

## ENVIRONMENTAL SITE ASSESSMENT REPORT SUMMARY

**TO:** Mr. Jay Kwon

**FM:** Nova Group, GBC; Sharon Latz, EP & Ray Hutchison, VP

**RE:** Wellness & Recuperative Center, 16902 1<sup>st</sup> Street, Victorville, CA 92395

**DT:** November 17, 2020

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### PROPERTY AND ADJACENT/ADJOINING PROEPRTY DESCRIPTIONS

The Property is located at the referenced address and is comprised of six, contiguous, irregular-shaped parcels totaling approximately 13.65 acres. The parcels are comprised of vacant land that lies at the edge of the Mojave Desert, north of the San Bernardino Mountains. The land is a mix of exposed alluvial materials with a natural, vegetative landscape consisting of scattered trees and areas of low brush. The Property parcels are bound to the west by residential properties, to the east by the Mojave River, to the north by Interstate-15 (Barstow Highway), and to the south by a public park (Eva Dell Park).

### REGULATORY DATABASE REVIEW

The Property is not listed under the regulatory environmental databases reviewed for this assessment. There are no identified adjacent/adjoining properties listed under the reviewed databases; however, there are numerous facilities listed for surrounding area properties (non-adjacent). The closest facility with a petroleum- or hazardous waste-related incident lies in excess of 1,000 feet west-southwest of the Property with a case closed status granted in 1997. Based on regulatory status, separation distances, and/or topographic gradient considerations, none of the listed facilities have been determined to represent a Recognized Environmental Condition (REC) in connection with the Property.

### REVIEW OF AVAILABLE HISTORICAL DATA

Review of readily available aerials, topographic maps, and city directories indicate the Property has been vacant since at least 1932 through present day. By at least 1953, the Town of Victorville bordered the Property to the west. The west-adjacent properties appear to consist of residential structures, churches, and at least one school from approximately 1932 with an increase in this development through present day. No on-Property or adjacent/adjoining property land uses were identified that would be considered representative of a REC in connection with the Property.

### PROPERTY RECONNAISSANCE

On November 17, 2020, Conrad Van Dyke, a Nova Field Assessor, walked the Property and viewed the surrounding area in an effort to determine the potential for RECs, controlled RECs (CRECs), historical RECs (HRECs), or de minimis conditions to exist at the Property (as defined by ASTM E1527-13). No issues of environmental significance in connection with the Property were identified, except for the following:

- It was observed that the Property is being used as a homeless camp, which appears to have resulted in an abundance of solid waste scattered about the Property, mostly appearing to be household waste in nature. Please see attached photographs.

The issue is considered to represent a de minimis condition that can be addressed through collection and proper disposal of the solid waste performed by a certified third-party contractor pursuant to all applicable local, state, and federal regulations.

### CONCLUSIONS AND RECOMMENDATIONS

The assessment has not revealed evidence of RECs in connection with the Property. Accordingly, Nova does not recommend further assessment of the Property at this time.

Please let us know if you have any questions or comments. This summary will be followed by a full Phase I ESA Report with an anticipated delivery date of November 20, 2020.

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