

No Fee

Doc No. 19970037251

10:02am 02/03/97

RECORDING REQUEST BY AND
WHEN RECORDED MAIL TO:

CITY CLERK'S OFFICE

City of Redlands

Redevelopment Agency

PO Box 3005

Redlands, CA 92373

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FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

NOTICE OF COMPLETION OF SITE REMEDIATION

The CITY OF REDLANDS REDEVELOPMENT AGENCY (the "Agency"), owner of certain real property located in the City of Redlands, County of San Bernardino, State of California, legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), hereby records this document for the purpose of providing notice to all persons of the completion of site remediation and the receipt of a site closure letter with respect to Property from the California Regional Water Quality Control Board, Santa Ana Region, dated October 16, 1996, a full and complete copy of which is attached hereto as Exhibit "B."

Dated: January 15, 1997

CITY OF REDLANDS
REDEVELOPMENT AGENCY

By: Gary M. Luebbers, Executive Director

ATTEST:

By: Swen Larson, Chairman

Lorrie Poyzer
Lorrie Poyzer, Secretary

ASSESSOR'S PARCEL NO. unknown

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) SS
CITY OF REDLANDS)

By the authority granted under Chapter 4, Article 3, Section 1181, of the California Civil Code, and Chapter 2, Division 3, Section 40814, of the California Government Code, on January 15, 1997, before me, Beatrice Sanchez, Deputy City Clerk, on behalf of Lorrie Poyzer, City Clerk of the City of Redlands, California, personally appeared Swen Larson, Gary Luebbers, and Lorrie Poyzer { X } personally known to me - or - { } proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

(SEAL)

WITNESS my hand and official seal.

LORRIE POYZER, CITY CLERK

By: Beatrice Sanchez
Beatrice Sanchez, Deputy City Clerk
(909)798-7531

CAPACITY CLAIMED BY SIGNER(S)

{ } Individual(s) signing for oneself/themselves
{ } Corporate Officer(s)
Title(s) _____
Company _____
{ } Partner(s)
Partnership _____
{ } Attorney-In-Fact
Principal(s) _____
{ } Trustee(s)
Trust _____
{ x } Other
Title(s) Chairman, Executive Director and Secretary
Entity Represented City of Redlands Redevelopment Agency

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document: Notice of Completion of Site Remediation
Number of Pages eight Date of Document January 15, 1997
Signer(s) Other Than Named Above none

EXHIBIT "A"

Legal Description -- 325 Eureka Street

That certain real property located in the City of Redlands, County of San Bernardino, State of California described as:

Parcel 1: That portion of Lot 30, Barton Ranch, M.B. 6/19, lying to the south of Parcels 2 and 3 of Parcel Map No. 8652, P.M. 90/34, and northerly of that certain real property conveyed by Southern Pacific Transportation Co. to James Glaze Sr. and Marguerite M. Glaze by Document Number 83-218785 official records of said County, except streets.

Parcel 2: That portion of Lot 27, Block 77, Rancho San Bernardino, M.B. 7/2, lying south of Oriental Street, 30 feet in width, and north of that certain real property conveyed by Southern Pacific Transportation Co. to James Glaze Sr. and Marguerite M. Glaze by Document Number 83-218785 official records of said County.

Parcel 3: Lots 1 through 10 inclusive, Block E, Fairbanks and Wilson subdivision, M.B. 4/47, and the north one half of vacated Redlands Street adjacent to the south and the west one half of vacated First Street adjacent to the east, except streets.

Commonly known as 325 North Eureka Street, Redlands, California

Assessor's Parcel Numbers: 169-272-13, 20 and 22

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION**

3737 MAIN STREET, SUITE 500
RIVERSIDE, CA 92501-3339
PHONE: (909) 782-4130
FAX: (909) 781-6288



October 16, 1996

Ms. Marjie Pettus
City Of Redlands
P.O. Box 33005
Redlands, CA 92373

**SUBJECT: NO FURTHER ACTION
REDLANDS REDEVELOPMENT AGENCY
325 EUREKA STREET
REDLANDS, CALIFORNIA
REGIONAL BOARD CASE NO. 083601858T**


Dear Ms. Pettus:

This letter confirms the completion of site investigation and remedial action for the underground storage tank formerly located at the above described location. Enclosed is the Case Closure Summary for the referenced site for your records.

Based upon the available information, including current land use, and with the provisions that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required. This notice is issued pursuant to a regulation contained in Title 23, California Code of regulations, Division 3, Chapter 16, Section 2721(e).

Please contact Leslie J. Alford of our office at (909) 782-4903 if you have any questions regarding this matter.

Sincerely,


Gerard J. Thibeault
Executive Officer

**RECORDER'S MEMO:
POOR RECORD DUE TO QUALITY
OF ORIGINAL DOCUMENT**

Enclosure: Case Closure Summary

CC. Ms. Betti MacGregor - San Bernardino County Fire
Ms. Vicki Bouvia - State Water Resources Control Board
Mr. Lloyd Guss - TOXGUARD

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CASE CLOSURE SUMMARY**I. AGENCY INFORMATION**

Date: 10/16/96

Agency Name: California Regional Water Quality Control Board, Santa Ana Region	Address: 3737 Main Street, Suite 500
city/state/zip: Riverside, CA 92501-3339	Phone: (909) 782-4498 or (909)-782-4130
Staff: Leslie J. Alford	Title: Associate Engineering Geologist

II. CASE INFORMATION

Site Name:	Redlands Redevelopment Agency			
Location:	325 Eureka Street, Redlands, San Bernardino County, California			
RB Case #	083601858T			
Local Agency Case #				
Responsible Parties	Address		Phone Number	
Ms. Marjie Pettus City Of Redlands	P.O. Box 33005 Redlands, CA 92373			
Tank No.	Size In Gallons	Contents	Closed in-place Removed?	Date
1	550	gasoline	Removed	April 23, 1996

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause & type of release:	
Site characterization complete: YES <input checked="" type="checkbox"/> NO	Date approved by oversight agency:
Monitoring Wells installed: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Proper screened interval: YES <input type="checkbox"/> NO <input type="checkbox"/>
Highest groundwater depth below ground surface: unknown, estimated to be approximately 100 feet below ground surface	Lowest depth:
Flow Direction: southerly	
Most sensitive current groundwater use: Municipal	
Groundwater Sub-Basin: Santa Ana Forebay	Reports(s) filed: California Regional Water Quality Control Board
Report(s) on file? yes	3737 Main Street, Suit 500, Riverside, CA 92501-3339

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

MATERIAL	AMOUNT	ACTION TREATMENT OR DISPOSAL W/DESTINATION	DATE
Tank	550	American Metal Recycling, Inc. in Ontario, California	April, 1996
rinseate	600 gallons	Demunno Kerdoon of Compton	April, 1996
Soil	521 Tons	Transported under Non-Hazardous Waste Manifest to CED Glen Helen Recycling Facility in Devore, California.	April, 1996

III. RELEASE AND SITE CHARACTERIZATION INFORMATION (CONT.)

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS - BEFORE & AFTER CLEANUP				
CONTAMINANT	SOIL (mg/kg)		WATER (µg/l)	
	Before	After	Before	After
Total Petroleum Hydrocarbons	10,400	ND	NA	NA
Benzene	57.5	ND	NA	NA
Toluene	427	ND	NA	NA
Ethylbenzene	149	ND	NA	NA
Total Xylenes	839	ND	NA	NA
Methyl Tertiary Butyl Ether	32.8	ND	NA	NA

IV. CLOSURE

Does completed corrective action protect beneficial uses per the regional board basin plan?
YES ☒] NO ☐]

Does the corrective action protect public health for current land use? YES ☒] NO ☐]

SITE MANAGEMENT REQUIREMENTS

Should corrective action be reviewed if land use changes?
YES ☐] NO ☒]

Monitoring or vapor wells decommissioned: YES ☒] NO ☐]

Four vadose wells are located west of the former tank pit area. It is our understanding that these wells were installed by the City of Redlands in response to our request that pertained to another former 10,000 diesel UST which was also located at the site. This agency issued a letter on May 15, 1995 stating that "No Further Action" was required for the diesel tank investigation. Therefore, we are requesting that the vadose wells are properly decommissioned in accordance with California Well Standards and the appropriate local agencies. Please contact the local agencies for the necessary permits prior to decommissioning the vadose wells (i.e., County of San Bernardino, Water Hygiene Section at 909-387-4666). After the monitoring wells have been properly abandoned, please submit all documentation to this agency. Once we have received this information, we will update our records to identify this site as inactive.

Vadose zone wells located
Number decommissioned: none

List of enforcement actions taken: none
List enforcement action rescinded: none

VII. ADDITIONAL COMMENTS, DATA, ETC.

Significantly high levels of contamination was detected beneath the former underground storage tank. We requested that one boring be drilled in the former tank excavation. Samples were collected to a depth of 55 feet and laboratory results were below laboratory detection limits (ND). No further action is recommended pertaining to the this underground tank issue.

VIII. RWQCB AGENCY RESPONSE

Name: Kenneth R. Williams - Senior Engineering Geologist	Response: <i>Closing file</i>
Signature: <i>Kenneth R. Williams</i>	Date: <i>10-18-96</i>