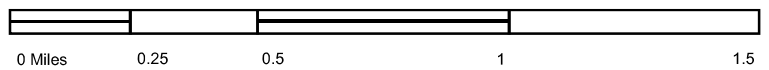
145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

2012 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

Appendix
C



TP, Victorville, 1993, 7.5-minute
 SW, Baldy Mesa, 1988, 7.5-minute
 NW, Adelanto, 1993, 7.5-minute

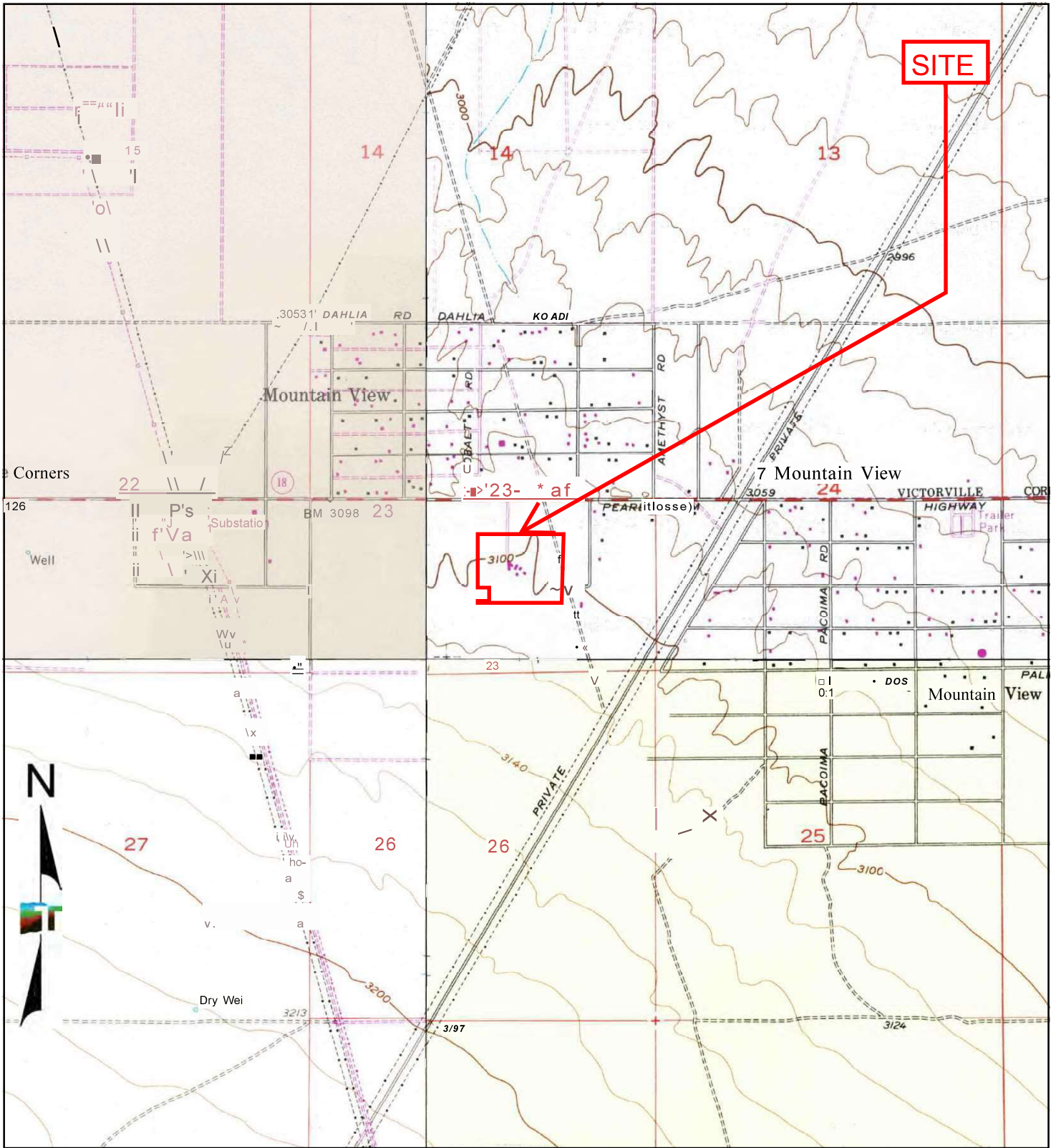


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Drawn by:	Scale:
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Checked by:	File Name:
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Approved by:	Date:
JSV	1988, 1993

145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

1988, 1993 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California


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C



TP, Victorville, 1981, 7.5-minute
 SE, Hesperia, 1980, 7.5-minute
 SW, Baldy Mesa, 1980, 7.5-minute
 NW, Adelanto, 1980, 7.5-minute



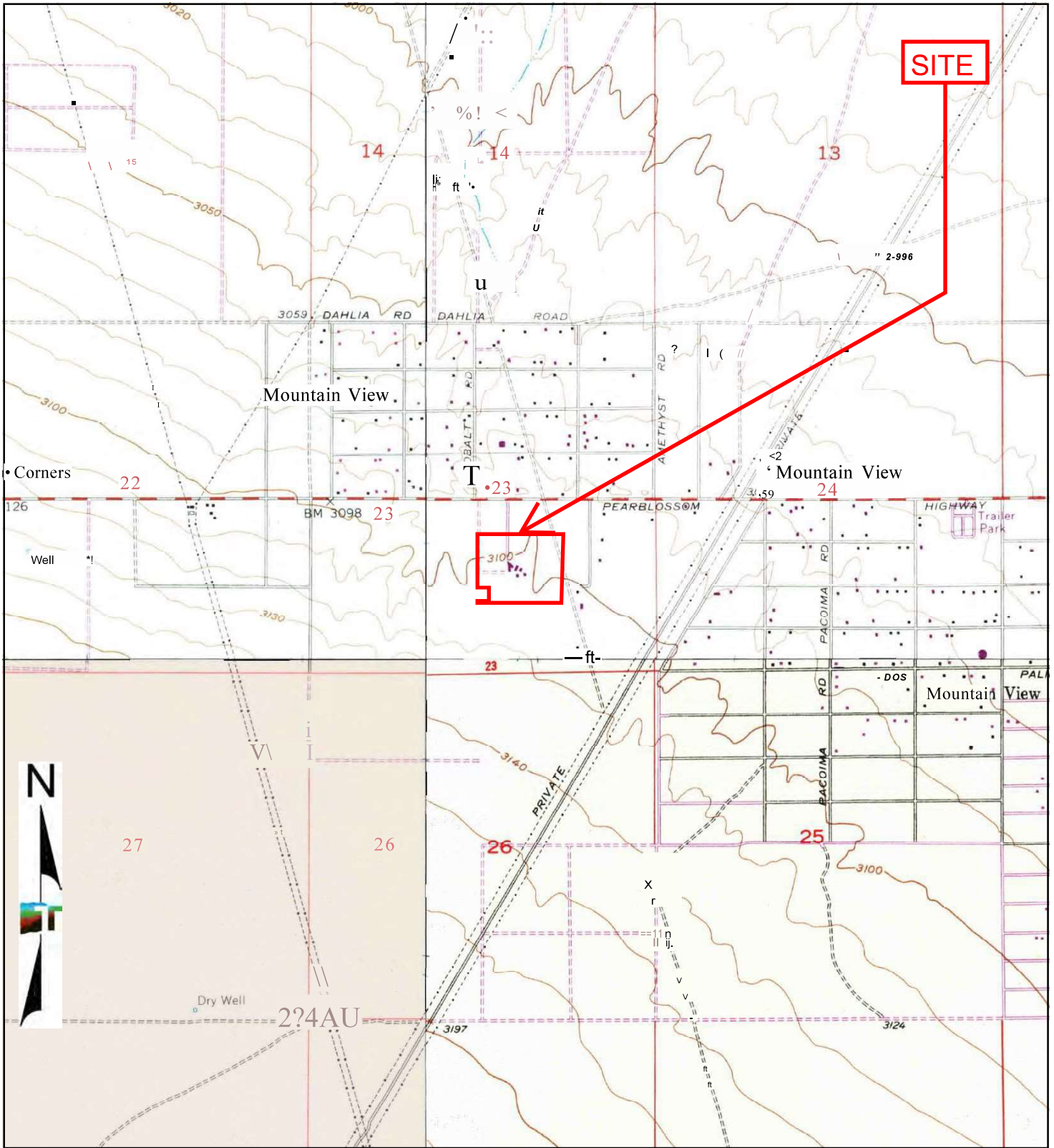
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Approved by:	Date:
JSV	1980, 1981



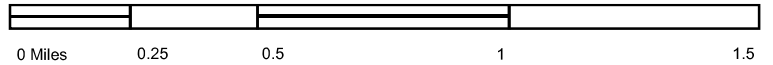
145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

1980, 1981 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

Appendix
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TP, Victorville, 1968, 7.5-minute
 SE, Hesperia, 1968, 7.5-minute
 SW, Baldy Mesa, 1968, 7.5-minute
 NW, Adelanto, 1968, 7.5-minute

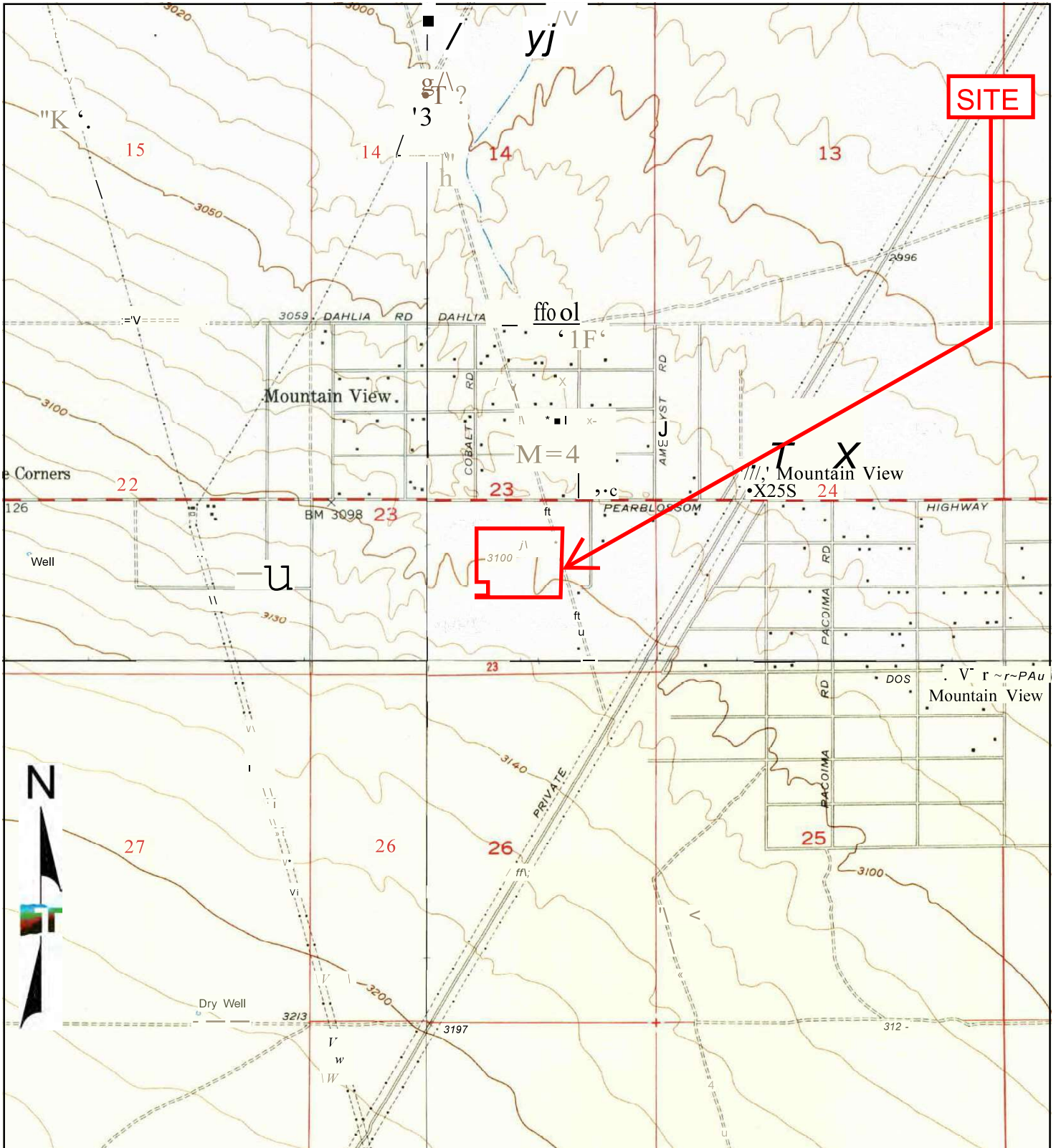


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SMW	LA237038
Drawn by:	Scale:
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Checked by:	File Name:
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Approved by:	Date:
JSV	1968

Terracon
 145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

1968 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

Appendix
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TP, Victorville, 1956, 7.5-minute
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 NW, Adelanto, 1956, 7.5-minute

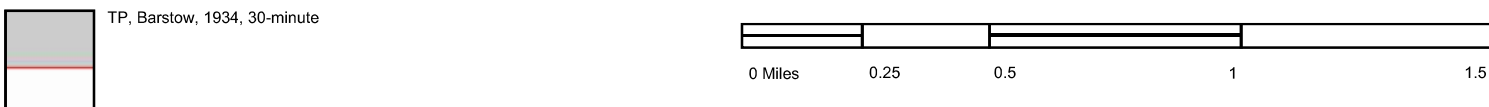
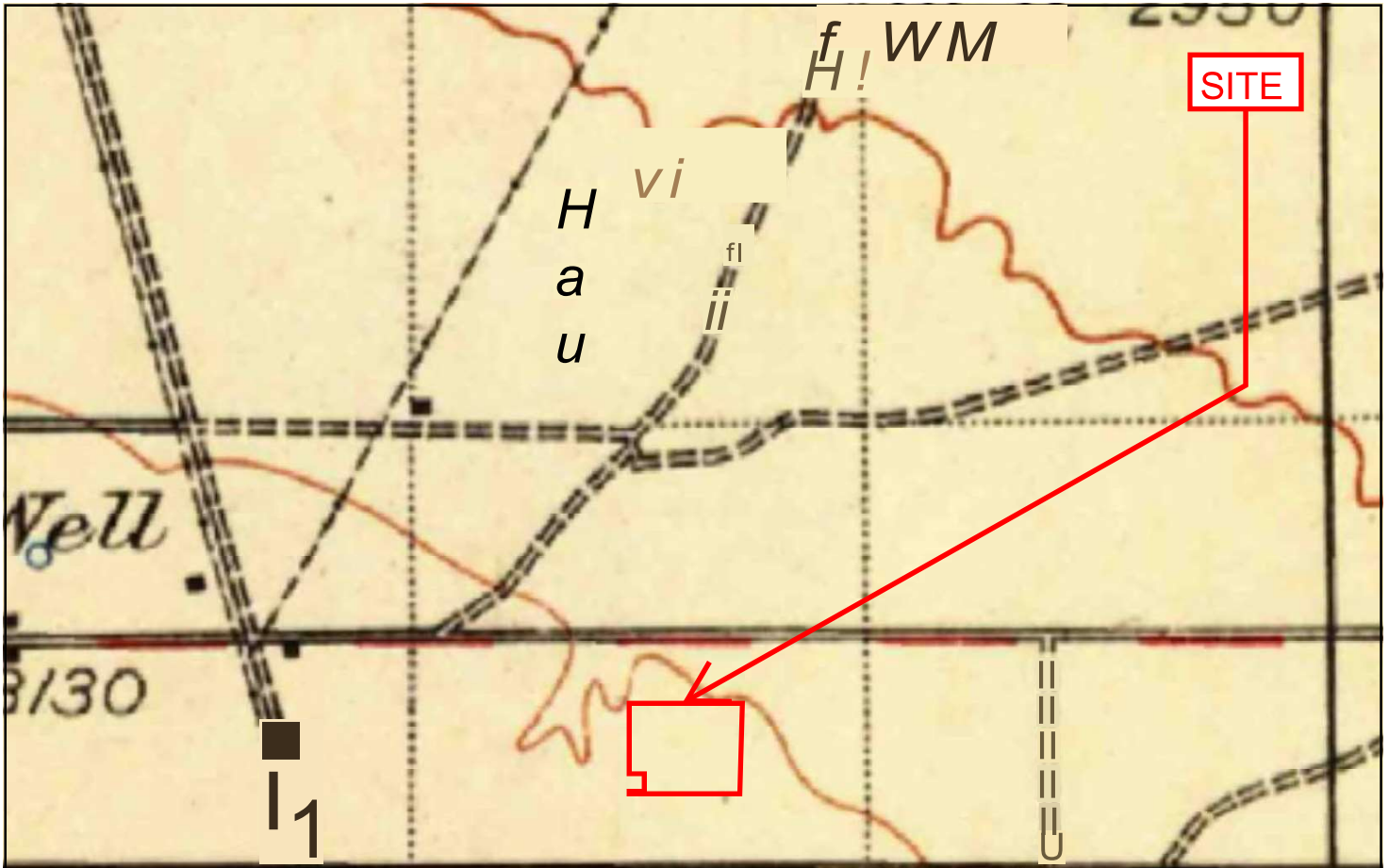


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SMW	LA237038
Drawn by:	Scale:
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Approved by:	Date:
JSV	1956

145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

1956 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

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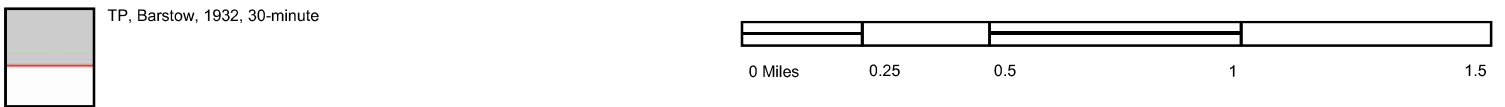
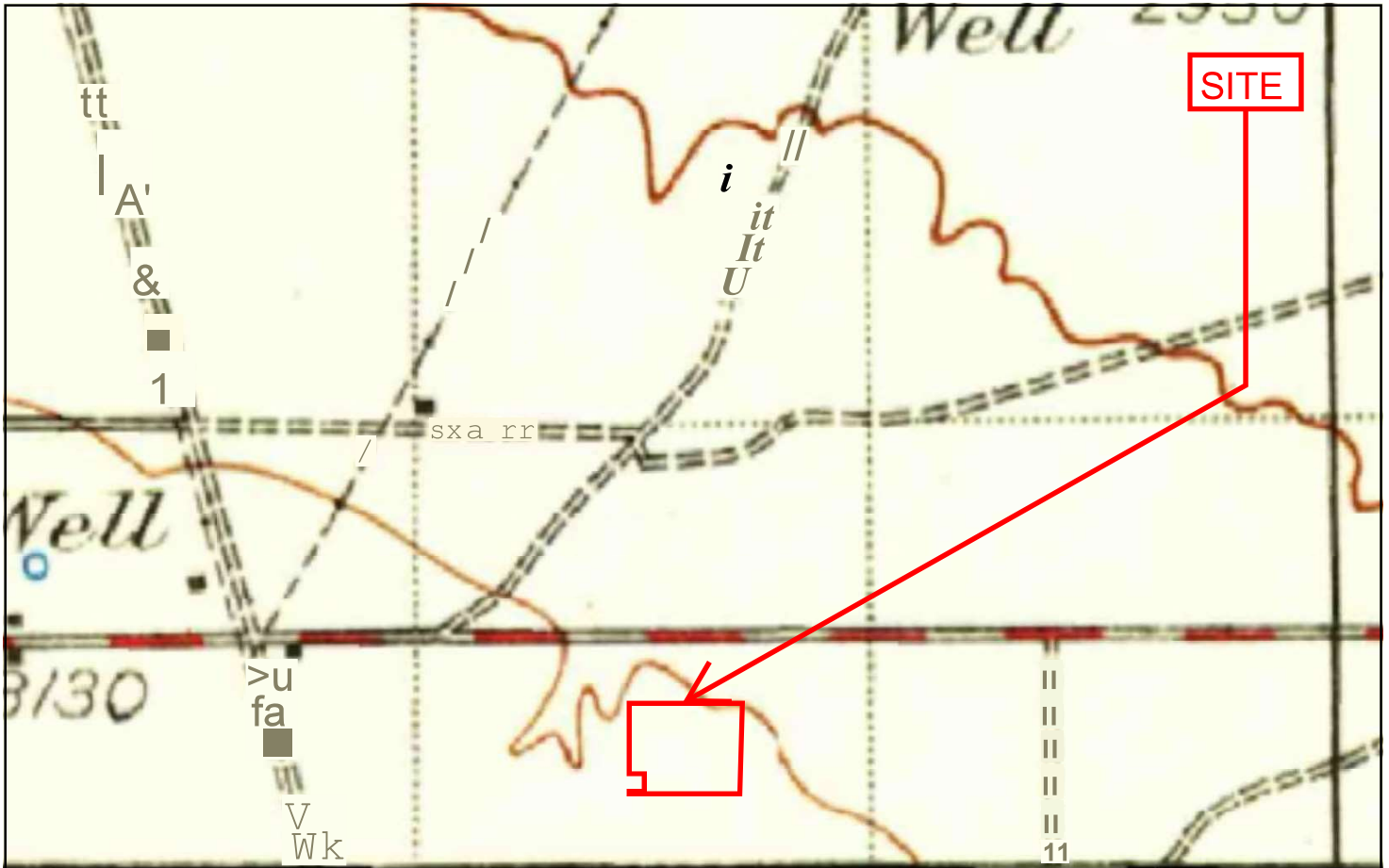
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Approved by:	Date:
JSV	1934

Terracon
145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1934 TOPOGRAPHIC MAP

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

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Project Manager:	Project No.
SMW	LA237038
Drawn by:	Scale:
SMW	As Shown
Checked by:	File Name:
SMW	N/A
Approved by:	Date:
JSV	1932

Terracon
 145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

1932 TOPOGRAPHIC MAP
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

Appendix
C

St. John of God Medical Facility

13333 Palmdale Road

Victorville, CA 92392

Inquiry Number: 7290105.3

March 27, 2023

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/27/23

Site Name:

St. John of God Medical Facility
13333 Palmdale Road
Victorville, CA 92392
EDR Inquiry # 7290105.3

Client Name:

Terracon
23041 Avenida De La Carlota Ste 350
Laguna Hills, CA 92653
Contact: Sarah Workman



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Terracon were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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Certified Sanborn Results:

Certification # 2E67-4610-A85C
PO # NA
Project LA237038

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 2E67-4610-A85C

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- Library of Congress
- University Publications of America
- EDR Private Collection

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St. John of God Medical Facility

13333 Palmdale Road

Victorville, CA 92392

Inquiry Number: 7290105.8

March 27, 2023

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/27/23

Site Name:

St. John of God Medical Facility
13333 Palmdale Road
Victorville, CA 92392
EDR Inquiry # 7290105.8

Client Name:

Terracon
23041 Avenida De La Carlota Ste 350
Laguna Hills, CA 92653
Contact: Sarah Workman



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

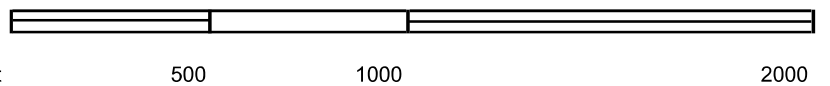
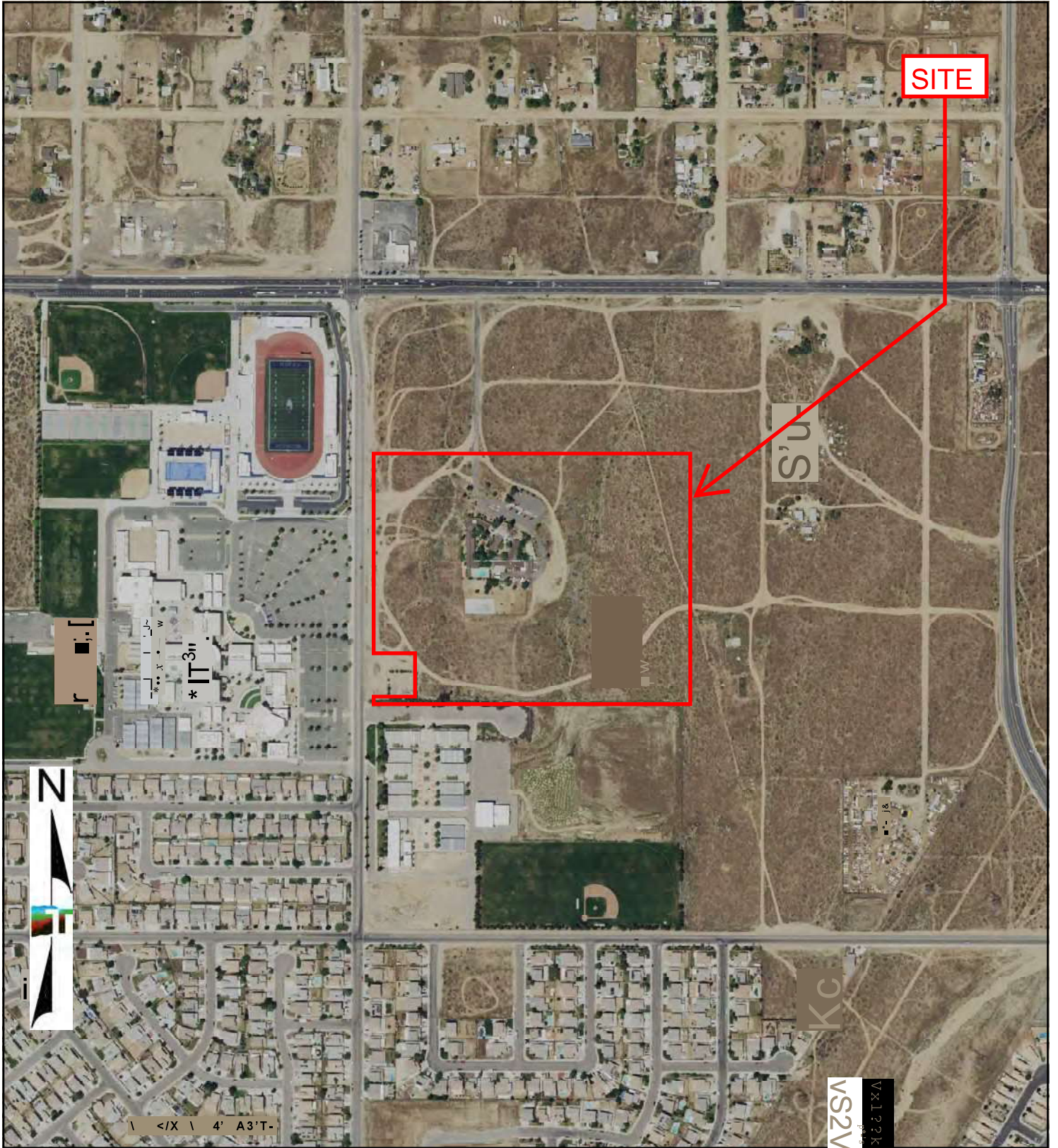
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2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1995	1"=500'	Acquisition Date: January 01, 1995	USGS/DOQQ
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1984	1"=500'	Flight Date: October 07, 1984	USDA
1975	1"=500'	Flight Date: August 01, 1975	USGS
1968	1"=500'	Flight Date: May 28, 1968	USDA
1959	1"=500'	Flight Date: June 22, 1959	USDA
1953	1"=500'	Flight Date: January 23, 1953	USDA

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Checked By: SMW	File Name: N/A
Approved By: JSV	Date: 2020

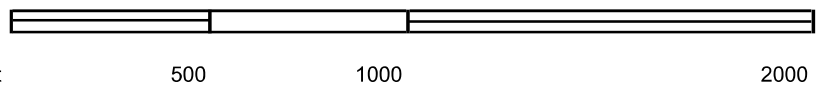
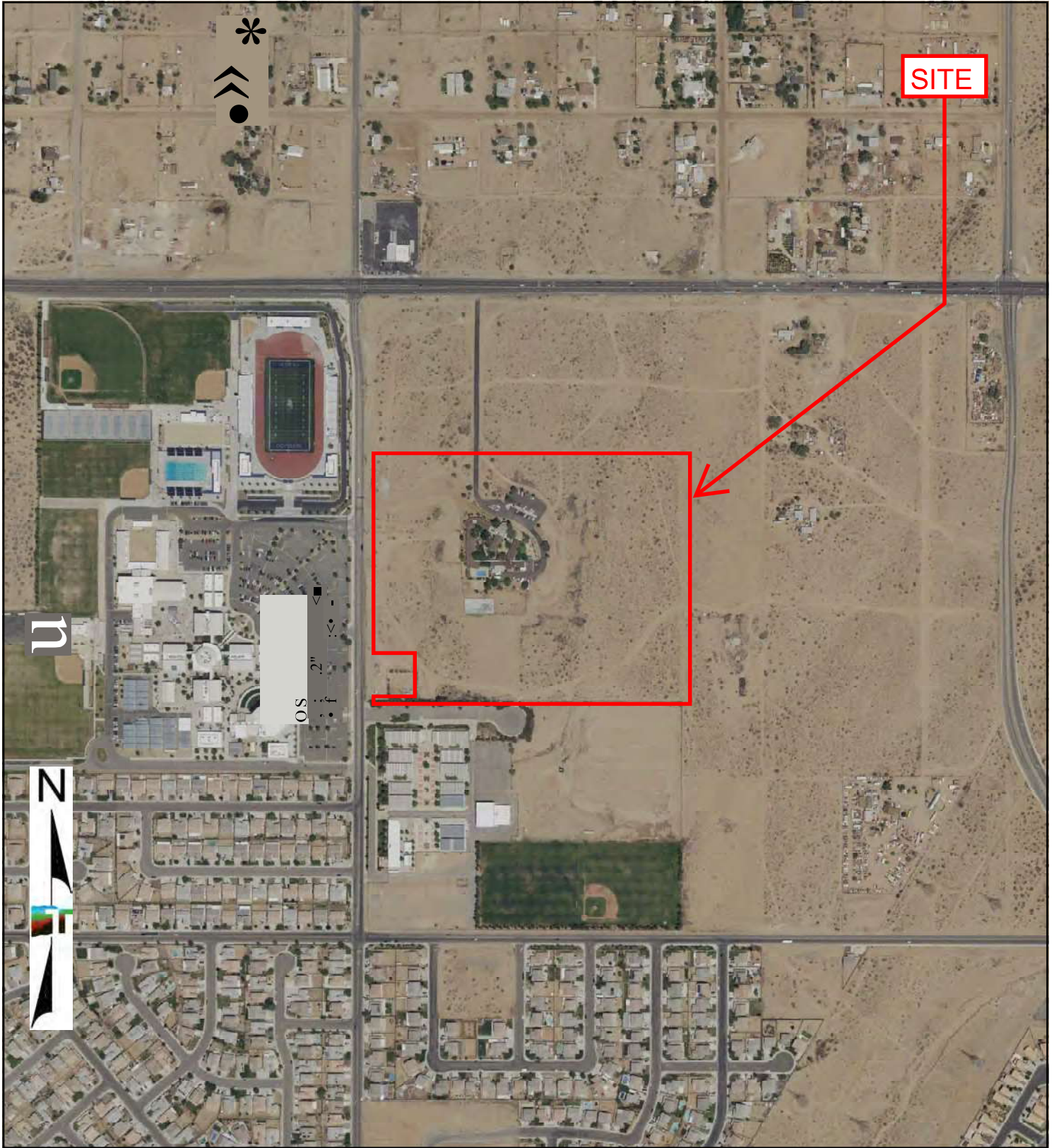


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

2020 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

Appendix
C

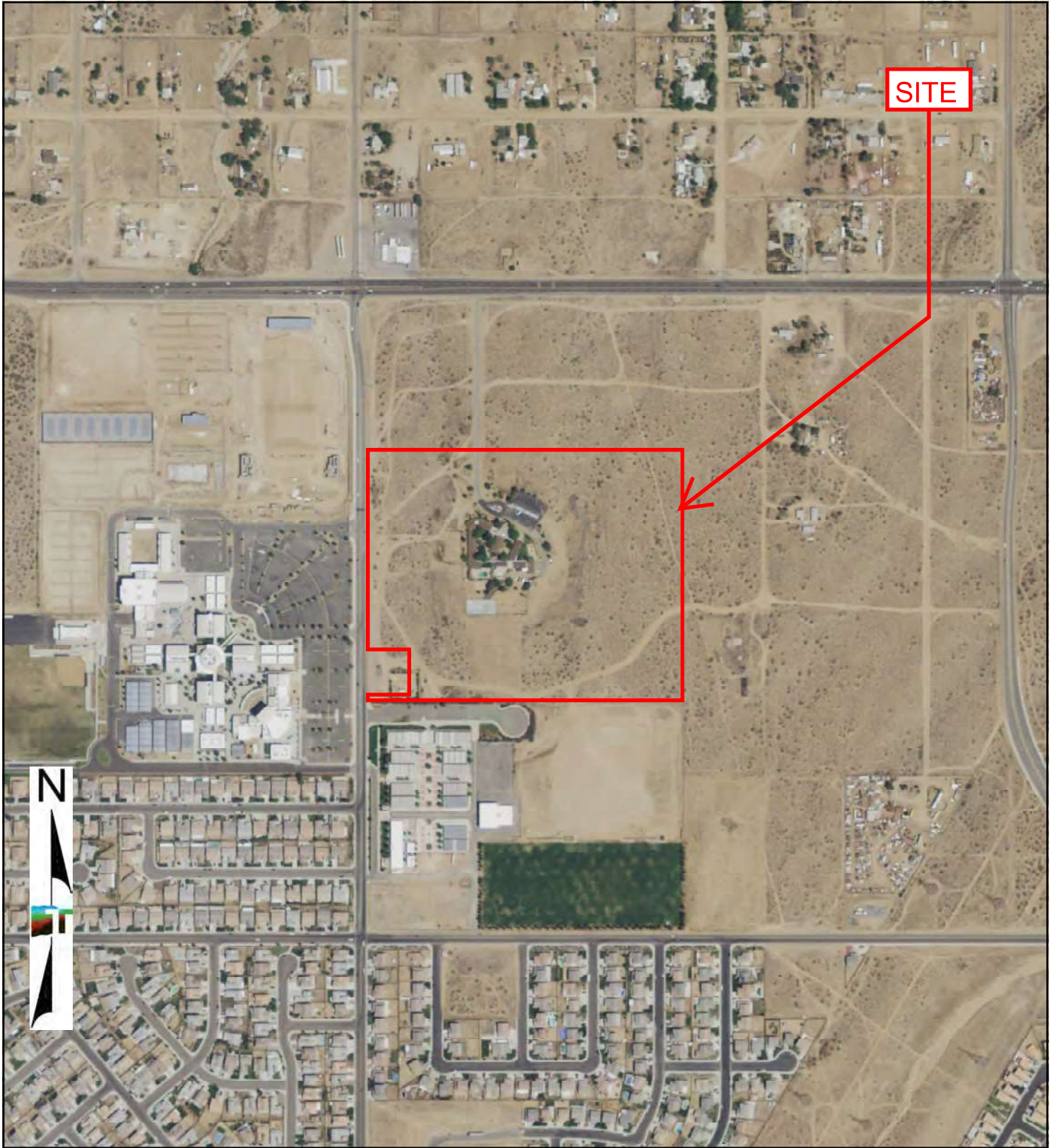


SMW	As Shown	38
SMW	/A	
JSV		6

Terracon
 145 WEST WALNUT STREET
 CARSON, LOS ANGELES CALIFORNIA

2016 AERIAL PHOTOGRAPH
 St. John of God Medical Facility
 13333 Palmdale Road
 Victorville, San Bernardino County, California

Appendix
C



0 Feet

500

1000

2000

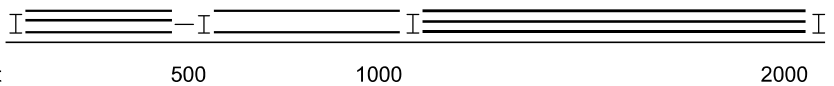
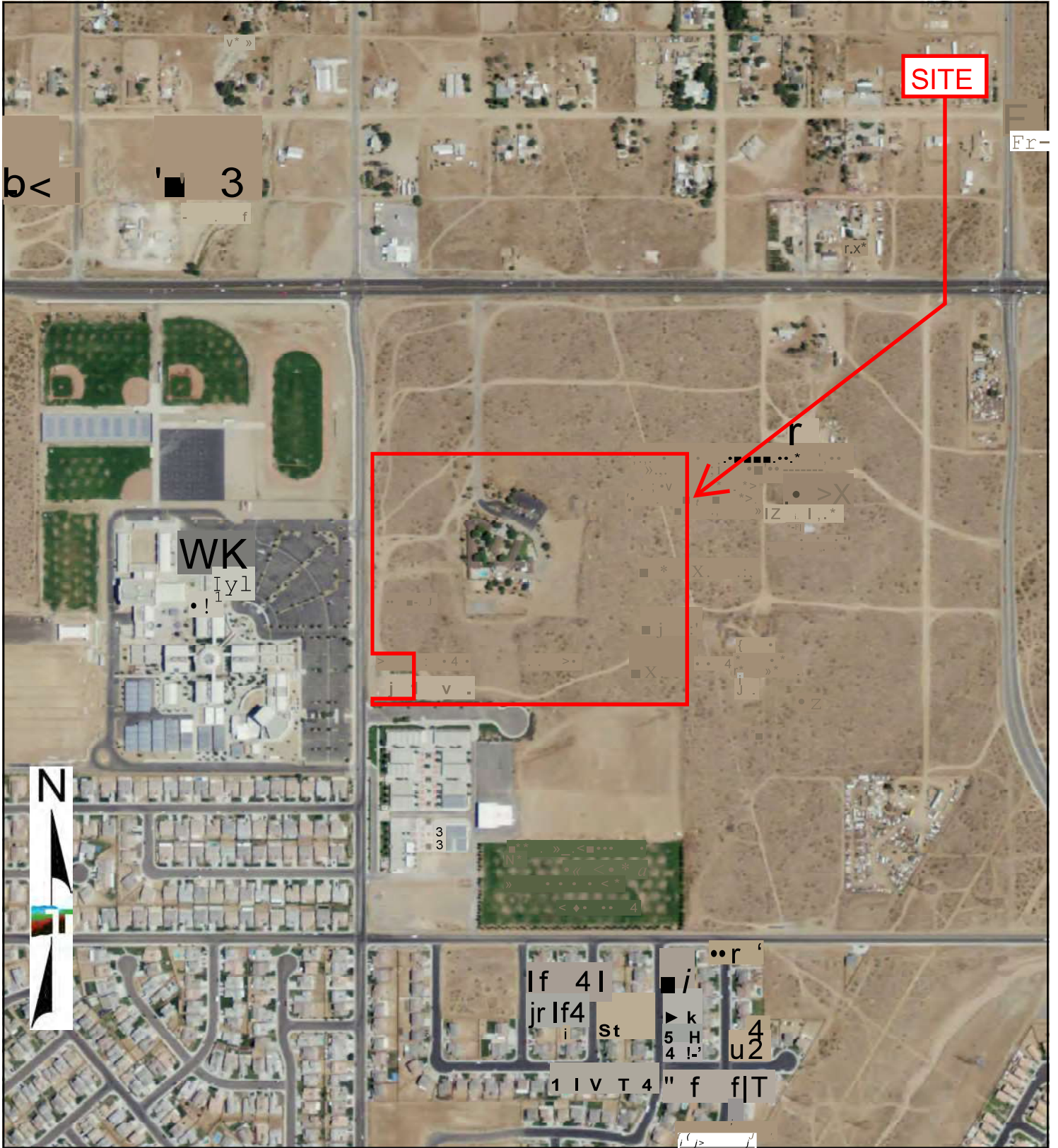
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Checked By: SMW	File Name: N/A
Approved By: JSV	Date: 2012



145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

2012 AERIAL PHOTOGRAPH
St. John of God Medical Facility 13333 Palmdale Road Victorville, San Bernardino County, California

Appendix
C



Project Manager: SMW	Project No: LA237038
Drawn By: SMW	Scale: As Shown
Checked By: SMW	File Name: N/A
Approved By: JSV	Date: 2009

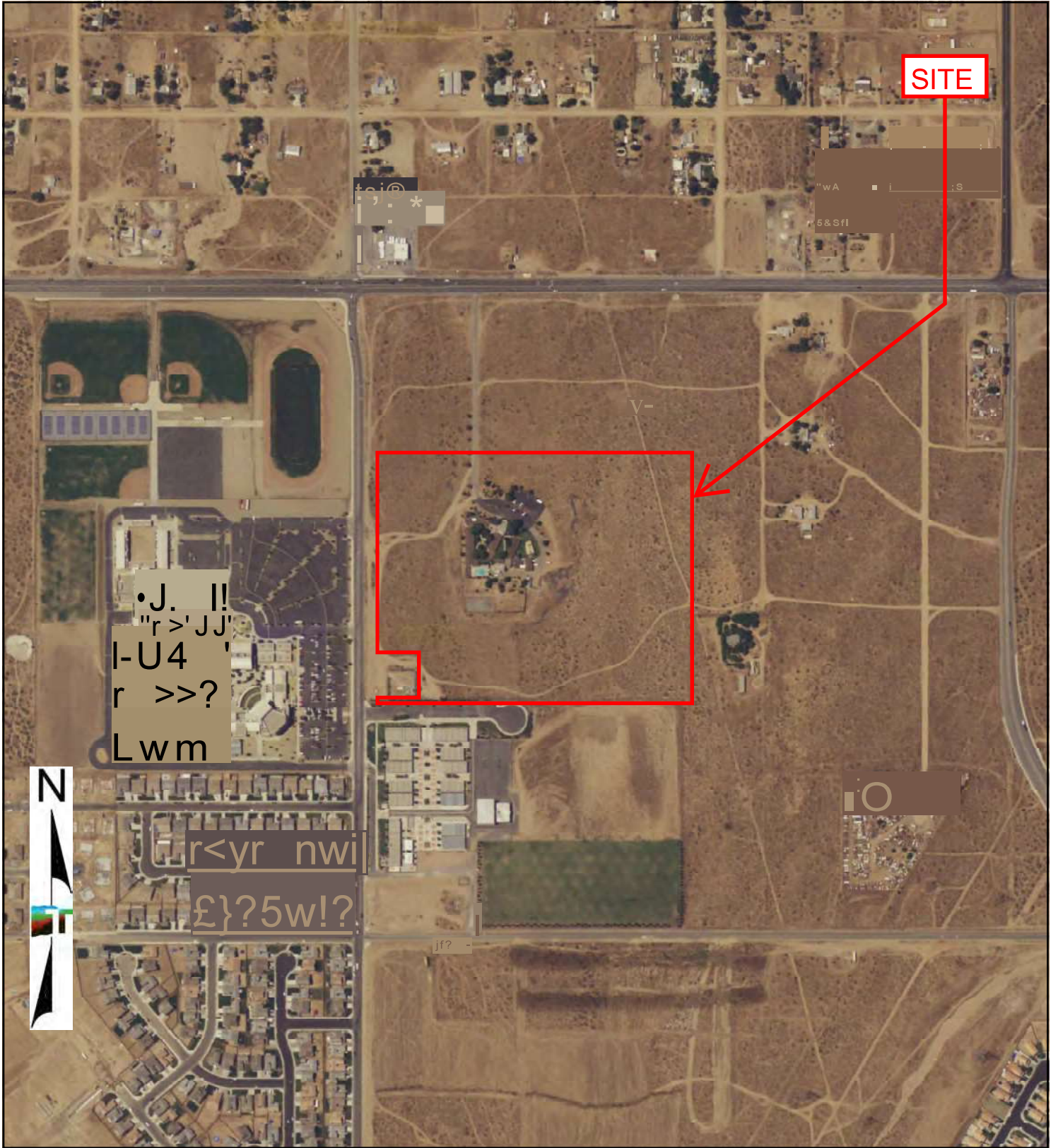


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA


2009 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

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C



Project Manager:	Project No:
SMW	LA237038
Drawn By:	Scale:
SMW	As Shown
Checked By:	File Name:
SMW	N/A
Approved By:	Date:
JSV	2005

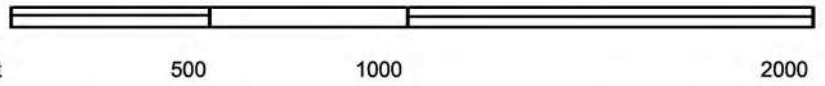
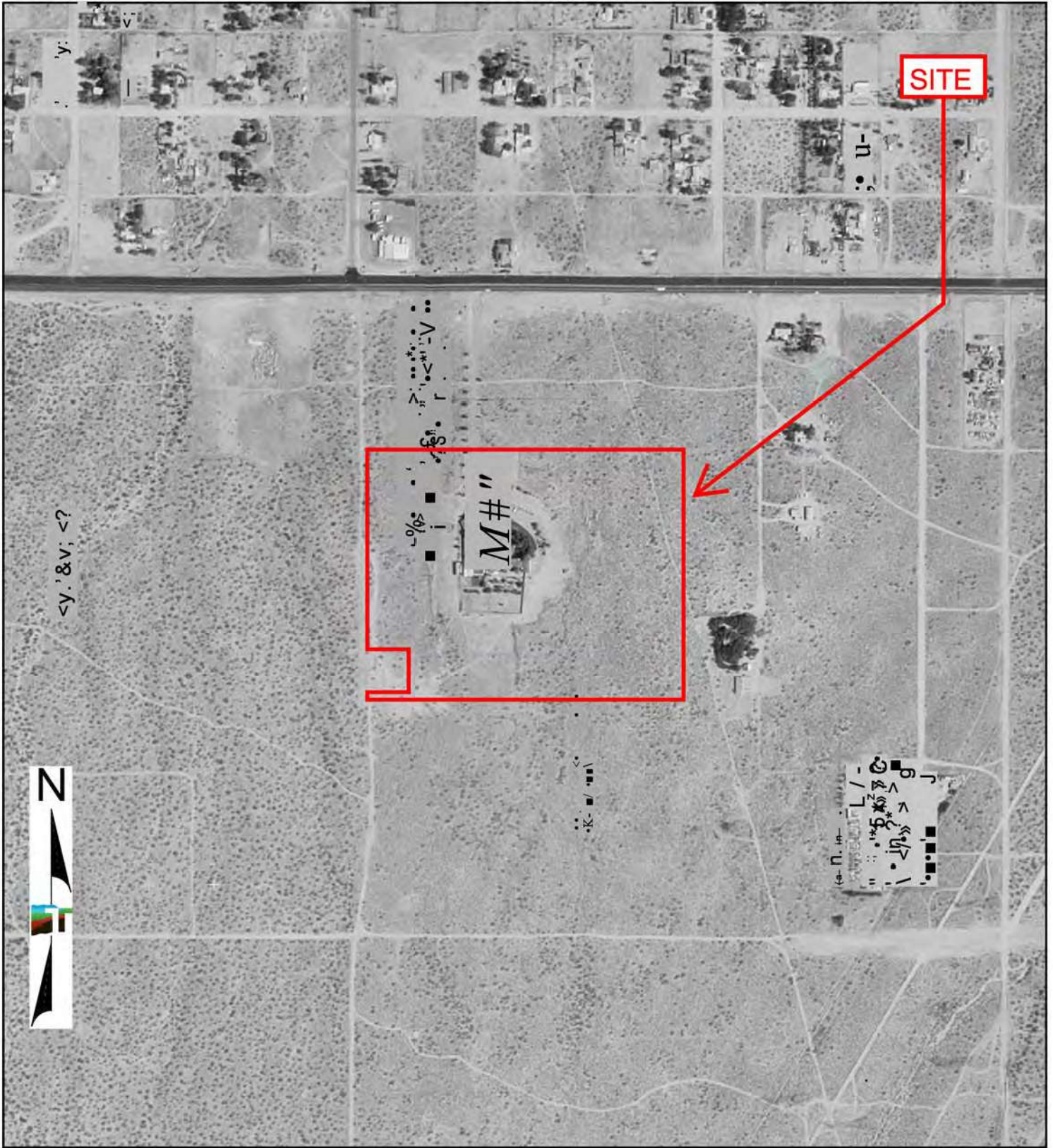


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

2005 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

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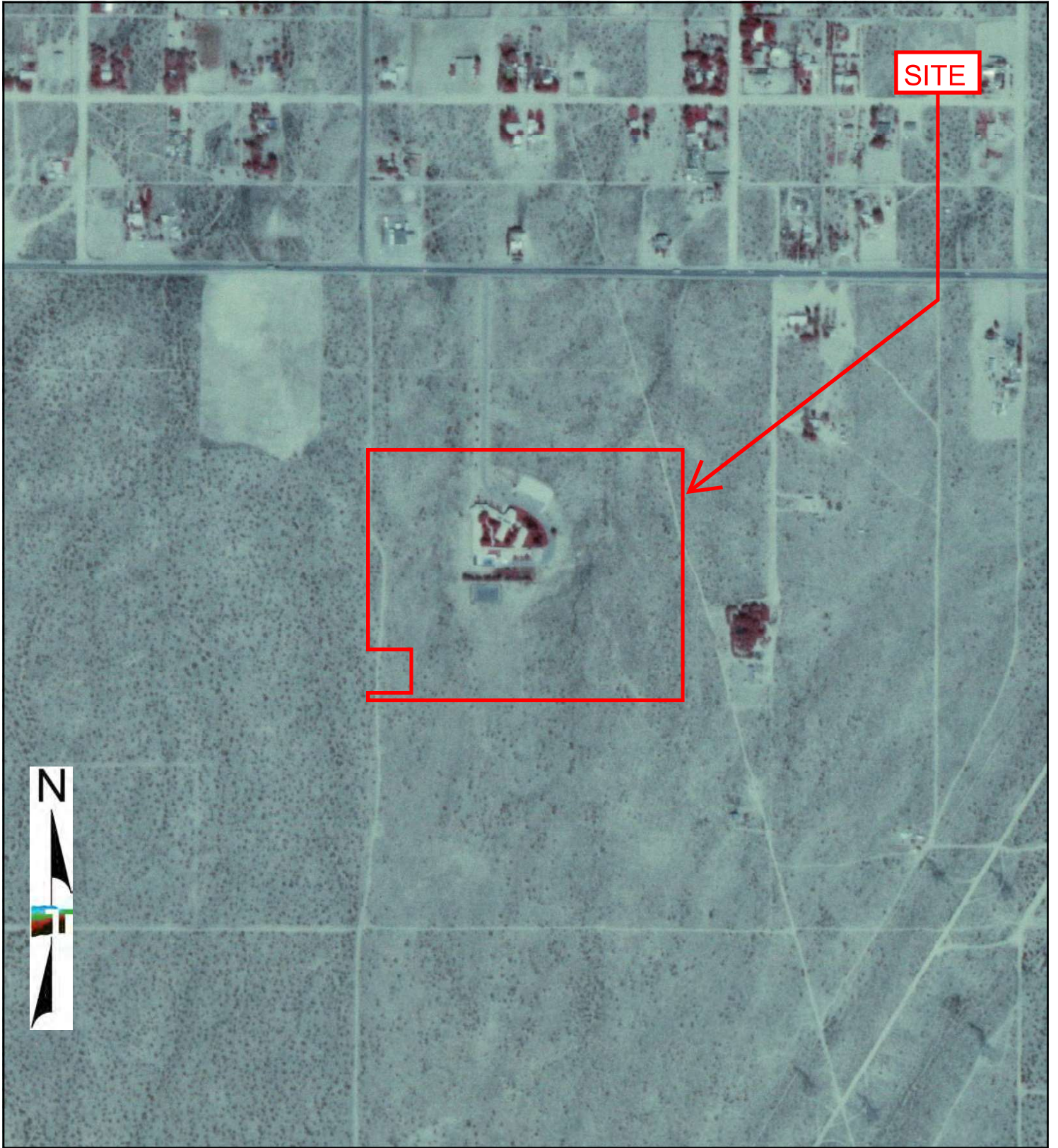
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Checked By:	SMW
Approved By:	JSV
Project No:	LA237038
Scale:	As Shown
File Name:	N/A
Date:	1994

145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1994 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

Appendix
C



0 Feet

500

1000

2000

Project Manager: SMW	Project No: LA237038
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Checked By: SMW	File Name: N/A
Approved By: JSV	Date: 1984

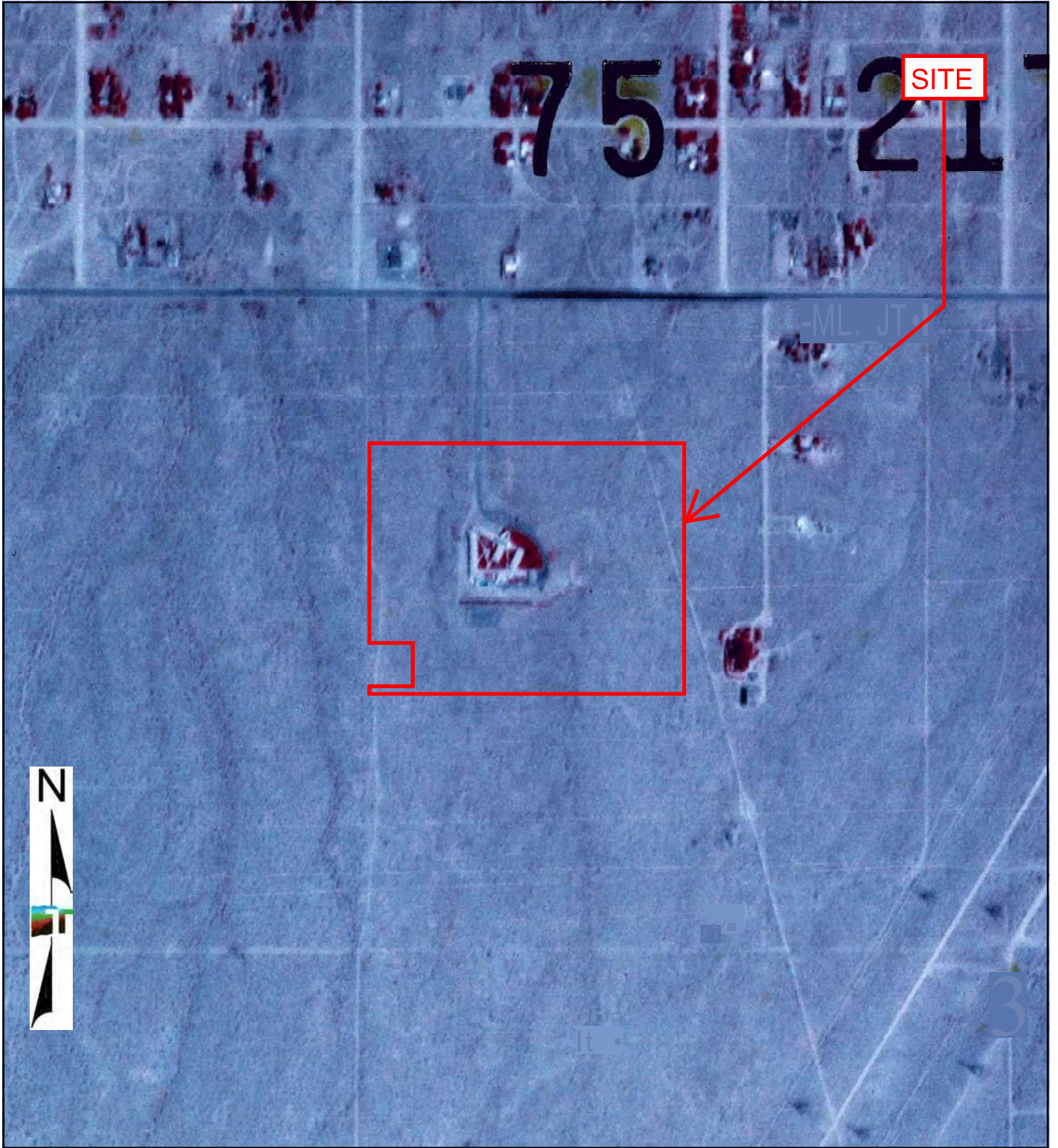


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1984 AERIAL PHOTOGRAPH


St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

Appendix
C



0 Feet 500 1000 2000

Project Manager: SMW	Project No: LA237038
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Approved By: JSV	Date: 1975

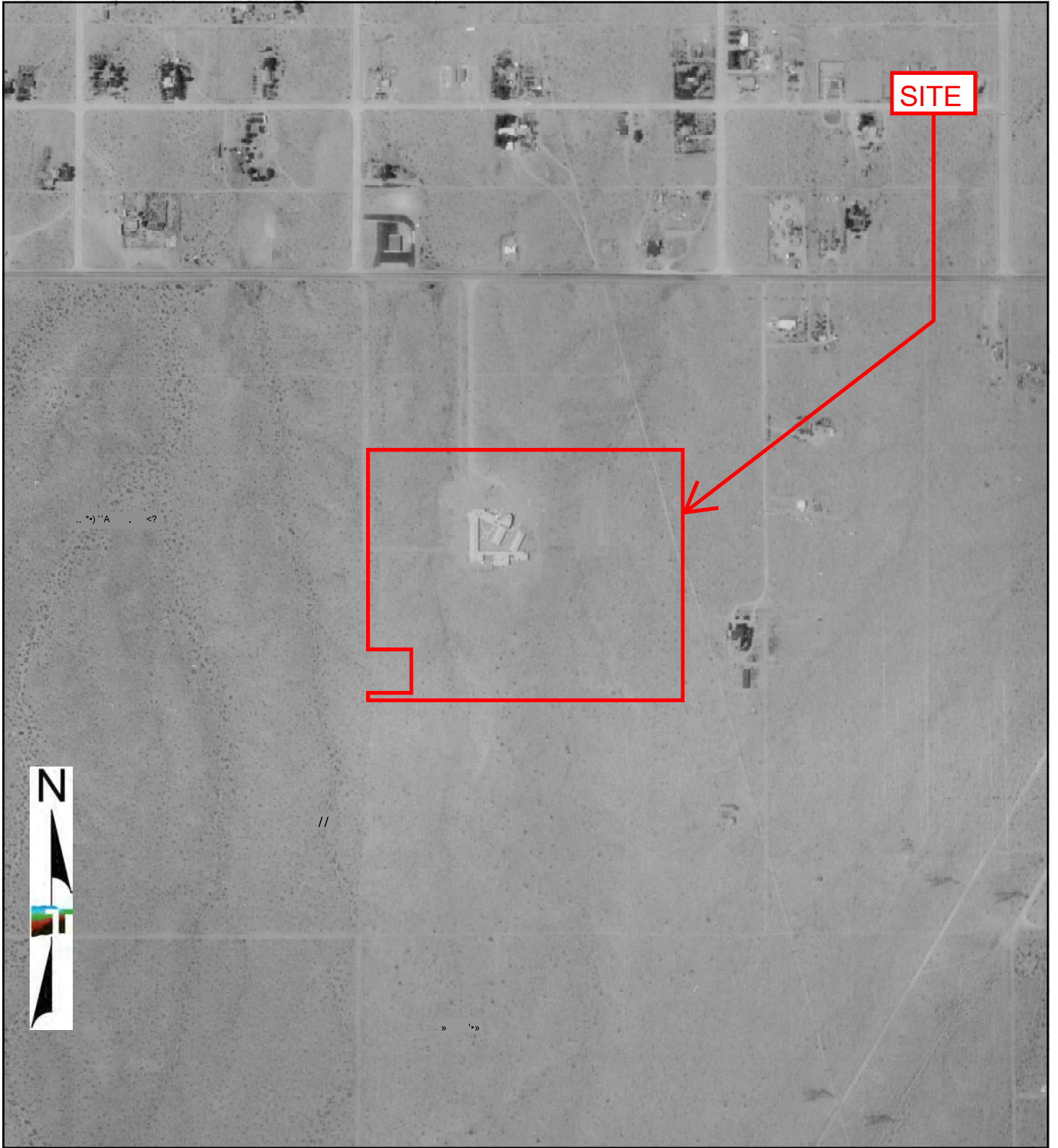


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1975 AERIAL PHOTOGRAPH


St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

Appendix
C



0 Feet 500 1000 2000

Project Manager: SMW	Project No: LA237038
Drawn By: SMW	Scale: As Shown
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Approved By: JSV	Date: 1968

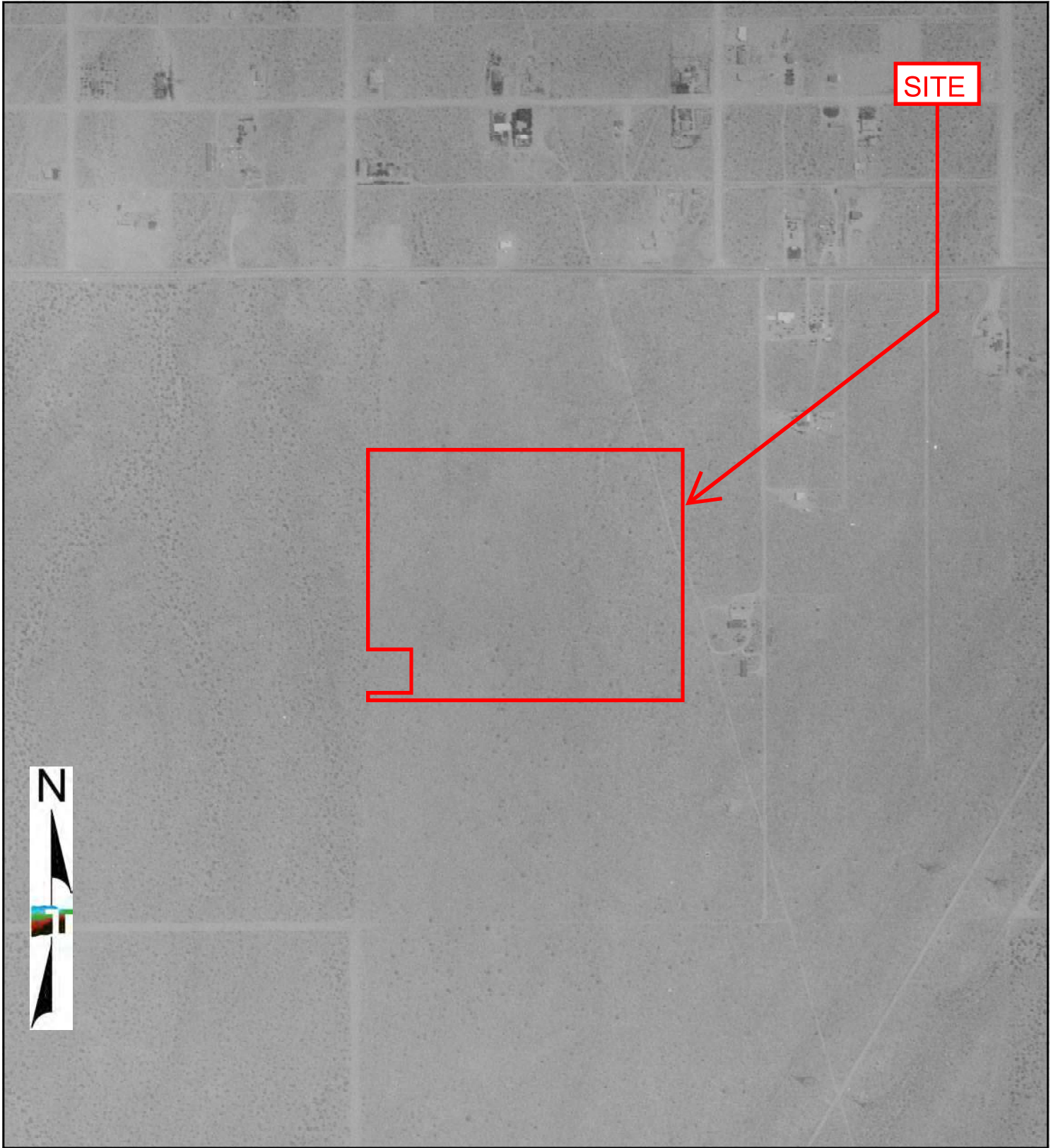


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1968 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

Appendix
C



0 Feet

500

1000

2000

Project Manager: SMW	Project No: LA237038
Drawn By: SMW	Scale: As Shown
Checked By: SMW	File Name: N/A
Approved By: JSV	Date: 1959

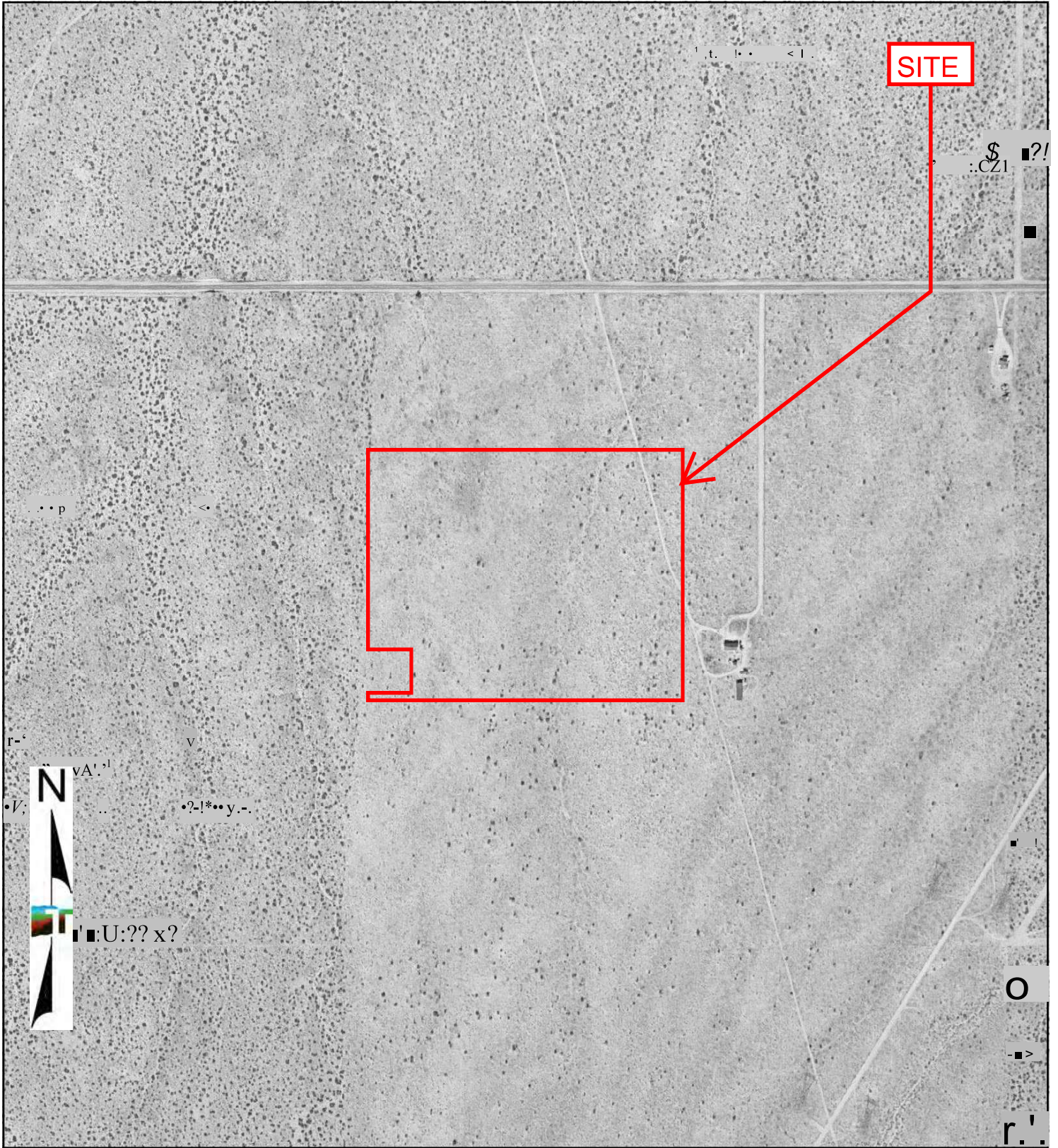


145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1959 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

Appendix
C



0 Feet 500 1000 2000

Project Manager: SMW	Project No: LA237038
Drawn By: SMW	Scale: As Shown
Checked By: SMW	File Name: N/A
Approved By: JSV	Date: 1953



145 WEST WALNUT STREET
CARSON, LOS ANGELES CALIFORNIA

1953 AERIAL PHOTOGRAPH

St. John of God Medical Facility
13333 Palmdale Road
Victorville, San Bernardino County, California

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St. John of God Medical Facility

13333 Palmdale Road
Victorville, CA 92392

Inquiry Number: 7290105.5

March 29, 2023

The EDR-City Directory Image Report

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Please contact EDR at 1-800-352-0050
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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.

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RESEARCH SUMMARY

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

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input 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
1964	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Luskey Brothers & Co. Publications

FINDINGS

TARGET PROPERTY STREET

13333 Palmdale Road
Victorville, CA 92392

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
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PALMDALE RD

2020	pg A2	EDR Digital Archive
2017	pg A4	Cole Information
2014	pg A6	Cole Information
2010	pg A9	Cole Information
2005	pg A11	Cole Information
2000	pg A12	Cole Information
1995	pg A13	Cole Information
1992	pg A14	Cole Information
1986	pg A16	Haines Criss-Cross Directory
1980	pg A18	Haines Criss-Cross Directory
1976	pg A20	Haines Criss-Cross Directory
1971	pg A22	Haines Criss-Cross Directory
1964	pg A24	Luskey Brothers & Co. Publications

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>COBALT RD</u>			
2020	pg. A1	EDR Digital Archive	
2017	pg. A3	Cole Information	
2014	pg. A5	Cole Information	
2010	pg. A7	Cole Information	
2005	pg. A10	Cole Information	
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source
1986	pg. A15	Haines Criss-Cross Directory	
1980	pg. A17	Haines Criss-Cross Directory	
1976	pg. A19	Haines Criss-Cross Directory	
1971	pg. A21	Haines Criss-Cross Directory	
1964	pg. A23	Luskey Brothers & Co. Publications	

CORDLEY LN

2020	-	Cole Information	Street not listed in Source
2017	-	Cole Information	Street not listed in Source
2014	-	Cole Information	Street not listed in Source
2010	pg. A8	Cole Information	
2010	-	Cole Information	Street not listed in Source
2005	-	Cole Information	Street not listed in Source
2000	-	Cole Information	Street not listed in Source
1995	-	Cole Information	Street not listed in Source
1992	-	Cole Information	Street not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1980	-	Haines Criss-Cross Directory	Street not listed in Source
1976	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source
1964	-	Luskey Brothers & Co. Publications	Street not listed in Source

City Directory Images

COBALT RD 2020

14048 JUDY GORETSKI
SILVERADO HIGH SCHOOL
VICTOR VALLEY UNION HSD
14165 AUSTIN SANCHEZ