



Historical Citrus Packing House and Machine Shop

Owner: City of Redlands Redevelopment Agency

Project Summary

The former packing house was one of few remaining historical structures in the site vicinity, in an area of significant recent redevelopment. The warehouse required special investigations for the property to be sold to a developer. One of these investigations included a PESA.

C.H.J.'s Role

CHJ provided a Preliminary Environmental Site Assessment (PESA) for the City of Redlands. Research for PESA included aerial photographs, building department records, Sanborn Fire Insurance maps, city directories, hazardous material/waste inventory, electronic database search, and County fire department records, as well as interviews with city representatives. The site visit included a walkthrough of the historical packing house structure, which was constructed with a main floor level and a basement circa 1900. A portion of the main floor had previously been utilized as a machine shop. One area of the main floor housed several approximately 100-gallon storage tanks containing various quantities of automotive fluids. Conclusions indicated that the underlying site soils should be analyzed for chemicals related to the agricultural industry following final demolition of the structure due to significant pathways to underlying soils within the basement foundation. The report is on file with the City and will be utilized during future redevelopment.

