

**Brookfield Residential**

**Phase I Environmental Site  
Assessment Report**

71 Auto Center Drive and  
Adjacent Parcel (APN 612-161-11)  
Foothill Ranch, California

May 20, 2011



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**Phase I Environmental Site  
Assessment Report**

71 Auto Center Drive and Adjacent  
Parcel (APN 612-161-11)  
Foothill Ranch, California

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## **1. EXECUTIVE SUMMARY**

ARCADIS U.S. Inc. (ARCADIS) is pleased to present this Phase I Environmental Site Assessment (ESA) report (the "Report") for the commercial property located at 71 Auto Center Drive and the adjacent parcel (APN 612-161-11) in Foothill Ranch, Orange County, California (the "Site"). Although the Site is identified by the 71 Auto Center Drive address, a former address of 26901 Auto Center Drive is also associated with the Site. The Site is comprised of two parcels of land and is referred to as the northern and southern Site parcels throughout this report.

The findings and conclusions presented by ARCADIS in this Report are based on the results of a reconnaissance-level site visit conducted at the Site by ARCADIS personnel and ARCADIS' review of available and pertinent background information.

The objective of the Phase I ESA was to identify recognized environmental conditions (RECs) in connection with the Site, to the extent feasible pursuant to the processes prescribed in the American Society for Testing Materials International (ASTM) E 1527-05 guidelines and the Code of Federal Regulations (CFR) 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries: Final Rule" which became effective on November 1, 2006.

### **1.1 On-Site Findings**

Based on historical information, the northern Site parcel was undeveloped land prior to development with the current improvements in 2005. The northern Site parcel was occupied by a car dealership and service center identified as Foothill Ranch Buick, Pontiac, and GMC which occupied the Site from 2005 to February 2007. The Site has remained unoccupied since that time. During the year and half the dealership operated, small amounts of hazardous materials including used oil, grease, used oil filters, cleaners and lubricants were reported to be used and stored at the Site. A 2,000-gallon aboveground storage tank (AST) that was divided into four chambers containing motor oil, transmission fluid, waste coolant, and waste oil was also located at the Site. In addition, eight aboveground hydraulic lifts were located at the Site in the service area. Based on the relatively short duration of onsite operations, and the presumed small quantities of hazardous materials, the former use of hazardous materials on Site does not represent an environmental concern to the Site.

The southern Site parcel has been undeveloped land from at least 1902 until the present.

The Site is currently comprised of two parcels of land totaling approximately 8.7-acres.

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The southern Site parcel is approximately 4.2-acres of undeveloped land covered in soil and native vegetation including grass. No environmental hazards were observed during Site inspection. The northern Site parcel is approximately 4.5-acres and is improved with a single-story commercial building with mezzanine totaling approximately 25,500 square-feet. The building is surrounded by asphalt-paved parking areas and landscaping. The building is currently vacant and was formerly occupied by an auto dealership and service center. ARCADIS observed a three-stage subsurface clarifier located on the southwest side of the building. Reportedly, the clarifier was installed in 2005 and only used for approximately a year and a half in connection with vehicle washing. Based on the relatively short duration of use, the presence of the clarifier is not expected to represent an environmental concern to the Site. However, if the Site is redeveloped, the clarifier should be removed in accordance with regulatory guidelines.

## **1.2 Regulatory and Off-Site Findings**

An environmental database report prepared by Environmental Data Resources, Inc. (EDR) was reviewed for local, state and federal listings for the Site and properties within the Site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking underground storage tanks and aboveground storage tanks (USTs and ASTs), hazardous waste sites, and abandoned sites within the specified radii of standards established by American Society for Testing and Materials (ASTM) guidelines.

The former Site address 26901 Auto Center Drive is listed on the NPDES database under GMC Auto Center Foothill Ranch. The database reports a terminated permit for storm water construction dated April 28, 2004. This type of permit is required for new construction by the State Water Resources Control Board. The permit is currently inactive as site development is complete and Site use does not indicate the need for a NPDES permit.

The Site was also identified as Pacific Foothill Ranch at 71 Auto Center Drive on the RCRA-SQG database as a small quantity generator of hazardous waste, specifically ignitable waste. No violations were reported. Inclusion on this database relates to the past generation of small quantities of hazardous waste at the Site associated with the former auto dealership. Based on the factors discussed above, the former use of hazardous materials and the generation of hazardous waste on Site is not expected to represent a significant environmental concern to the Site.

No offsite properties were identified in the EDR report that would appear to represent an environmental concern to the Site.

Requests to local regulatory agencies did not identify any records for the Site that would indicate a current environmental concern for the Site.

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### **1.3 Conclusions**

ARCADIS has performed a Phase I ESA of the Site in conformance with the scope and limitations of ASTM Practice E 1527-05 for Phase I ESAs. ARCADIS did not identify known RECs in connection with the Site, and no further investigation is recommended at this time.

## **2. INTRODUCTION**

ARCADIS U.S. Inc. (ARCADIS) is pleased to present this Phase I Environmental Site Assessment (ESA) report (the "Report") for the commercial property located at 71 Auto Center Drive and the adjacent parcel (APN 612-161-11) in Foothill Ranch, Orange County, California (the "Site"). Although the Site is identified by the 71 Auto Center Drive address, a former address of 26901 Auto Center Drive is also associated with the Site. The Site is comprised of two parcels of land and are referred to as the northern and southern Site parcels throughout this report.

At the time of our assessment, the Site was developed with a commercial building formerly used as an auto dealership and service center and a vacant parcel of land. The surrounding area is a well-developed urban area with commercial and retail uses (Figure 2).

This assessment includes information gathered from federal, State of California ("the State"), and local regulatory agencies, and a site visit conducted by an ARCADIS representative.

The findings and conclusions presented in this Report are based on the results of a reconnaissance-level site visit, review of regulatory records, and our review of available and pertinent background information.

### **2.1 Objective**

Brookfield Residential requested that ARCADIS conduct a Phase I ESA of the Site to facilitate their evaluation of the Site for potential environmental concerns.

The purpose of this assessment is to identify Recognized Environmental Conditions (RECs) in connection with the Site to the extent feasible pursuant to the processes prescribed in the American Society for Testing and Materials International's (ASTM's)

“Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM Designation E 1527-05) and the Code of Federal Regulations (CFR) 40 CFR Part 312 “Standards and Practices for All Appropriate Inquiries: Final Rule” which became effective on November 1, 2006.

RECs, as defined by ASTM Standard Practice E1527-05, are the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or the material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.

The term includes the presence or release of hazardous substances or petroleum products that occur under conditions that are in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not RECs.

## **2.2 Detailed Scope of Services**

This Phase I ESA conducted by ARCADIS included, but was not limited to, the following services:

- a reconnaissance-level site visit to look for visual evidence of the release(s) of hazardous materials and/or petroleum products, and to assess the potential for on-Site releases of hazardous materials and/or petroleum products;
- drive-by observations of adjacent properties and the site vicinity;
- review of regulatory agency files and historical documents; and
- preparation of this Report presenting our findings, including a summary and conclusions.

## **2.3 Significant Assumptions**

The purpose of the Phase I ESA is to provide appropriate inquiry into the ownership and use of the Site, consistent with good commercial and customary practice, in an effort to minimize liability. ARCADIS assumes that the information provided by Brookfield Residential, the regulatory database provider, and the regulatory agencies is correct, true and reliable.

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## 2.4 Limitations and Exceptions

The opinions and recommendations presented in this Report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by ARCADIS and the party for whom this report was originally prepared. This Report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, express or implied, is intended or given. To the extent that ARCADIS relied upon any information prepared by other parties not under contract to ARCADIS, ARCADIS makes no representation as to the accuracy or completeness of such information.

This Report is expressly for the sole and exclusive use of the parties for which this report was originally prepared for a particular purpose. Only the parties for which this report was originally prepared and/or other specifically named parties, may make use of and rely upon the information in this report, in its entirety, for a period not to exceed 180 days in accordance with ASTM's "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" ASTM Designation E 1527-00 dated May 10, 2000, ASTM's "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" ASTM Designation E 1527-05 dated November 1, 2005, and/or 40 CFR Part 312 "Standards and Practices for All Appropriate Inquiries: Final Rule" effective November 1, 2006. After 180 days, and prior to using the information contained herein, the report should be updated in accordance with ASTM standards and federal regulations. Reuse of this Report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties without proper authorization, shall be at the user's sole risk.

The findings presented in this Report apply solely to site conditions existing at the time when ARCADIS' assessment was performed. It must be recognized, however, that a Phase I ESA is conducted for the purpose of evaluating the potential for contamination through limited research and investigative activities and in no way represents a conclusive or complete site characterization. Conditions in other parts of the project Site may vary from those at the locations where data were collected. ARCADIS' ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities. As such, 100 percent confidence in Phase I ESA conclusions cannot reasonably be achieved.

ARCADIS, therefore, does not provide any guarantees, certifications, or warranties that a property is free from environmental contamination. Furthermore, nothing contained in this document shall relieve any other party of its responsibility to abide by contract

documents and applicable laws, codes, regulations, or standards.

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*The following limiting factors were documented during this Phase I ESA:*

- A 50-year chain-of-title report for the Site was not provided to ARCADIS for review.
- Questionnaires completed by the past site owners/occupants were not provided to ARCADIS for review.
- Intervals between aerial photographs/topographic maps were more than 5 years.

These limiting factors represent data gaps. Based on information obtained by ARCADIS during our review of historical sources and observation of site conditions during our visit, the lack of the title report, interviews, completed questionnaires, and additional aerial photographs/topographic maps would not appear to be significant and we do not anticipate that the information that could be obtained from these sources would change the conclusions of this report. Pertinent data, if any, obtained by the Client following the issuance of this report should be reviewed by an environmental professional and an addendum prepared presenting an evaluation of the data and any changes to the conclusions of this report, as warranted by the data.

## **2.5 Special Terms and Conditions**

The scope of work for this Phase I ESA was presented in ARCADIS' proposal dated May 10, 2011.

The scope of work for this Phase I ESA did not include testing of electrical equipment for the potential presence of polychlorinated biphenyls (PCBs) or the assessment of natural hazards such as naturally occurring asbestos, radon gas, or methane gas, assessment of the potential presence of radionuclides, or assessment of non-chemical hazards such as the potential for damage from earthquakes or floods. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the Site or of the businesses operating at the Site, an assessment of the potential for vapor intrusion or a health-based risk assessment.

## **2.6 User Reliance**

This Report is for the exclusive use of the parties for which it was prepared, their agents, and assignees, and for such other parties as ARCADIS agrees may rely on the Report. Use of this report by any other party shall be at such party's sole risk.

## 2.7 Qualifications

A summary of the ARCADIS personnel who worked on this project follows:

- Ms. Dori Arbour, Staff Scientist, has over 8 years of experience providing site assessment services. This has included evaluating potential property impacts from historical on- and off-site operations. In addition, Ms. Arbour is a Certified Site Surveillance Technician (CSST) and has experience with asbestos and lead-based paint (LBP) surveys, asbestos and lead abatement monitoring, environmental quality assurance monitoring of hazardous materials abatement projects, data analysis, and report preparation.

## 3. SITE SETTING

### 3.1 Site Location and Description

The Site is located on the east side of Bake Parkway, on the south side of Portola Parkway, and on the north and west side of Auto Center Drive in the City of Foothill Ranch. The Site is identified by the Orange County Assessor's Office as Assessor Parcel Numbers 612-161-11 (vacant land) and 612-161-12 (71 Auto Center Drive). The Site is owned by K&G Foothill LLC.

The Site is comprised of two parcels of land totaling approximately 8.7-acres. The southern Site parcel is approximately 4.2-acres and is currently vacant land. The northern Site parcel is approximately 4.5-acres and is improved with a single-story commercial building with mezzanine totaling approximately 25,500 square-feet. The building is surrounded by asphalt-paved parking areas and landscaping. The building is currently vacant and was formerly occupied by an auto dealership and service center. The Site building was constructed in 2005.

Photographs of the Site are included in Appendix A.

### 3.2 Adjacent Property Use

ARCADIS performed a drive-by reconnaissance of adjacent properties to observe current businesses or land uses that may use, store, generate, or dispose of hazardous materials. Our observations are noted below:

**Northwest:** Portola Parkway followed by Blockbuster and Chase Bank.

**North:** Portola Parkway followed by a commercial building occupied by Wet Seal utilized as a distribution warehouse for clothing.

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**South:** A retail center and parking lot (41-45 Auto Center Drive).

**West:** Bake Parkway followed by Target retail store and parking lot (26762 Portola Parkway), Rudy's Pub & Grill (26772 Portola Parkway), and Chili's Bar & Grill (26782 Portola Drive).

**East:** Auto Center Drive followed by Mercedes Benz auto dealership (81 Auto Center Drive) and a vacant auto dealership (70 Auto Center Drive).

Current activities at the adjacent properties do not appear to be of environmental concern to the Site.

### 3.3 Topography

According to information obtained from the United States Geological Survey (USGS) 7.5-Minute Series Topographic Map of the El Toro, California quadrangle dated 1997, topography at the Site is approximately 856 feet above mean sea level and the surrounding area is hilly. Regional topography slopes down to the west.

### 3.4 Regional and Local Surface Hydrology, Geology and Hydrogeology

#### 3.4.1 Surface Features

The northern Site parcel is covered by the existing building and paved parking areas. The southern Site parcel consists of exposed surface soil and vegetation.

#### 3.4.2 Site Geology

According to an environmental database report prepared by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, the sediments beneath the Site have been identified as part of the Eocene Series of the Tertiary System of the Cenozoic Era. According to the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), the Site is underlain by the Myford soil component, which has a surface soil texture of sandy loam and exhibits slow infiltration rates. The soil exhibits clayey textures and is moderately well drained.

#### 3.4.3 Hydrogeology

No specific groundwater data was found for the Site. Based on topography, the regional groundwater gradient is anticipated to be to the west, southwest.

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#### **4. User-Provided Information**

##### **4.1 Title Record**

ARCADIS did not review a 50-year chain-of-title report prior to the production of this Phase I ESA report.

##### **4.2 Environmental Liens or Activity and Use Limitations**

According to information provided by EDR, the Site does not appear to be encumbered by an environmental lien or activity and use limitation.

##### **4.3 Specialized Knowledge**

The client did not provide ARCADIS with a completed ASTM User Questionnaire; however, ARCADIS was directed to the several prior environmental reports prepared for the Site by other consultants.

##### **4.4 Owner, Property Manager, and Occupant Information**

According to the Orange County Assessor's Office, the Site is owned by K&G Foothill LLC. A Property Manager was not identified for the Site and the Site is currently unoccupied.

##### **4.5 Reason for Performing Phase I ESA**

The reason for performing the Phase I ESA was to identify potential RECs or environmental concerns related to or affecting the Site.

#### **5. SITE HISTORY**

Historical information obtained by ARCADIS during this Phase I ESA is summarized in Table 1.

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**Table 1: Historical Information Reviewed**

Source	Date	Information Obtained
Sanborn® Fire Insurance Maps	Not Applicable	According to EDR, Sanborn Fire Insurance maps are not available for the site vicinity indicating that the area was not considered a “high” fire risk for insurance purposes. (“No Coverage” letter presented in Appendix B).
Topographic Maps (copies provided in Appendix B)	1902, 1942, 1968, 1978, 1981, 1982, and 1997	<p><b>Site.</b> The Site is depicted as vacant land on all the maps.</p> <p><b>Off Site.</b> The Site is depicted south of Borrego Canyon in an area characterized by hilly topography. The surrounding area is undeveloped until the 1997 map, when Bake Parkway and Portola Parkway are depicted west and north of the Site. Commercial development of the surrounding area is present on the 1997 map, and the present day commercial building is depicted to the southeast of the Site.</p> <p>No features of environmental concern were observed on or off the Site on the topographic maps reviewed.</p>
Aerial Photographs (copies provided in Appendix B)	1938, 1946, 1952, 1968, 1977, 1990, 1994, 2002, and 2005	<p><b>Site.</b> The Site is undeveloped vegetated land in the 1939-1977 photographs. In 1990 and 1994, the Site appears to be undeveloped with no discernible features. In the 2002 photograph, the Site appears to be developed with its current boundaries and is graded for future development. On the 2005 photograph, the Site is visible in its current configuration.</p> <p><b>Off Site.</b> The surrounding area is undeveloped hilly land in the 1938-1977 photographs. Intermittent streams are also visible in the surrounding area. In the 1990 and 1994 photographs, the surrounding area now appears to be undeveloped graded land for future development. Bake Parkway and Portola Parkway are visible to the west and north of the Site. In addition, Auto Center Drive is visible adjacent to the east and south of the Site on the 1994 photograph. The present day commercial building is now visible to the southeast of the Site. On the 2002 and 2005 photographs, the surrounding area is a well developed urban area that includes commercial and retail buildings adjacent to the Site.</p> <p>No features of environmental concern were observed on or off the Site on the aerial photographs reviewed.</p>

**6. REGULATORY AGENCY RESEARCH**

As part of this assessment, ARCADIS reviewed regulatory databases and available agency files and records for the Site. Information from these sources is discussed in

the following sections.

**6.1 Regulatory Database Research**

An environmental database report prepared by EDR was reviewed for local, state, and federal listings for properties within the site area. Included in EDR’s report are regulatory databases reviewed by EDR for cases pertaining to leaking underground storage tanks (USTs) and aboveground storage tanks (ASTs), hazardous waste sites, and abandoned sites within ASTM-specified radii (Table 2). EDR also reviewed selected databases generated by the United States Environmental Protection Agency (U.S. EPA). Explanations of the regulatory agency databases reviewed and acronyms used by EDR are presented in EDR’s report in Appendix C.

**Table 2: Regulatory Agency Databases/Lists Reviewed**

Search Radius	Agency	Database	Type of Records in Database
1 mile	U.S. EPA	NPL	Sites designated for Superfund cleanup by the U.S. EPA
	U.S. EPA	CORRACTS	RCRA facilities undergoing “corrective actions”
	DHS	BEP	Specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds
	DTSC	ENVIROST OR	Sites that have known contamination or sites for which there may be a reason to investigate
0.5 mile	U.S. EPA	CERCLIS	Sites under review by the U.S. EPA
	U.S. EPA	TSD	Facilities that treat, store and/or dispose of hazardous waste
	RWQCB	LUST	Sites with LUSTs
	IWMB	SWLF/SWAT	Sites permitted as solid waste landfills, incinerators or transfer stations
	SWRCB	WMUDS/SWAT	Tracking and inventory of waste management units
	U.S. EPA	CERCLIS – NFRAP	CERCLIS sites with no further remedial actions planned.

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Search Radius	Agency	Database	Type of Records in Database
Site or Adjacent Properties	U.S. EPA	RCRA Generator	Sites that generate large or small quantities of hazardous waste
	U.S. EPA and OES	ERNS	Sites with reported accidental releases of oil and hazardous substances
	SWRCB	UST	Sites with registered USTs

Notes:

AST=aboveground storage tank	BEP=Bond Expenditure Plan
CERCLIS=Comprehensive Environmental Response, Compensation and Liability Information System	CORRACTS=Corrective Action Report
DTSC=Department of Toxic Substances Control	DPH=Department of Public Health
IWMB=Integrated Waste Management Board	ERNS= Emergency Response Notification System
NFRAP=No Further Remedial Action Planned	LUST=Leaking Underground Storage Tank
OES=Office of Emergency Services	NPL=National Priorities List
	RCRA=Resource Conservation and Recovery Act
RWQCB=Regional Water Quality Control Board	
SWAT=Solid Waste Assessment Test	SWIS=Solid Waste Information System
SWLF=Solid Waste Landfills	SWRCB=State Water Resources Control Board
U.S. EPA=U.S. Environmental Protection Agency	UST=underground storage tank
WMUDS=Waste Management Unit Database	

6.1.1 Site

According to EDR's report, the former Site address 26901 Auto Center Drive is listed on the NPDES database under GMC Auto Center Foothill Ranch. The database reports a terminated permit for storm water construction dated April 28, 2004. This type of permit is required for new construction by the State Water Resources Control Board. The permit is currently inactive as site development is complete and Site use does not indicate the need for a NPDES permit.

The Site was also identified as Pacific Foothill Ranch at 71 Auto Center Drive on the RCRA-SQG database as a small quantity generator of hazardous waste, specifically ignitable waste. No violations were reported. This listing was for the historical generation of hazardous waste associated with the former auto dealership onsite and is discussed further in Section 7.0. Based on the factors discussed in Section 7.0, the former use of hazardous materials and hazardous waste generation on Site is not expected to represent a significant environmental concern to the Site.

6.1.2 Off-Site Properties

According to EDR's report, several regulated facilities and facilities with documented releases are present in the area surrounding the Site. However, based on review of regulatory records, all the facilities have current statuses of "case closed" or are

located 0.5 mile distant or greater from the Site and/or hydraulically cross- to downgradient with respect to groundwater flow. Therefore, none of the listed facilities appear to represent a current environmental concern to the Site.

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6.1.3 Orphan Properties

EDR identified several regulated facilities or spills that could not be located because of insufficient address information. These facilities are referred to by EDR as “orphan” facilities. Based on our knowledge of the site vicinity and our observations during the site reconnaissance, these properties or spill incidents do not appear to be located in proximity to the Site, and are therefore unlikely to represent an environmental concern to the Site. Information regarding these regulated facilities can be found in Appendix C.

6.2 Agency Research

Files and records available at the agencies listed in Table 3 were reviewed for information on the northern Site parcel. As the southern Site parcel does not have a street address, ARCADIS was not able to request records.

**Table 3: Agency Files/Records Summary**

Source	Date	Information Obtained
California Regional Water Quality Control Board (RWQCB)	May 2011	Available information maintained by the RWQCB at <a href="http://geotracker.swrcb.ca.gov">http://geotracker.swrcb.ca.gov</a> was reviewed for records concerning hazardous spills, USTs and LUSTs at the Site. No records were found for the Site.
Orange County Health Care Agency (OCHCA)	May 2011	ARCADIS requested information on file for the Site at the OCHCA regarding USTs, ASTs or records of hazardous materials inventories. Due to the time constraints associated with this report, a response from the OCHCA is currently pending. Upon receipt and review, relevant information will be forwarded. However, based on information gathered from other sources, ARCADIS does not anticipate this information (if available) will alter the conclusions and recommendations of our report.
Department of Toxic Substances Control (DTSC)	May 2011	A review of the DTSC’s website ( <a href="http://www.envirostor.dtsc.ca.gov/public/">http://www.envirostor.dtsc.ca.gov/public/</a> ) did not identify any records for the Site.

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Source	Date	Information Obtained
Orange County Fire Authority (OCFA)	May 2011	ARCADIS requested information on file for the Site from the OCFA regarding USTs, ASTs or records of hazardous materials inventories. Due to the time constraints associated with this report, a response from the OCFA is currently pending. Upon receipt and review, relevant information will be forwarded. However, based on information gathered from other sources, ARCADIS does not anticipate this information (if available) will alter the conclusions and recommendations of the report.
Lake Forest Building Department	May 2011	Building Department permits were reviewed for the Site. According to a representative from the Building Department, the address 26901 Auto Center Drive was originally used to identify the Site parcel but was switched to 71 Auto Center Drive when the Site was developed. Permits for 71 Auto Center Drive included a Certificate of Occupancy issued to Foothill Ranch Pontiac/GMC/Buick in 2006 and installation of eight aboveground lifts in 2005. The remaining permits reviewed pertained only to construction activities and tenant improvements for the current structure. There were no permits on file that indicated an environmental concern for the Site.

**6.3 Radon**

According to the U.S. EPA, the Site is located in a Radon Zone 3, which indicates average radon gas levels are less than 2.0 picoCuries/liter (pCi/L) of air. The U.S. EPA considers radon to be unhealthful at levels greater than 4.0 pCi/L of air. According to a California Department of Health Services study completed at 21 sites in the Site’s zip code (92610), only one location had a radon gas level greater than 4.0 pCi/L. Therefore, the potential for elevated radon gas levels at the Site appears to be low.

**7. PREVIOUS ENVIRONMENTAL REPORTS**

The client provided ARCADIS with prior environmental reports for the north and south Site parcels. The findings of these reports are presented below, together with ARCADIS’s comments. Copies of

the reports (text only) are provided in Appendix D.

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**Earth Tech, Inc. (Earth Tech). 2002. Phase I Environmental Assessment, Foothill Ranch Parcel 6 Addition Between Auto Center Drive & Bake Parkway, Foothill Ranch, CA. September.**

The Earth Tech report was prepared for the south Site parcel and the general description of the Site and adjacent properties were similar to those observed by ARCADIS during the current assessment. Earth Tech reported that the Site consisted of a 4.2-acre parcel of vacant land that had never been developed. In summary, no environmental concerns were identified for the Site and there were no recommendations for further investigation.

**AEI Consultants (AEI). 2007. Phase I Environmental Assessment, APN 612-161-11, Lake Forest, CA. October 1.**

The AEI report was prepared for the south Site parcel and the general description of the Site and adjacent properties were similar to those observed by ARCADIS during the current assessment. AEI reported that the Site consisted of a 4.2-acre parcel of vacant land that had never been developed. AEI conducted a review of a regulatory records database report prepared by FirstSearch, and no on-site or off-site concerns to the Site were identified. In summary, no environmental concerns were identified for the Site and there were no recommendations for further investigation.

**AEI Consultants (AEI). 2004. Phase I Environmental Assessment, 26901 Auto Center Drive, Foothill Ranch, CA. April 22.**

The AEI report was prepared for the north Site parcel and at the time of AEI's report, the north Site parcel consisted of 4.8-acres of vacant land. AEI reported that the Site had never been developed. AEI conducted a review of a regulatory records database report prepared by FirstSearch, and no on-site or off-site concerns to the Site were identified. In summary, no environmental concerns were identified for the Site and there were no recommendations for further investigation.

**AEI Consultants (AEI). 2007. Phase I Environmental Assessment, 26901 Auto Center Drive, Foothill Ranch, CA. April 20.**

The AEI report was prepared for the north Site parcel and the general description of the Site and adjacent properties were similar to those observed by ARCADIS during the current assessment. At the time of AEI's report, the Site consisted of a vacant 25,500 square-foot commercial building surrounded by asphalt-paved parking and landscaping. During AEI's Site inspection, AEI observed small quantities of hazardous

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waste including used oil filters, grease, and gear lube located within the service area of the Site building. No potential conduits to the subsurface or significant staining were noted within the vicinity of the stored hazardous materials. AEI also observed the presence of a 2,000-gallon AST located on the northwest side of the Site building. The AST was double-walled, made of steel, and divided into four chambers; which contained motor oil, transmission fluid, waste coolant, and waste oil. AEI noted that the AST was empty at the time of their Site inspection. AEI also noted that the AST was connected to ceiling supported lube reels located in the service area and the use of this type of system indicated that waste oil was suctioned from vehicles into the AST and not transported by hand, which would reduce the likelihood of spills. No potential conduits to the subsurface or significant staining were noted in the vicinity of the AST or the lube reels. AEI stated that based on the relatively short duration of auto dealership operations, the lack of significant staining, and the presumed small quantities of hazardous materials and waste, the former use of hazardous materials and the generation of hazardous waste on Site was not expected to represent an environmental concern to the Site. During ARCADIS's Site inspection, no AST or hazardous materials were observed on Site and the concrete surface appeared to be in good condition in the service area and free of stains. Therefore, ARCADIS concurs with AEI that the former use of the Site as an auto dealership does not represent an environmental concern to the Site.

AEI also noted the presence of eight aboveground hydraulic lifts located in the service area. The equipment was only used for approximately a year and a half and no signs of staining were noted in the vicinity of the lifts. AEI stated that based on the small quantity of hydraulic fluid used in connection with the operation of this equipment, the lifts were not expected to represent a significant concern to the Site. During ARCADIS's inspection, the lifts had been removed and the concrete surface in the area of the former lifts appeared to be in good condition. Therefore, ARCADIS concurs with AEI that the former lifts do not represent an environmental concern to the Site.

Additionally AEI noted the presence of collection drains in the service area and in the carwash bays. No significant staining or hazardous materials were observed near the drains. These drains are connected to a three-stage subsurface clarifier located on the southwest side of the Site. The clarifier was reportedly installed in 2005 and only used for approximately a year and a half. Based on the short duration of use, AEI stated that the clarifier is not expected to represent a significant concern to the Site. ARCADIS concurs with AEI especially in light of the type of wastewater discharged to the clarifier (vehicle wash water). However, if the Site is redeveloped, the clarifier should be removed in accordance with regulatory guidelines.

AEI conducted a review of a regulatory records database report prepared by

FirstSearch, and no on-site or off-site concerns to the Site were identified. In summary, no environmental concerns were identified for the Site and there were no recommendations for further investigation.

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## 8. SITE RECONNAISSANCE

On May 11, 2011, Ms. Dori Arbour, representative of ARCADIS, performed a reconnaissance-level assessment of the Site to observe general site conditions and indications of the possible release(s) of chemicals to the subsurface. A walkover site reconnaissance was conducted to identify visible evidence of RECs. Photographs taken during the site reconnaissance are included in Appendix A.

### 8.1 Methodology and Limiting Conditions

ARCADIS' representative was granted full access to the Site, including the interior and exterior portions of the Site. The methodology for the site visit included walking and observing current site conditions. ARCADIS' representative was not accompanied during the Site inspection.

### 8.2 General Site Conditions

#### 8.2.1 Site Observations

At the time of the Site reconnaissance, the approximately 8.7-acre site consisted of two parcels of land referred to as the north and south Site parcels. Below is a description of activities conducted on site:

#### North Site Parcel (71 Auto Center Drive)

The northern Site parcel is approximately 4.5-acres and is improved with a single-story commercial building with mezzanine totaling approximately 25,500 square-feet. The Site building is currently vacant. The Site building consists of an office and showroom area and former service center. ARCADIS observed several boats, trailers and miscellaneous supplies stored within the service center. In addition, ARCADIS observed several patched areas on the concrete surface of the service area which are the location of the former hydraulic lifts. No staining was visible around the former lifts and the concrete floor throughout the service center appeared to be in good condition.

The exterior portions of the Site consist of asphalt-paved parking areas and landscaping. ARCADIS observed several carwash bays located on the southwest portion of the Site building. ARCADIS observed a ribbon drain within each carwash

bay. No staining was observed around or in the drains. These drains are connected to a three-stage subsurface clarifier located on the southwest side of the building. Reportedly the clarifier was installed in 2005 and only used for approximately a year and a half. Based on the relatively short duration of use, the presence of the clarifier is not expected to represent an environmental concern to the Site. However, if the Site is redeveloped, the clarifier should be removed in accordance with regulatory guidelines.

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### South Site Parcel

The southern Site parcel is approximately 4.2-acres of undeveloped land. The Site was covered in soil and native vegetation including grass. No environmental hazards, such as the disposal of hazardous materials, were observed during the Site inspection.

In summary, the Site is well-maintained and no environmental concerns were observed.

#### 8.2.2 Hazardous Substances and Petroleum Products in Connection with Identified Uses

ARCADIS investigated the presence of hazardous substances or petroleum products in connection with the Site. No hazardous substances or petroleum products were identified during the Site investigation.

#### 8.2.3 Storage Tanks

ARCADIS did not observe ASTs or USTs on the Site. No evidence of USTs such as vent pipes, fill pipes, or access ways was identified during this investigation. The clarifier is a below-grade feature on site but is not considered a UST.

#### 8.2.4 Odors

No odors that would indicate an environmental concern were noted on site.

#### 8.2.5 Pools of Liquid

No readily visible standing surface water, pools or sumps containing liquids likely to be hazardous substances or petroleum products were identified during this assessment.

#### 8.2.6 Drums

No drums containing hazardous materials or waste were observed on site.

8.2.7 Hazardous Substances and Petroleum Product Containers (Not Necessarily in Connection with Identified Uses)

No containers of hazardous substances or petroleum products were identified during this investigation.

8.2.8 Unidentified Substance Containers

No opened or damaged containers with unidentified contents suspected of being hazardous substances or petroleum products were identified during this assessment.

8.2.9 PCBs

No electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs was identified during this assessment.

8.2.10 Pits, Ponds or Lagoons

During the site visit, ARCADIS' representative looked for pits, ponds or lagoons on the Site. ARCADIS' representative also looked for pits, ponds and lagoons on adjoining properties to the extent that such features could be visually and/or physically observed from the Site or identified in the interviews or records review. No such features were identified on or near the Site.

8.2.11 Stained Soil or Pavement

During the site visit, ARCADIS' representative did not observe areas of stained soil or pavement.

8.2.12 Stressed Vegetation

During the Site visit, ARCADIS looked for areas of stressed vegetation (from causes other than insufficient water). No areas of stressed vegetation were observed during this investigation.

8.2.13 Solid Waste

During the site visit, ARCADIS' representative looked for areas that were apparently filled or graded by non-natural causes (or filled with material of unknown origin) suggesting trash construction debris, demolition debris or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal. No such areas

were observed during this assessment.

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#### 8.2.14 Wastewater

During the site visit, ARCADIS' representative looked for wastewater or other liquids (including storm water) or discharges into a drain, ditch, underground injection system or stream on or adjacent to the site. There is no process wastewater discharge on site.

#### 8.2.15 Wells

During the site visit, ARCADIS' representative looked for wells, including dry wells, irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells. No wells are located on site.

#### 8.2.16 Septic Systems

During the site visit, ARCADIS' representative looked for indications of on-site septic systems or cesspools. No septic systems or cesspools were observed. The Site is connected to the sanitary sewer system.

#### 8.2.17 Heating/Cooling

Mechanical equipment for heating and cooling at the site is located on the building's roof.

#### 8.2.18 Stains or Corrosion

During the site visit, ARCADIS' representative looked for stained areas or corrosion. No areas of staining or corrosion were observed during this assessment.

#### 8.2.19 Drains and Sumps

Stormwater drains were observed throughout the Site grounds that discharge to the stormwater system. No staining or evidence of releases was observed in or around the drains. No sumps were observed on site.

ARCADIS also observed several drains in the service area and in the carwash bays. No staining or evidence of releases was observed in or around the drains. These drains are connected to a three-stage subsurface clarifier located on the southwest side of the Site that was discussed above.

8.2.20 Asbestos-Containing Materials (ACMs)

The Site was constructed in 2005; therefore, it is unlikely that asbestos-containing materials (ACMs) are present onsite.

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**9. INTERVIEWS**

ARCADIS' representative conducted interviews, as noted below.

**9.1 Interviews with Site Contacts**

Information obtained from site contacts is included within this report.

**9.2 Interviews with Off-Site Contacts**

ARCADIS' representative did not interview off-site contacts during this assessment.

**9.3 Interviews with Local Government Officials**

ARCADIS' representative contacted local government officials as part of our assessment. The information obtained from the government agencies through file review and telephone interviews is presented in Section 6.2.

**10. FINDINGS**

This section discusses known or suspect environmental concerns, historical environmental concerns, and *de minimis* conditions identified during the ESA.

**10.1 Known or Suspect Recognized Environmental Conditions (RECs)**

ARCADIS did not identify known or suspect RECs in connection with the Site.

**10.2 Historical RECs**

ARCADIS did not identify historical RECs in connection with the Site.

**10.3 De Minimis Conditions**

ARCADIS did not identify *de minimis* conditions in connection with the Site during this Phase I ESA.

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**10.4 OPINION**

The findings noted above do not indicate the presence of known or suspected environmental concerns in connection with the Site.

**11. CONCLUSIONS**

ARCADIS has performed a Phase I ESA of the Site in conformance with the scope and limitations of ASTM Practice E 1527-05 for Phase I ESAs. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site, and no further investigation or action is recommended at this time.

**12. DEVIATIONS/DATA GAPS**

ARCADIS has performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 and 40 CFR Part 312. Any additions to or deletions from this practice are described in Section 2.4.

A 50-year chain-of-title report for the Site and questionnaires completed by the past site owners/occupants were not provided to ARCADIS. In addition, the interval between aerial photographs and topographic maps exceeds 5 years. No other limiting factors were documented during this Phase I ESA. These limiting factors represent data gaps. Based on information obtained by ARCADIS during our review of historical sources and observation of site conditions during our visit, the lack of the title report, completed questionnaires and additional photographs and maps would not appear to be significant and we do not anticipate that the information that could be obtained from these sources would change the conclusions of this report. Pertinent data, if any, obtained by the Client following the issuance of this report should be reviewed by an environmental professional and an addendum prepared presenting an evaluation of the data and any changes to the conclusions of this report, as warranted by the data.

**13. ADDITIONAL SERVICES**

No additional services were provided as part of this Phase I ESA.

**14. REFERENCES**

AEI Consultants (AEI). 2007. *Phase I Environmental Assessment, APN 612-161-11, Lake Forest, CA*. October 1.

\_\_\_\_\_. 2004. *Phase I Environmental Assessment, 26901 Auto Center*

71 Auto Center Drive and  
Adjacent Parcel (APN 612-  
161-11)  
Foothill Ranch, California

*Drive, Foothill Ranch, CA. April 22.*

\_\_\_\_\_. 2004. *Phase I Environmental Assessment, 26901 Auto Center Drive, Foothill Ranch, CA. April 22.*

\_\_\_\_\_. 2007. *Phase I Environmental Assessment, 26901 Auto Center Drive, Foothill Ranch, CA. April 20.*

America Society for Testing and Materials (ASTM). 2005. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-05. November 1.

Earth Tech, Inc. (Earth Tech). 2002. *Phase I Environmental Assessment, Foothill Ranch Parcel 6 Addition Between Auto Center Drive & Bake Parkway, Foothill Ranch, CA. September.*

Environmental Data Resources, Inc. (EDR). 2011. EDR Radius Map Report with GeoCheck. Inquiry #3064865.2s. May 10.

\_\_\_\_\_. 2011. EDR - Aerial Photo Decade Package. May 13.

\_\_\_\_\_. 2011. EDR - Historical Topographic Map Report. May 11.

\_\_\_\_\_. 2011. EDR - Sanborn Map No Coverage Letter. May 10.

**Agencies**

DTSC

Lake Forest Building Department

OCFA

OCHCA

RWQCB

71 Auto Center Drive and  
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161-11)  
Foothill Ranch, California

**15. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

The environmental assessment described herein was conducted by the undersigned employees of ARCADIS. ARCADIS' assessment consisted solely of the activities described in the Introduction of this report, and in accordance with the ASTM-05 guidelines for Phase I Environmental Site Assessments signed prior to initiation of the assessment, as applicable.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. \*

Report Prepared By:

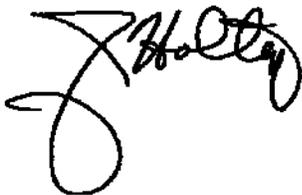


May 20, 2011

Dori Arbour  
Environmental Scientist

Date

Report Reviewed By:



May 20, 2011

Janet Holtz, R.E.A. No.04488  
Principal Environmental Scientist

Date

\* A professional geologist's or registered environmental assessor's certification of conditions comprises a declaration of his or her professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party of its responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.

ARCADIS

**FIGURES**

CITY: PETALUMA, CA DIV/GROUP: ENV DB: J. HARRIS LD: PIC: PM: D. EVANS TM: D. CATLIN/WRIGHT LYR:(Opt)ON=OFF+REF\*  
 G:\ENVCAD\RS\WLF-CA\RE\TURN\1\DCS\Map\612-161-11\612-161-11.dwg LA YOUT: 1 SAVED: 5/19/2011 3:04 PM ACADVER: 18.08 (LMS TECH) PAGES: 1 PLOTSTYLETABLE: ARCADIS.CTB PLOTTED: 5/19/2011 3:04 PM BY: ROBITAILLE, BEVERLY  
 XREFS: PROJECTNAME: AERIAL 4200X.jpg AERIAL 600X.jpg



MAP SOURCE: Google Earth Pro™ 2009, 33°40'34.37"N, 117°39'38.78"W

0 2000' 4000'  
 Approximate Scale: 1 in. = 2000 ft.



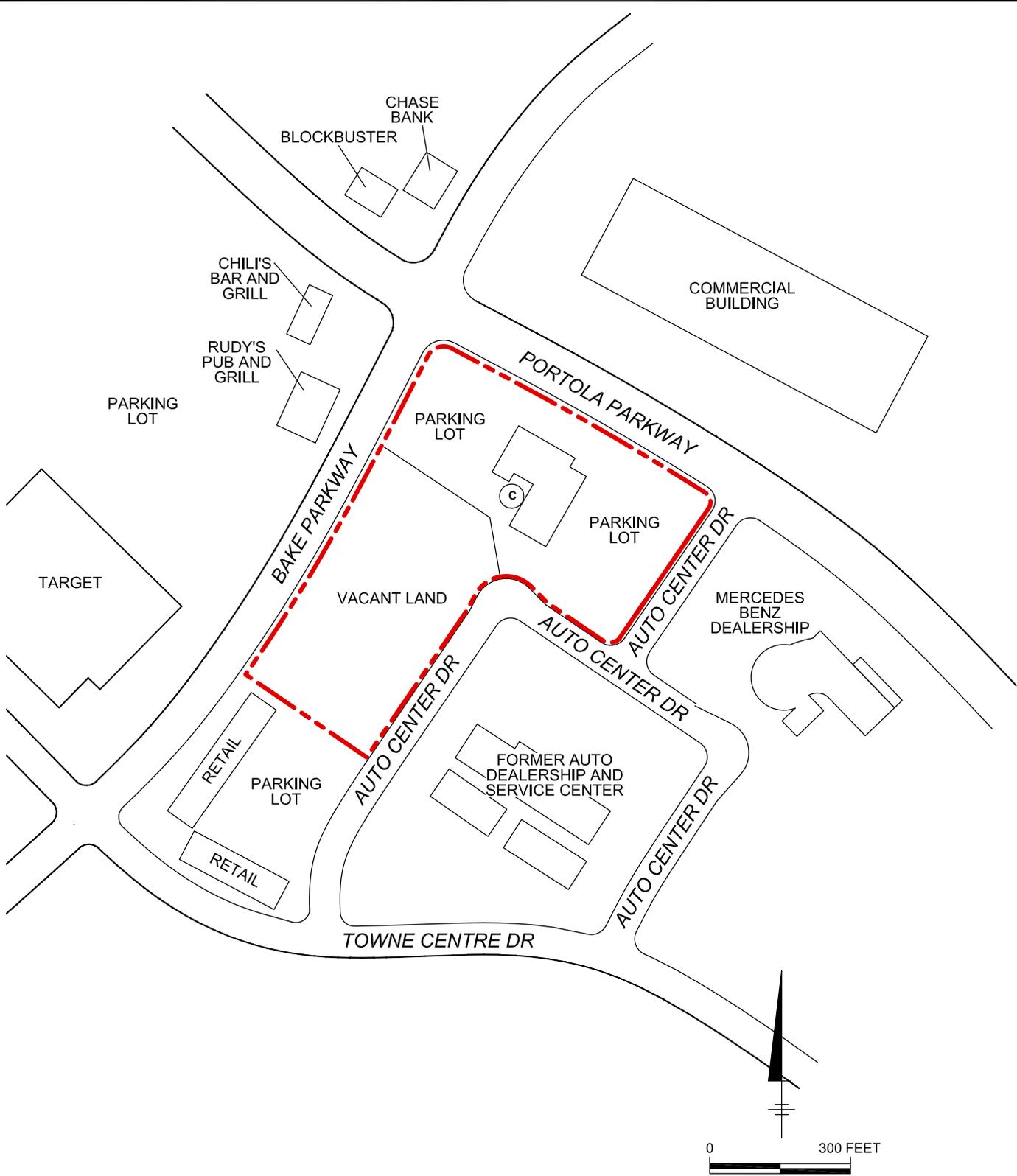
71 AUTO CENTER DRIVE AND  
 ADJACENT PARCEL 612-161-11  
 FOOTHILL RANCH, CALIFORNIA

**SITE LOCATION MAP**



FIGURE  
**1**

CITY: COSTA MESA DIV: GROUP: ENV\_CAD DBENV\_CAD G:\ENV\CAD\Roseville-CA\RET\TURN-TO\CostaMesa-CA\CIM011539\B01.dwg LAYOUT: 2 SAVED: 5/19/2011 3:04 PM ACADVER: 18.05 (LMS TECH) PAGES: 2 PLOTSETUP: --- PLOTSTYLETABLE: PLT\FULL.CTB PLOTTED: 5/19/2011 3:04 PM BY: ROBITAILLE, BEVERLY



**LEGEND:**

-  PROPERTY BOUNDARY
-  3-STAGE CLARIFIER

71 AUTO CENTER DRIVE AND  
ADJACENT PARCEL 612-161-11  
FOOTHILL RANCH, CALIFORNIA

**SITE PLAN**



FIGURE  
**2**

ARCADIS

**Appendix A**

Site Photographs



1. View of the south Site parcel facing southwest.



2. View of the south Site parcel along the eastern boundary facing south.



3. View of the south Site parcel along the northern boundary facing west.



4. View of south Site parcel facing southeast.



5. View of the south Site parcel along the western boundary facing south.



6. View of the south Site parcel facing north along the eastern boundary.



7. View of the north Site parcel.



8. View of the parking area located to the east of the Site building.



9. Another view of the parking area to the east of the Site building.



10. View of the western side of the Site building.



11. View of the parking area to the west of the Site building.



12. View of a three-stage clarifier located on the southwest side of the Site.



13. View of a typical storm drain located throughout the parking area of the Site.



14. View of former carwash bay at the Site.



15. View inside the service area of the Site building.



16. Another View inside the service area of the Site building.



17. View of the location of the former hydraulic lifts.



18. View of the mezzanine level.



19. View inside the office area of the Site building.



20. View of Auto Center Drive followed by a vacant auto dealership adjacent to the east of the Site.



21. View of a Mercedes Benz dealership located adjacent to the east of the Site.



22. View of a parking lot and retail center located adjacent to the south of the Site.



23. View of Target and parking lot located adjacent to the west of the Site.

**Appendix B**

Historical Research Documentation



**26901 Auto Center Drive**

26901 Auto Center Drive  
Foothill Ranch, CA 92610

Inquiry Number: 3064865.5

May 13, 2011

## The EDR Aerial Photo Decade Package



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Aerial Photo Decade Package

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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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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**Date EDR Searched Historical Sources:**

Aerial Photography May 13, 2011

**Target Property:**

26901 Auto Center Drive

Foothill Ranch, CA 92610

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=555'	Flight Year: 1938	Laval
1946	Aerial Photograph. Scale: 1"=655'	Flight Year: 1946	Fairchild
1952	Aerial Photograph. Scale: 1"=666'	Flight Year: 1952	Pacific Air
1968	Aerial Photograph. Scale: 1"=480'	Flight Year: 1968	Teledyne
1977	Aerial Photograph. Scale: 1"=666'	Flight Year: 1977	Teledyne
1990	Aerial Photograph. Scale: 1"=666'	Flight Year: 1990	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS
2005	Aerial Photograph. Scale: 1"=604'	Flight Year: 2005	EDR



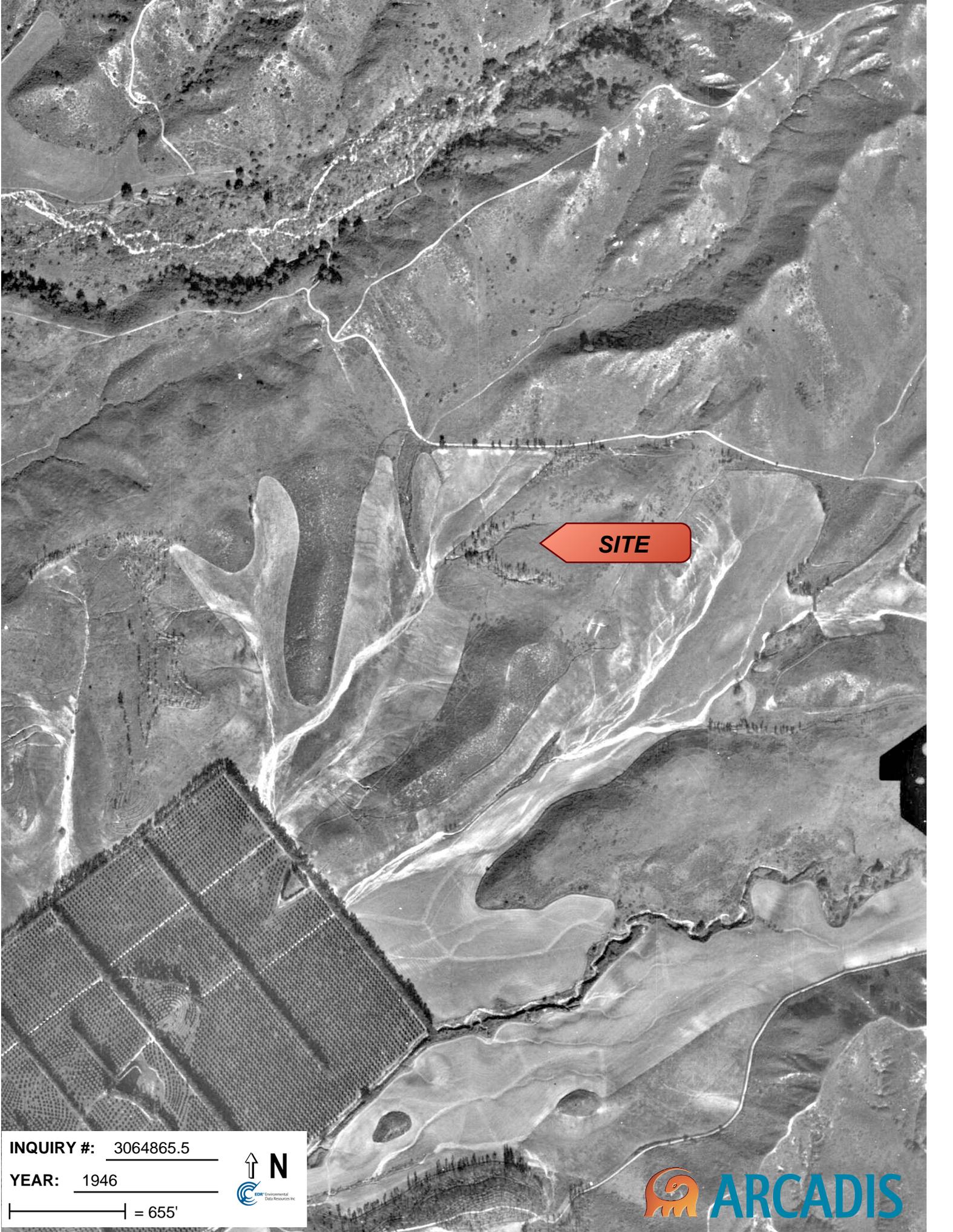
**SITE**

**INQUIRY #:** 3064865.5

**YEAR:** 1938

| = 555'





INQUIRY #: 3064865.5

YEAR: 1946

| = 655'





**SITE**

INQUIRY #: 3064865.5

YEAR: 1952

| = 666'





**SITE**

**INQUIRY #:** 3064865.5

**YEAR:** 1968

| = 480'





**SITE**

**INQUIRY #:** 3064865.5

**YEAR:** 1977

| = 666'



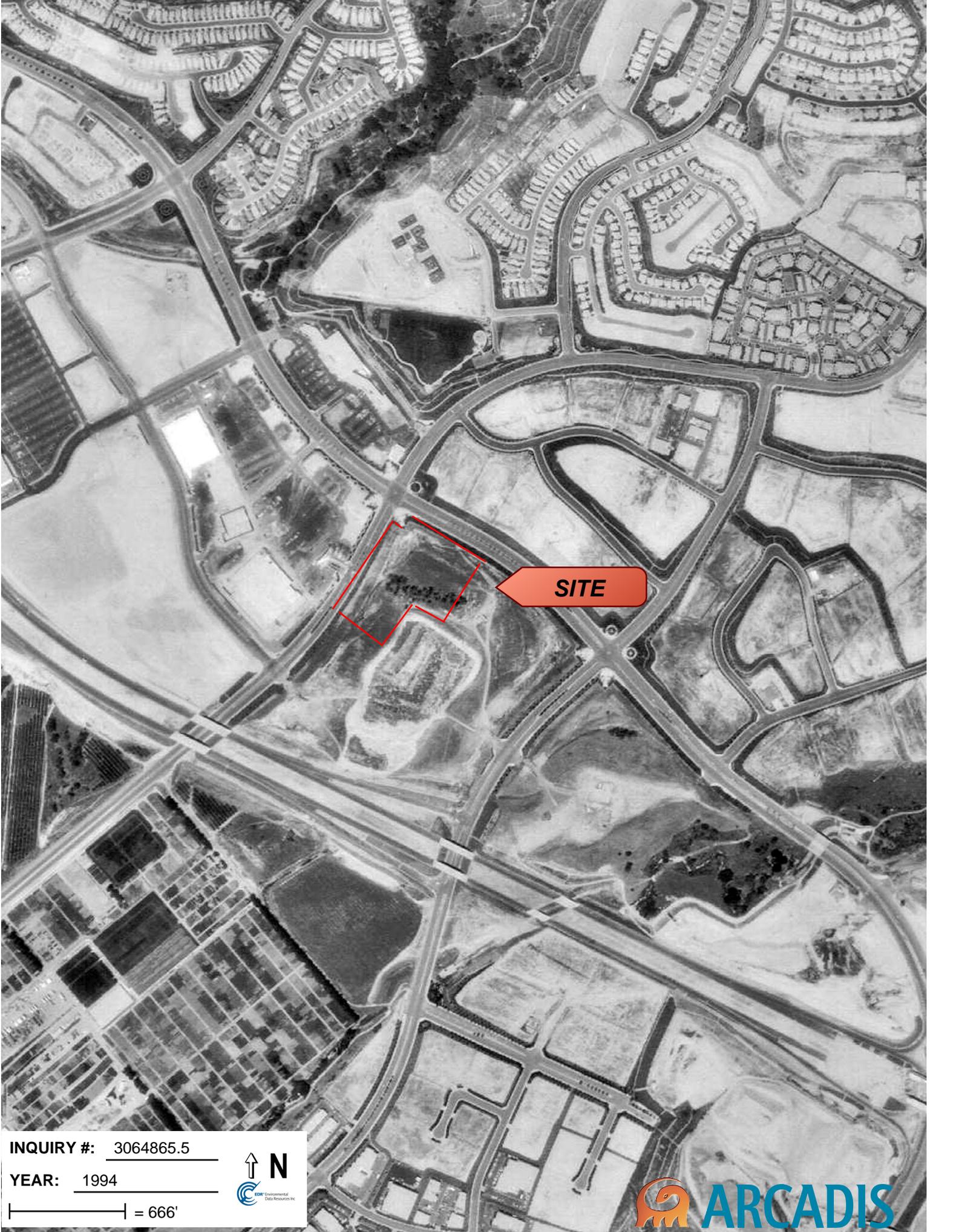


INQUIRY #: 3064865.5

YEAR: 1990

| = 666'





INQUIRY #: 3064865.5

YEAR: 1994

| = 666'





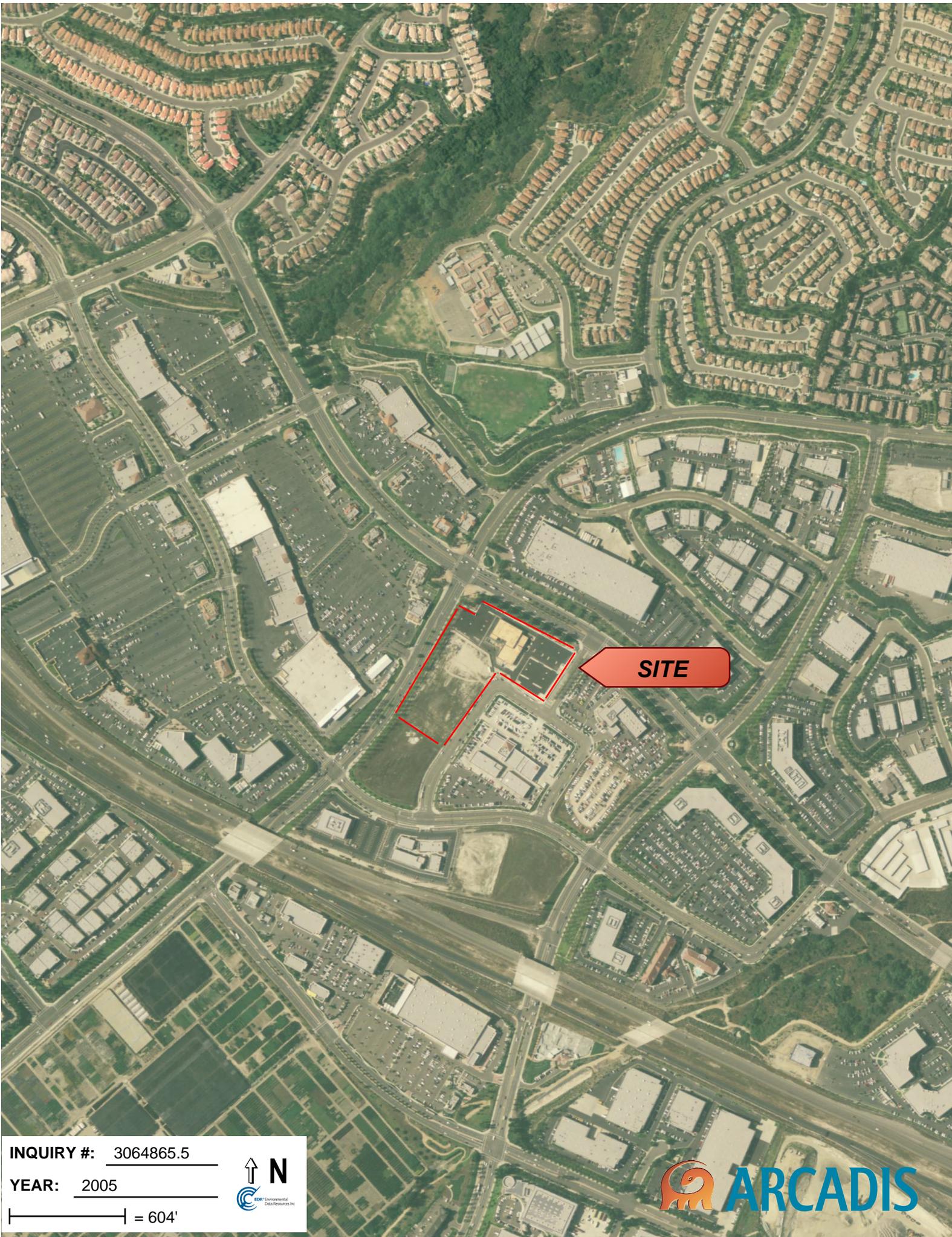
**SITE**

**INQUIRY #:** 3064865.5

**YEAR:** 2002

| = 666'





**SITE**

**INQUIRY #:** 3064865.5

**YEAR:** 2005

— = 604'



**26901 Auto Center Drive**

26901 Auto Center Drive

Foothill Ranch, CA 92610

Inquiry Number: 3064865.4

May 11, 2011

## EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

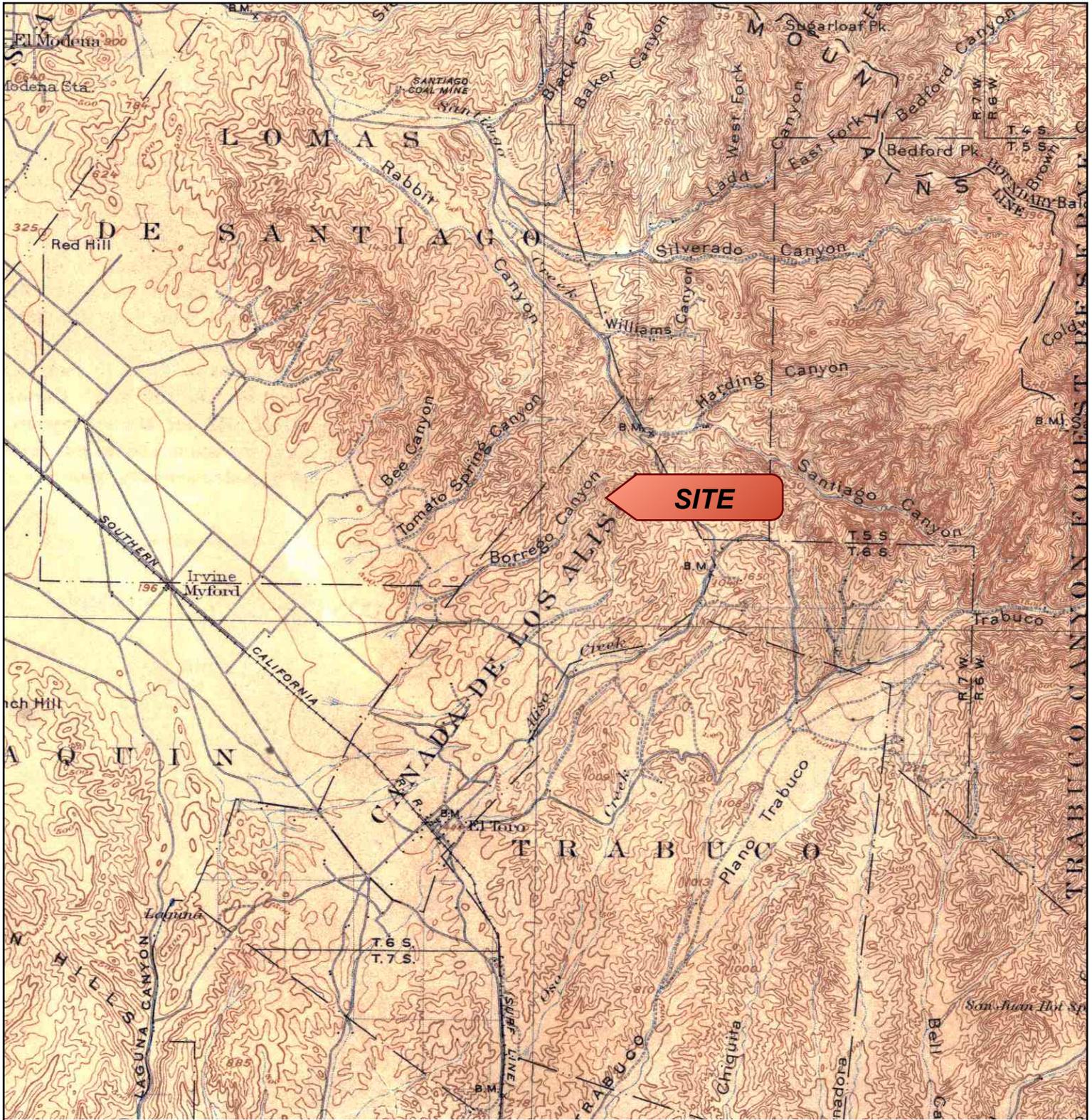
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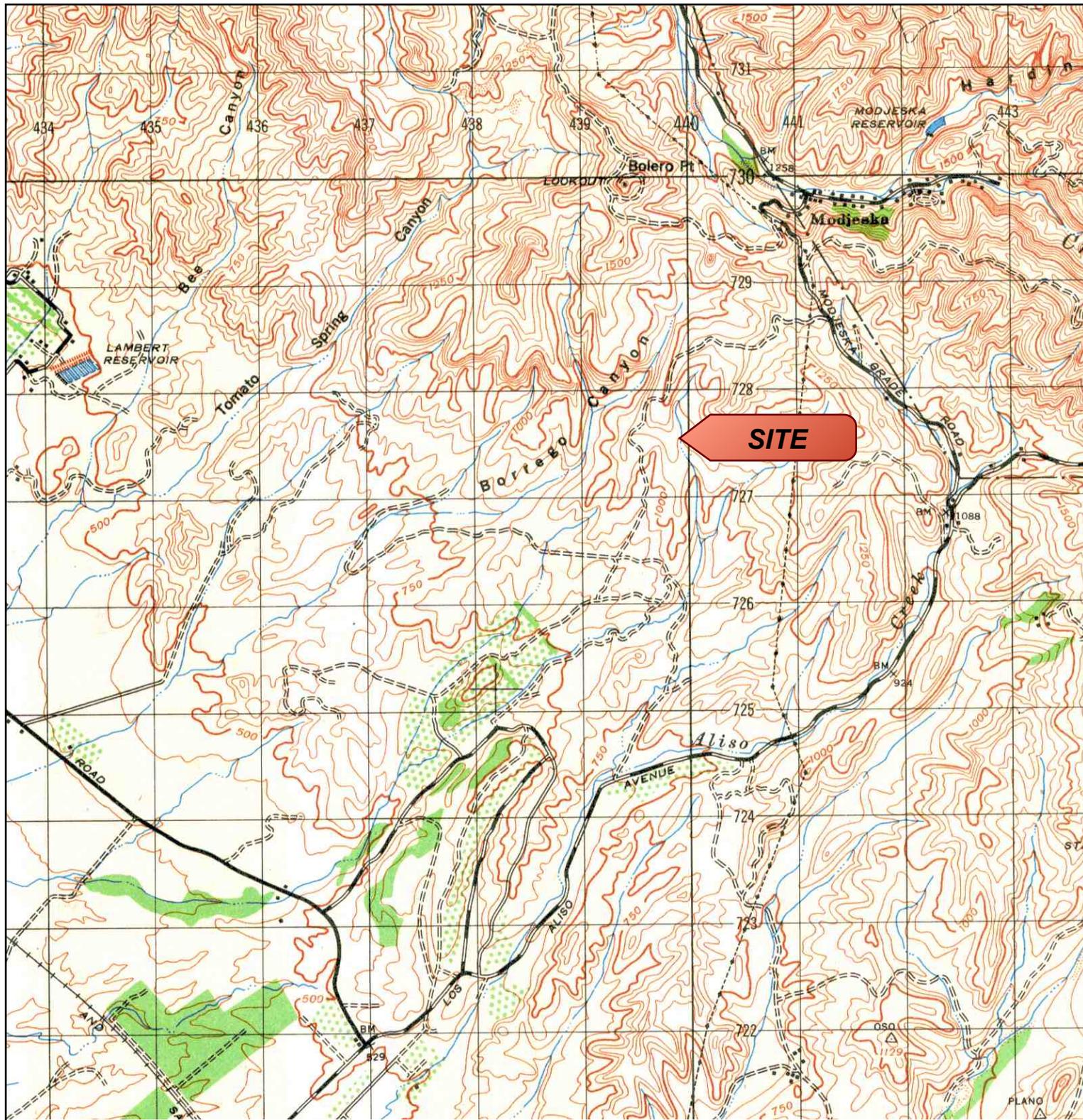
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# Historical Topographic Map



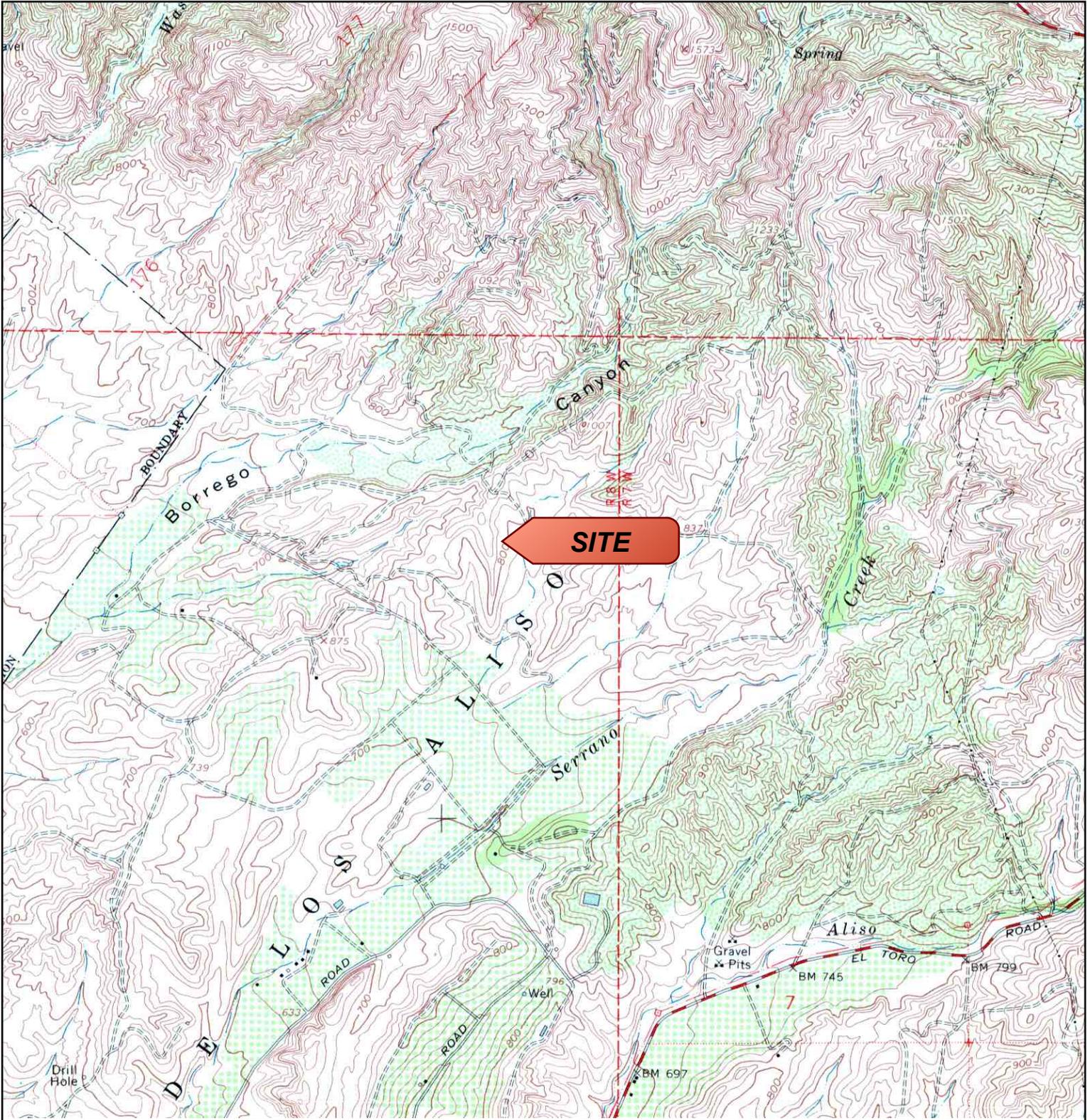
	<b>TARGET QUAD</b> NAME: CORONA MAP YEAR: 1902	SITE NAME: 26901 Auto Center Drive ADDRESS: 26901 Auto Center Drive Foothill Ranch, CA 92610 LAT/LONG: 33.6772 / -117.6617	CLIENT: ARCADIS U.S., Inc. CONTACT: Dori Arbour INQUIRY#: 3064865.4 RESEARCH DATE: 05/11/2011
	SERIES: 30 SCALE: 1:125000		

# Historical Topographic Map



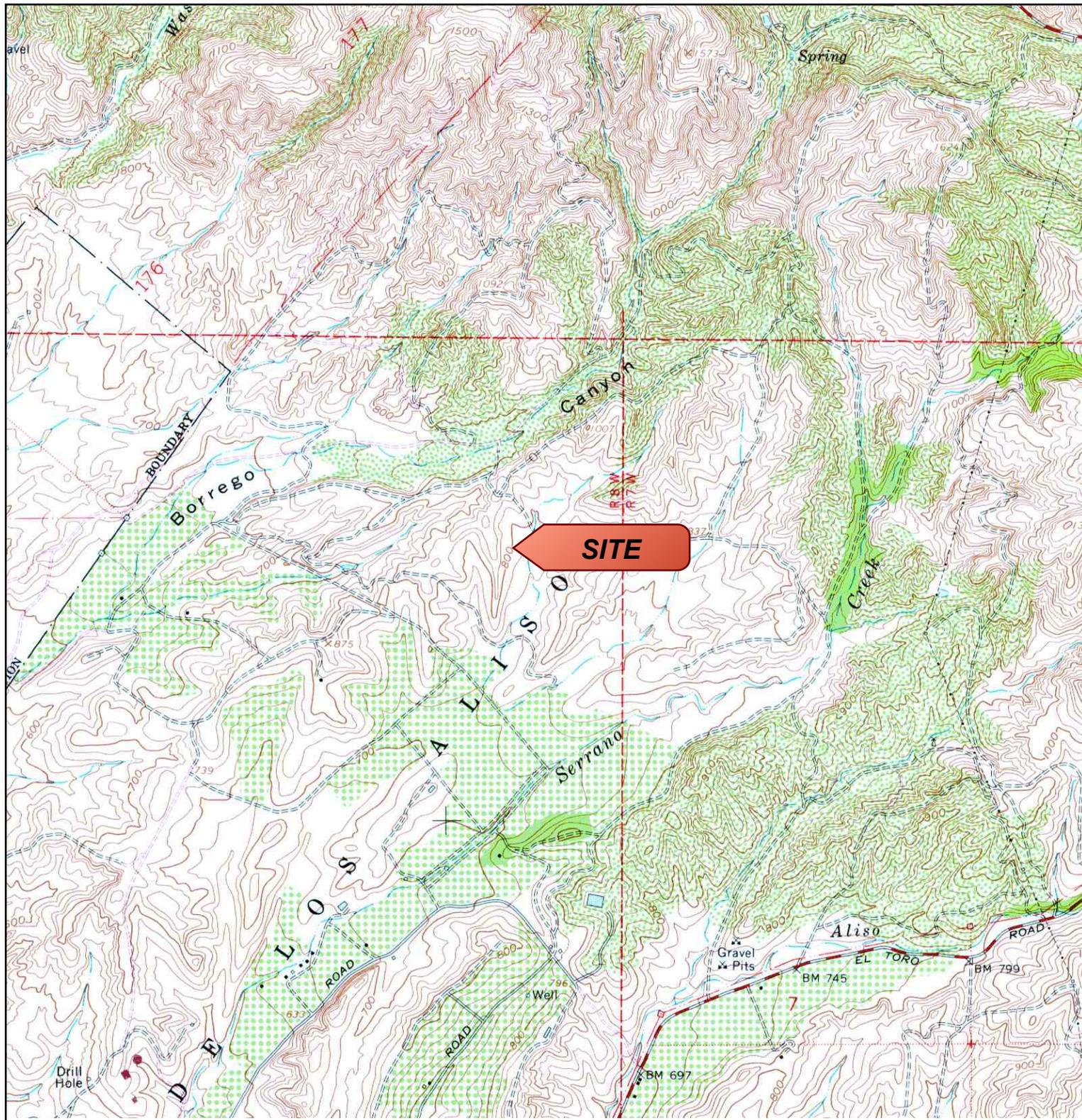
	<b>TARGET QUAD</b> NAME: SANTIAGO PEAK MAP YEAR: 1942	SITE NAME: 26901 Auto Center Drive ADDRESS: 26901 Auto Center Drive Foothill Ranch, CA 92610 LAT/LONG: 33.6772 / -117.6617	CLIENT: ARCADIS U.S., Inc. CONTACT: Dori Arbour INQUIRY#: 3064865.4 RESEARCH DATE: 05/11/2011
	SERIES: 15 SCALE: 1:50000		

# Historical Topographic Map



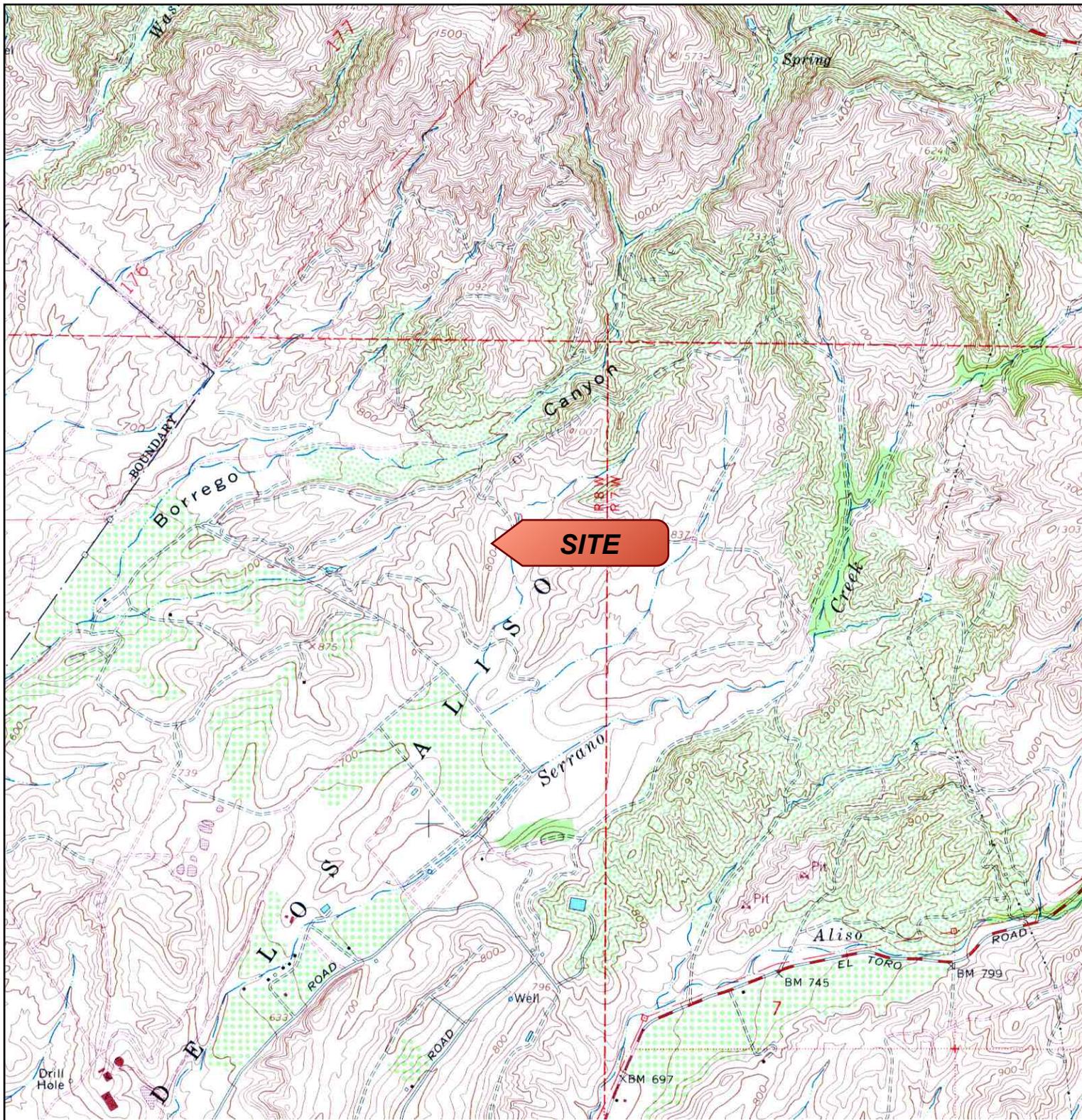
	<b>TARGET QUAD</b> NAME: EL TORO MAP YEAR: 1968	SITE NAME: 26901 Auto Center Drive ADDRESS: 26901 Auto Center Drive Foothill Ranch, CA 92610 LAT/LONG: 33.6772 / -117.6617	CLIENT: ARCADIS U.S., Inc. CONTACT: Dori Arbour INQUIRY#: 3064865.4 RESEARCH DATE: 05/11/2011
	SERIES: 7.5 SCALE: 1:24000		

# Historical Topographic Map



	<b>TARGET QUAD</b>	<b>SITE NAME:</b> 26901 Auto Center Drive	<b>CLIENT:</b> ARCADIS U.S., Inc.
	<b>NAME:</b> EL TORO	<b>ADDRESS:</b> 26901 Auto Center Drive	<b>CONTACT:</b> Dori Arbour
	<b>MAP YEAR:</b> 1978	<b>Foothill Ranch, CA 92610</b>	<b>INQUIRY#:</b> 3064865.4
	<b>PHOTOREVISED:</b> 1968	<b>LAT/LONG:</b> 33.6772 / -117.6617	<b>RESEARCH DATE:</b> 05/11/2011
	<b>SERIES:</b> 7.5		
	<b>SCALE:</b> 1:24000		
			

# Historical Topographic Map



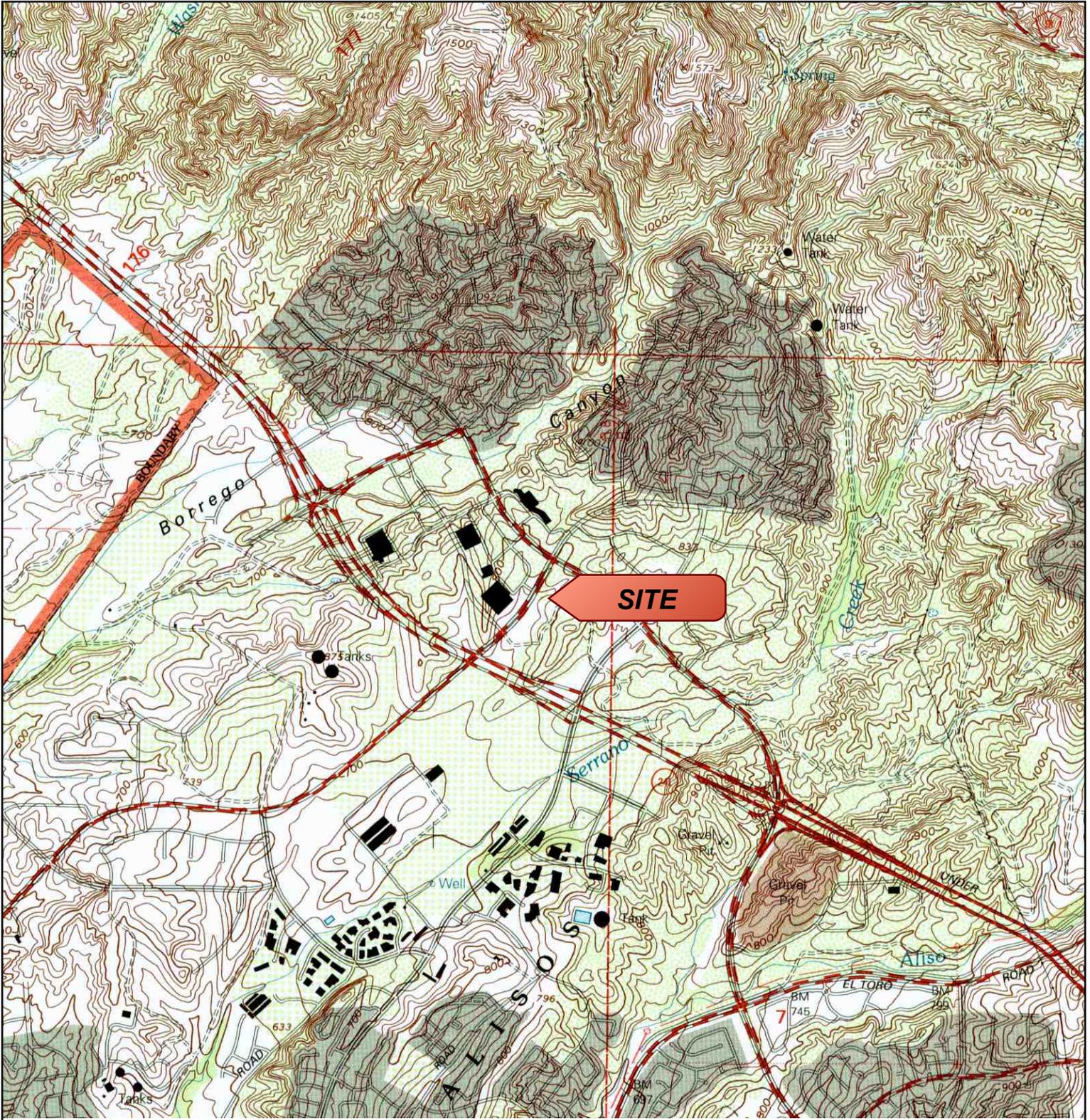
	<b>TARGET QUAD</b>	<b>SITE NAME:</b> 26901 Auto Center Drive	<b>CLIENT:</b> ARCADIS U.S., Inc.
	<b>NAME:</b> EL TORO	<b>ADDRESS:</b> 26901 Auto Center Drive	<b>CONTACT:</b> Dori Arbour
	<b>MAP YEAR:</b> 1981	<b>Foothill Ranch, CA 92610</b>	<b>INQUIRY#:</b> 3064865.4
	<b>PHOTOREVISED:</b> 1968	<b>LAT/LONG:</b> 33.6772 / -117.6617	<b>RESEARCH DATE:</b> 05/11/2011
	<b>SERIES:</b> 7.5		
	<b>SCALE:</b> 1:24000		
			

# Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME:	26901 Auto Center Drive	CLIENT:	ARCADIS U.S., Inc.
	NAME: EL TORO	ADDRESS:	26901 Auto Center Drive	CONTACT:	Dori Arbour
	MAP YEAR: 1982		Foothill Ranch, CA 92610	INQUIRY#:	3064865.4
	PHOTOREVISED: 1968	LAT/LONG:	33.6772 / -117.6617	RESEARCH DATE:	05/11/2011
	SERIES: 7.5				
	SCALE: 1:24000				

# Historical Topographic Map



	<b>TARGET QUAD</b>	<b>SITE NAME:</b> 26901 Auto Center Drive	<b>CLIENT:</b> ARCADIS U.S., Inc.
	<b>NAME:</b> EL TORO	<b>ADDRESS:</b> 26901 Auto Center Drive	<b>CONTACT:</b> Dori Arbour
	<b>MAP YEAR:</b> 1997	<b>LAT/LONG:</b> 33.6772 / -117.6617	<b>INQUIRY#:</b> 3064865.4
	<b>SERIES:</b> 7.5		<b>RESEARCH DATE:</b> 05/11/2011
	<b>SCALE:</b> 1:24000		



**26901 Auto Center Drive**

26901 Auto Center Drive  
Foothill Ranch, CA 92610

Inquiry Number: 3064865.3

May 10, 2011

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

5/10/11

**Site Name:**

26901 Auto Center Drive  
26901 Auto Center Drive  
Foothill Ranch, CA 92610

**Client Name:**

ARCADIS U.S., Inc.  
3150 Bristol Street  
Costa Mesa, CA 92626

EDR Inquiry # 3064865.3

Contact: Dori Arbour



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by ARCADIS U.S., Inc. were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## Certified Sanborn Results:

**Site Name:** 26901 Auto Center Drive  
**Address:** 26901 Auto Center Drive  
**City, State, Zip:** Foothill Ranch, CA 92610  
**Cross Street:**  
**P.O. #** NA  
**Project:** NA  
**Certification #** 4E96-436C-A8AB



Sanborn® Library search results  
Certification # 4E96-436C-A8AB

## 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.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

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

*The Sanborn Library LLC Since 1866™*

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ARCADIS

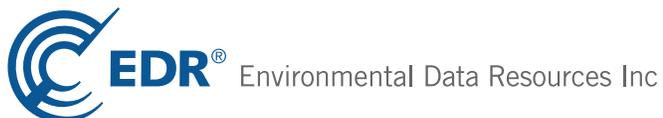
**Appendix C**

EDR Radius Map with GeoCheck® Report

**26901 Auto Center Drive**  
26901 Auto Center Drive  
Foothill Ranch, CA 92610

Inquiry Number: 3064865.2s  
May 10, 2011

## The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

26901 AUTO CENTER DRIVE  
FOOTHILL RANCH, CA 92610

#### COORDINATES

Latitude (North): 33.677200 - 33° 40' 37.9"  
Longitude (West): 117.661700 - 117° 39' 42.1"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 438661.4  
UTM Y (Meters): 3726368.5  
Elevation: 789 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33117-F6 EL TORO, CA  
Most Recent Revision: 1982

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2006, 2005  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
GMC AUTO CTR FOOTHILL RNCH 26901 AUTO CENTER DR FOOTHILL RANCH, CA 92630	NPDES	N/A

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List

## EXECUTIVE SUMMARY

Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System  
FEDERAL FACILITY..... Federal Facility Site Information listing

### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent NPL***

RESPONSE..... State Response Sites

### ***State- and tribal - equivalent CERCLIS***

ENVIROSTOR..... EnviroStor Database

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Information System

### ***State and tribal leaking storage tank lists***

SLIC..... Statewide SLIC Cases  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

UST..... Active UST Facilities

## EXECUTIVE SUMMARY

INDIAN UST..... Underground Storage Tanks on Indian Land  
FEMA UST..... Underground Storage Tank Listing

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Properties  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
WMUDS/SWAT..... Waste Management Unit Database  
SWRCY..... Recycler Database  
HAULERS..... Registered Waste Tire Haulers Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs  
HIST Cal-Sites..... Historical Calsites Database  
SCH..... School Property Evaluation Program  
Toxic Pits..... Toxic Pits Cleanup Act Sites  
CDL..... Clandestine Drug Labs  
US HIST CDL..... National Clandestine Laboratory Register

#### ***Local Lists of Registered Storage Tanks***

CA FID UST..... Facility Inventory Database  
HIST UST..... Hazardous Substance Storage Container Database  
SWEEPS UST..... SWEEPS UST Listing

#### ***Local Land Records***

LIENS 2..... CERCLA Lien Information  
LUCIS..... Land Use Control Information System  
LIENS..... Environmental Liens Listing  
DEED..... Deed Restriction Listing

#### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System  
CHMIRS..... California Hazardous Material Incident Report System  
LDS..... Land Disposal Sites Listing  
MCS..... Military Cleanup Sites Listing  
Orange Co. Industrial Site..... List of Industrial Site Cleanups

#### ***Other Ascertainable Records***

RCRA-NonGen..... RCRA - Non Generators

## EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
WDS.....	Waste Discharge System
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
Notify 65.....	Proposition 65 Records
WIP.....	Well Investigation Program Case List
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database
MWMP.....	Medical Waste Management Program Listing
COAL ASH DOE.....	Sleam-Electric Plan Operation Data

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations.....	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## EXECUTIVE SUMMARY

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal RCRA generators list***

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/11/2011 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>INTERNATIONAL COLOR POSTERS</b>	<b>19651 ALTER AVE</b>	<b>E 1/8 - 1/4 (0.220 mi.)</b>	<b>7</b>	<b>15</b>

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/11/2011 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC FOOTHILL RANCH INC	71 AUTO CENTRE DR	SE 1/8 - 1/4 (0.126 mi.)	3	11
T0913	26762 PORTOLA PKWY	NW 1/8 - 1/4 (0.127 mi.)	4	12
<b>THE CLOTHES DOCTOR</b>	<b>26741 PORTOLA PKWY UNIT</b>	<b>NW 1/8 - 1/4 (0.246 mi.)</b>	<b>A10</b>	<b>22</b>

#### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 03/22/2011 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ORANGE COUNTY FIRE STATION #54 Status: Completed - Case Closed	19811 PAULING	ESE 1/4 - 1/2 (0.499 mi.)	11	27

## EXECUTIVE SUMMARY

### ***State and tribal registered storage tank lists***

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there are 3 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	70 AUTO CENTRE DR	SSE 1/8 - 1/4 (0.141 mi.)	5	15
Not reported	81 AUTO CENTER DR	SE 1/8 - 1/4 (0.171 mi.)	6	15
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	26642 TOWNE CENTRE DR	WSW 1/8 - 1/4 (0.240 mi.)	8	19

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Other Ascertainable Records***

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the DRYCLEANERS list, as provided by EDR, and dated 09/15/2010 has revealed that there are 3 DRYCLEANERS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CHAMP CLEANERS</b>	<b>41 AUTO CENTER DR</b>	<b>S 0 - 1/8 (0.097 mi.)</b>	<b>2</b>	<b>8</b>
<b>OCACO INC DBA THE CLOTHES DOCT</b>	<b>26741 PORTOLA PKWY STE</b>	<b>NW 1/8 - 1/4 (0.246 mi.)</b>	<b>A9</b>	<b>19</b>
<b>THE CLOTHES DOCTOR</b>	<b>26741 PORTOLA PKWY UNIT</b>	<b>NW 1/8 - 1/4 (0.246 mi.)</b>	<b>A10</b>	<b>22</b>

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

Site Name

RAY FLADEHOE LINCOLN/MERCURY  
LAGUNA HILLS SHOPPING CENTER  
QUIGLEY AUTO BODY

Database(s)

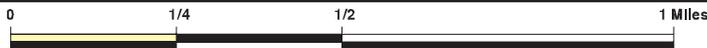
HIST UST  
Orange Co. Industrial Site  
EMI

# OVERVIEW MAP - 3064865.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Areas of Concern

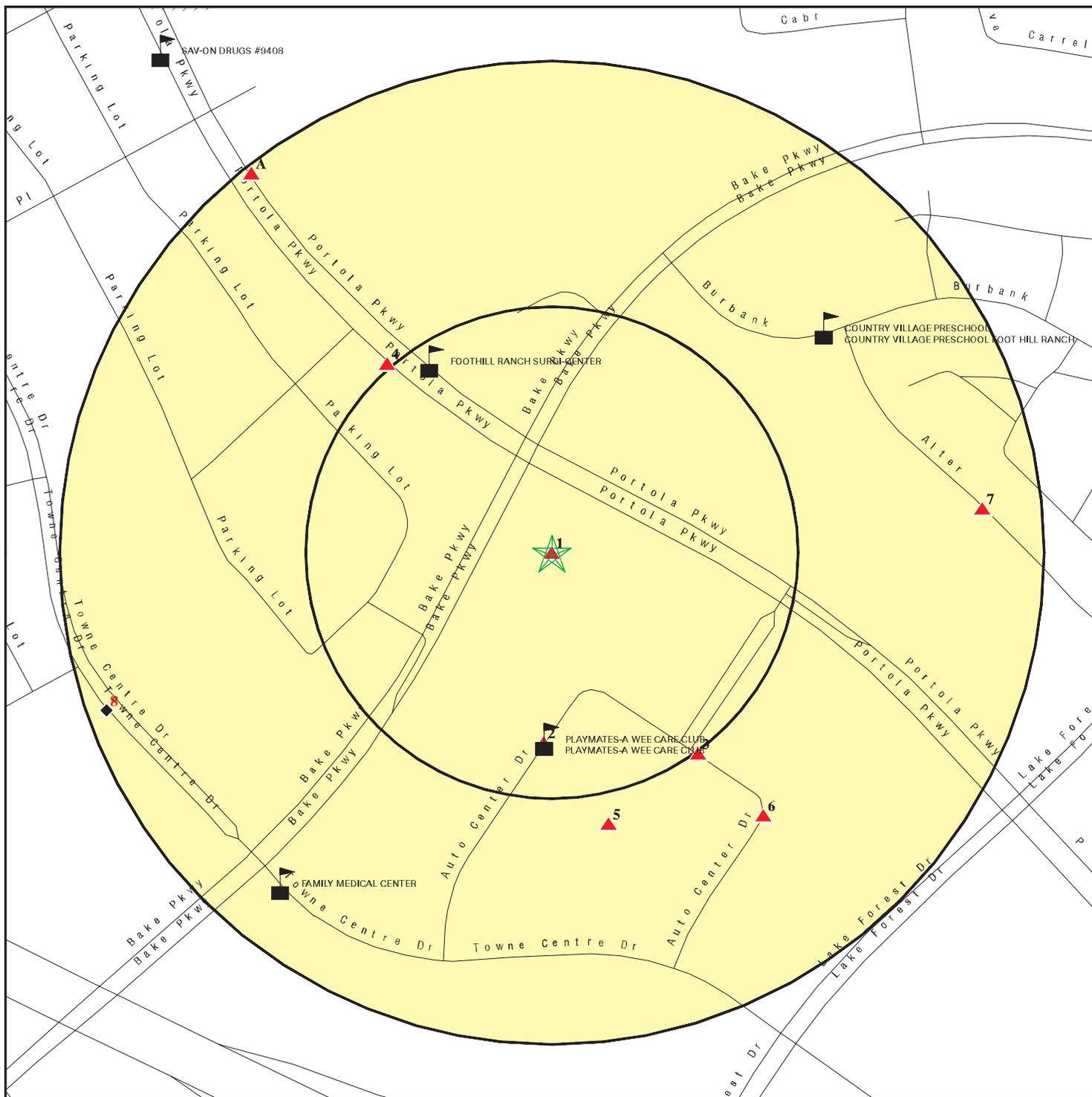


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 26901 Auto Center Drive  
 ADDRESS: 26901 Auto Center Drive  
 Foothill Ranch CA 92610  
 LAT/LONG: 33.6772 / 117.6617

CLIENT: ARCADIS U.S., Inc.  
 CONTACT: Dori Arbour  
 INQUIRY #: 3064865.2s  
 DATE: May 10, 2011 7:28 pm

# DETAIL MAP - 3064865.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚡ Manufactured Gas Plants
- 🏠 Sensitive Receptors
- 🚚 National Priority List Sites
- 🏢 Dept. Defense Sites

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 26901 Auto Center Drive  
 ADDRESS: 26901 Auto Center Drive  
 Foothill Ranch CA 92610  
 LAT/LONG: 33.6772 / 117.6617

CLIENT: ARCADIS U.S., Inc.  
 CONTACT: Dori Arbour  
 INQUIRY #: 3064865.2s  
 DATE: May 10, 2011 7:29 pm

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>								
<b><i>Federal NPL site list</i></b>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL		1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS		1.000	0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG		0.250	0	1	NR	NR	NR	1
RCRA-SQG		0.250	0	3	NR	NR	NR	3
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS		TP	NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent NPL</i></b>								
RESPONSE		1.000	0	0	0	0	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
ENVIROSTOR		1.000	0	0	0	0	NR	0
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF		0.500	0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST		0.500	0	0	1	NR	NR	1
SLIC		0.500	0	0	0	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST		0.500	0	0	0	NR	NR	0
<b>State and tribal registered storage tank lists</b>								
UST		0.250	0	0	NR	NR	NR	0
AST		0.250	0	3	NR	NR	NR	3
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP		0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
<b>Local Lists of Registered Storage Tanks</b>								
CA FID UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	0	0	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
LDS		TP	NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS		TP	NR	NR	NR	NR	NR	0
Orange Co. Industrial Site		TP	NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
NPDES	X	TP	NR	NR	NR	NR	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE		0.500	0	0	0	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.250	1	2	NR	NR	NR	3
WIP		0.250	0	0	NR	NR	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
<b>EDR PROPRIETARY RECORDS</b>								
<b>EDR Proprietary Records</b>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**1** **GMC AUTO CTR FOOTHILL RNCH**  
**Target** **26901 AUTO CENTER DR**  
**Property** **FOOTHILL RANCH, CA 92630**

**NPDES** **S109444587**  
**N/A**

**Actual:**  
**789 ft.**

NPDES:  
Npdes Number: CAS000002  
Facility Status: Terminated  
Agency Id: Not reported  
Region: 8  
Regulatory Measure Id: Not Availa  
Order No: Not reported  
Regulatory Measure Type: Enrollee  
Place Id: Not Availa  
WDID: 8 30C327212  
Program Type: Construction  
Adoption Date Of Regulatory Measure: N/A  
Effective Date Of Regulatory Measure: 4/28/2004  
Expiration Date Of Regulatory Measure: Not reported  
Termination Date Of Regulatory Measure: 4/3/2008  
Discharge Name: General Motors Corp  
Discharge Address: 515 Marin St Ste 21  
Discharge City: Thousand Oaks  
Discharge State: Ca  
Discharge Zip: 91360

**2** **CHAMP CLEANERS**  
**South** **41 AUTO CENTER DR**  
**< 1/8** **FOOTHILL RANCH, CA 92610**  
**0.097 mi.**  
**510 ft.**

**DRYCLEANERS** **S109148721**  
**HAZNET** **N/A**

**Relative:**  
**Higher**

**Actual:**  
**800 ft.**

DRYCLEANERS:  
EPA Id: CAL000332936  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7389  
SIC Description: Business Services, NEC (apparel pressing service for the trade)  
Create Date: 5/23/2008 1:47:00 PM  
Facility Active: No  
Inactive Date: 6/30/2008  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 41 AUTO CENTER DR  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926102847  
Region Code: 4  
Owner Name: IN SONG  
Owner Address: 41 AUTO CENTER DR  
Owner Address 2: Not reported  
Owner Telephone: 9497709999  
Contact Name: JAY LEE  
Contact Address: 41 AUTO CENTER DR  
Contact Address 2: Not reported  
Contact Telephone: 9497709999  
  
EPA Id: CAL000332936  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7212

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHAMP CLEANERS (Continued)**

**S109148721**

SIC Description: Garment Pressing, and Agents for Laundries and Drycleaners  
Create Date: 5/23/2008 1:47:00 PM  
Facility Active: No  
Inactive Date: 6/30/2008  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 41 AUTO CENTER DR  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926102847  
Region Code: 4  
Owner Name: IN SONG  
Owner Address: 41 AUTO CENTER DR  
Owner Address 2: Not reported  
Owner Telephone: 9497709999  
Contact Name: JAY LEE  
Contact Address: 41 AUTO CENTER DR  
Contact Address 2: Not reported  
Contact Telephone: 9497709999

EPA Id: CAL000332936  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7219  
SIC Description: Laundry and Garment Services, NEC (except diaper service and clothing alteration and repair)  
Create Date: 5/23/2008 1:47:00 PM  
Facility Active: No  
Inactive Date: 6/30/2008  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 41 AUTO CENTER DR  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926102847  
Region Code: 4  
Owner Name: IN SONG  
Owner Address: 41 AUTO CENTER DR  
Owner Address 2: Not reported  
Owner Telephone: 9497709999  
Contact Name: JAY LEE  
Contact Address: 41 AUTO CENTER DR  
Contact Address 2: Not reported  
Contact Telephone: 9497709999

EPA Id: CAL000332936  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7211  
SIC Description: Power Laundries, Family and Commercial  
Create Date: 5/23/2008 1:47:00 PM  
Facility Active: No  
Inactive Date: 6/30/2008  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 41 AUTO CENTER DR  
Mailing Address 2: Not reported  
Mailing State: CA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CHAMP CLEANERS (Continued)**

**S109148721**

Mailing Zip: 926102847  
Region Code: 4  
Owner Name: IN SONG  
Owner Address: 41 AUTO CENTER DR  
Owner Address 2: Not reported  
Owner Telephone: 9497709999  
Contact Name: JAY LEE  
Contact Address: 41 AUTO CENTER DR  
Contact Address 2: Not reported  
Contact Telephone: 9497709999

EPA Id: CAL000332936  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7216  
SIC Description: Drycleaning Plants, Except Rug Cleaning  
Create Date: 5/23/2008 1:47:00 PM  
Facility Active: No  
Inactive Date: 6/30/2008  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 41 AUTO CENTER DR  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926102847  
Region Code: 4  
Owner Name: IN SONG  
Owner Address: 41 AUTO CENTER DR  
Owner Address 2: Not reported  
Owner Telephone: 9497709999  
Contact Name: JAY LEE  
Contact Address: 41 AUTO CENTER DR  
Contact Address 2: Not reported  
Contact Telephone: 9497709999

**HAZNET:**

Year: 2008  
Gepaid: CAL000332936  
Contact: JAY LEE  
Telephone: 9497709999  
Mailing Name: Not reported  
Mailing Address: 41 AUTO CENTER DR  
Mailing City,St,Zip: FOOTHILL RANCH, CA 926102847  
Gen County: Orange  
TSD EPA ID: NVR000076158  
TSD County: 99  
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)  
Disposal Method: SOLVENTS RECOVERY  
Tons: 0.1  
Facility County: Orange

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

3  
SE  
1/8-1/4  
0.126 mi.  
666 ft.

**PACIFIC FOOTHILL RANCH INC**  
**71 AUTO CENTRE DR**  
**FOOTHILL RANCH, CA 92610**

**RCRA-SQG 1009216610**  
**CAR000170118**

**Relative:**  
**Higher**

RCRA-SQG:

Date form received by agency: 01/04/2006  
Facility name: PACIFIC FOOTHILL RANCH INC  
Facility address: 71 AUTO CENTRE DR  
FOOTHILL RANCH, CA 92610  
EPA ID: CAR000170118  
Contact: TED STARK  
Contact address: 71 AUTO CENTRE DR  
FOOTHILL RANCH, CA 92610  
Contact country: US  
Contact telephone: 949-833-8888  
Telephone ext.: 347  
Contact email: MUSTPAR11@AOL.COM  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: OSSY TIRTARAHARDJA  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 06/08/2001  
Owner/Op end date: Not reported  
  
Owner/operator name: OSSY TIRTARAHARDJA  
Owner/operator address: 71 AUTO CENTRE DR  
FOOTHILL RANCH, CA 92610  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 09/02/2004  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**PACIFIC FOOTHILL RANCH INC (Continued)**

**1009216610**

Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

**Hazardous Waste Summary:**

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

**4**  
**NW**  
**1/8-1/4**  
**0.127 mi.**  
**672 ft.**

**T0913**  
**26762 PORTOLA PKWY**  
**FOOTHILL RANCH, CA 92610**

**RCRA-SQG 1014386860**  
**CAL000295113**

**Relative:**  
**Higher**

**RCRA-SQG:**

**Actual:**  
**798 ft.**

Date form received by agency: 06/24/2010  
Facility name: T0913  
Facility address: 26762 PORTOLA PKWY  
FOOTHILL RANCH, CA 92610  
EPA ID: CAL000295113  
Mailing address: P.O. BOX 111  
MINNEAPOLIS, MN 55440  
Contact: JANNA ADAIR-POTTS  
Contact address: P.O. BOX 111  
MINNEAPOLIS, MN 55440  
Contact country: US  
Contact telephone: (800) 587-2228  
Contact email: CORPORATE.COMPLIANCE@TARGET.COM  
EPA Region: 09  
Classification: Large Quantity Generator  
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

**Owner/Operator Summary:**

Owner/operator name: TARGET CORPORATION  
Owner/operator address: 1000 NICOLLET MALL  
MINNEAPOLIS, MN 55403

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**T0913 (Continued)**

**1014386860**

Owner/operator country: US  
Owner/operator telephone: (800) 587-2228  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: 10/05/1994  
Owner/Op end date: Not reported

Owner/operator name: TARGET CORPORATION  
Owner/operator address: Not reported

Not reported  
Owner/operator country: Not reported  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 10/05/1994  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Hazardous Waste Summary:

Waste code: 123  
Waste name: 123

Waste code: 141  
Waste name: 141

Waste code: 214  
Waste name: 214

Waste code: 311  
Waste name: 311

Waste code: 331  
Waste name: 331

Waste code: 791  
Waste name: 791

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

T0913 (Continued)

1014386860

CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D008  
Waste name: LEAD

Waste code: P001  
Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Waste code: P046  
Waste name: BENZENEETHANAMINE, ALPHA,ALPHA-DIMETHYL-

Waste code: P075  
Waste name: NICOTINE, & SALTS

Waste code: U240  
Waste name: ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS

Biennial Reports:

Last Biennial Reporting Year: 2011

Annual Waste Handled:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 537

Waste code: D002  
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Amount (Lbs): 537

Waste code: D008  
Waste name: LEAD

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**T0913 (Continued)**

**1014386860**

Amount (Lbs): 537

Waste code: P001  
 Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

Amount (Lbs): 8

Waste code: P046  
 Waste name: BENZENEETHANAMINE, ALPHA,ALPHA-DIMETHYL-  
 Amount (Lbs): 8

Waste code: P075  
 Waste name: NICOTINE, & SALTS  
 Amount (Lbs): 8

Waste code: U240  
 Waste name: ACETIC ACID, (2,4-DICHLOROPHENOXY)-, SALTS & ESTERS  
 Amount (Lbs): 537

Violation Status: No violations found

**5**  
**SSE**  
**1/8-1/4**  
**0.141 mi.**  
**744 ft.**

**70 AUTO CENTRE DR**  
**LAKE FOREST, CA 92610**

**AST A100340802**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**843 ft.**

AST:  
 Owner: Foothill Ranch Chevrolet  
 Total Gallons: 1,320  
 Certified Unified Program Agencies: Orange

**6**  
**SE**  
**1/8-1/4**  
**0.171 mi.**  
**904 ft.**

**81 AUTO CENTER DR**  
**LAKE FOREST, CA 92610**

**AST A100323779**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**801 ft.**

AST:  
 Owner: Urban Chrysler Jeep Dodge  
 Total Gallons: 1,320  
 Certified Unified Program Agencies: Orange

**7**  
**East**  
**1/8-1/4**  
**0.220 mi.**  
**1160 ft.**

**INTERNATIONAL COLOR POSTERS**  
**19651 ALTER AVE**  
**LAKE FOREST, CA 92610**

**RCRA-LQG 1006805010**  
**FINDS CAR000119693**  
**HAZNET**  
**EMI**

**Relative:**  
**Higher**  
**Actual:**  
**838 ft.**

RCRA-LQG:  
 Date form received by agency: 04/30/2008  
 Facility name: INTERNATIONAL COLOR POSTERS  
 Facility address: 19651 ALTER  
 Foothill Ranch, CA 92610  
 EPA ID: CAR000119693

MAP FINDINGS

**INTERNATIONAL COLOR POSTERS (Continued)**

**1006805010**

Contact: PAUL K ENGEL  
 Contact address: Not reported  
 Contact country: Not reported  
 Contact telephone: (714) 473-8036  
 Contact email: PKEPD@AOL.COM  
 EPA Region: 09  
 Classification: Large Quantity Generator  
 Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

**Owner/Operator Summary:**

Owner/operator name: INTERNATIONAL COLOR POSTERS  
 Owner/operator address: 20761 CANADA RD  
 LAKE FOREST, CA 92630  
 Owner/operator country: Not reported  
 Owner/operator telephone: (949) 768-1005  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: Not reported  
 Owner/Op end date: Not reported

Owner/operator name: BARRY & JOAN MILLER  
 Owner/operator address: 18101 VON KARMAN AVE.  
 IRVINE, CA 92612  
 Owner/operator country: US  
 Owner/operator telephone: Not reported  
 Legal status: Private  
 Owner/Operator Type: Owner  
 Owner/Op start date: 12/29/1999  
 Owner/Op end date: Not reported

Owner/operator name: INTERNATIONAL COLOR POSTERS  
 Owner/operator address: Not reported  
 Not reported  
 Owner/operator country: US  
 Owner/operator telephone: Not reported  
 Legal status: Private  
 Owner/Operator Type: Operator  
 Owner/Op start date: 03/01/2002  
 Owner/Op end date: Not reported

**Handler Activities Summary:**

U.S. importer of hazardous waste: No  
 Mixed waste (haz. and radioactive): No  
 Recycler of hazardous waste: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INTERNATIONAL COLOR POSTERS (Continued)**

**1006805010**

Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Historical Generators:

Date form received by agency: 06/13/2002  
Facility name: INTERNATIONAL COLOR POSTERS  
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: F005  
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: D001  
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110013310719

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**INTERNATIONAL COLOR POSTERS (Continued)**

**1006805010**

program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Year: 2002  
Gepaid: CAC002552686  
Contact: ERIC GUENNEAU  
Telephone: 9497681005  
Mailing Name: Not reported  
Mailing Address: 20761 CANADA RD  
Mailing City,St,Zip: LAKE FOREST, CA 92630  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: 99  
Waste Category: Unspecified solvent mixture  
Disposal Method: R01  
Tons: 1.03  
Facility County: Not reported

Year: 2002  
Gepaid: CAR000119693  
Contact: Eric Guerineau  
Telephone: 9497681005  
Mailing Name: Not reported  
Mailing Address: 19651 Alter Ave  
Mailing City,St,Zip: Lake Forest, CA 92610  
Gen County: Orange  
TSD EPA ID: Not reported  
TSD County: Los Angeles  
Waste Category: Unspecified solvent mixture  
Disposal Method: R01  
Tons: 1.36  
Facility County: Not reported

EMI:

Year: 2002  
County Code: 30  
Air Basin: SC  
Facility ID: 131343  
Air District Name: SC  
SIC Code: 2759  
Air District Name: SOUTH COAST AQMD  
Community Health Air Pollution Info System: Not reported  
Consolidated Emission Reporting Rule: Not reported  
Total Organic Hydrocarbon Gases Tons/Yr: 4  
Reactive Organic Gases Tons/Yr: 4  
Carbon Monoxide Emissions Tons/Yr: 0  
NOX - Oxides of Nitrogen Tons/Yr: 0  
SOX - Oxides of Sulphur Tons/Yr: 0  
Particulate Matter Tons/Yr: 0  
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0  
  
Year: 2003  
County Code: 30  
Air Basin: SC

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**INTERNATIONAL COLOR POSTERS (Continued)**

**1006805010**

Facility ID:	131343
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	2004
County Code:	30
Air Basin:	SC
Facility ID:	131343
Air District Name:	SC
SIC Code:	2759
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	3.77535
Reactive Organic Gases Tons/Yr:	3.72
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0

**8**  
**WSW**  
**1/8-1/4**  
**0.240 mi.**  
**1268 ft.**

**26642 TOWNE CENTRE DR**  
**FOOTHILL RANCH, CA 92610**

**AST A100336921**  
**N/A**

**Relative:**  
**Lower**

AST:  
 Owner: ARDEN REALTY  
 Total Gallons: 1,320  
 Certified Unified Program Agencies: Orange

**Actual:**  
**787 ft.**

**A9**  
**NW**  
**1/8-1/4**  
**0.246 mi.**  
**1298 ft.**

**OCACO INC DBA THE CLOTHES DOCTOR**  
**26741 PORTOLA PKWY STE 1F**  
**FOOTHILL RANCH, CA 92610**

**DRYCLEANERS S109520284**  
**HAZNET N/A**

**Site 1 of 2 in cluster A**

**Relative:**  
**Higher**

DRYCLEANERS:  
 EPA Id: CAL000334502  
 NAICS Code: 81232  
 NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
 SIC Code: 7389  
 SIC Description: Business Services, NEC (apparel pressing service for the trade)  
 Create Date: 7/15/2008 11:01:00 AM  
 Facility Active: Yes

**Actual:**  
**845 ft.**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OCACO INC DBA THE CLOTHES DOCTOR (Continued)**

**S109520284**

Inactive Date: Not reported  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 2201 LAKEWOOD BLVD D-654  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 908150000  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 2201 LAKEWOOD BLVD D654  
Owner Address 2: Not reported  
Owner Telephone: 5624943200  
Contact Name: ROBERT CLARKE  
Contact Address: 2201 LAKEWOOD BLVD D654  
Contact Address 2: Not reported  
Contact Telephone: 9495889821

EPA Id: CAL000334502  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7212  
SIC Description: Garment Pressing, and Agents for Laundries and Drycleaners  
Create Date: 7/15/2008 11:01:00 AM  
Facility Active: Yes  
Inactive Date: Not reported  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 2201 LAKEWOOD BLVD D-654  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 908150000  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 2201 LAKEWOOD BLVD D654  
Owner Address 2: Not reported  
Owner Telephone: 5624943200  
Contact Name: ROBERT CLARKE  
Contact Address: 2201 LAKEWOOD BLVD D654  
Contact Address 2: Not reported  
Contact Telephone: 9495889821

EPA Id: CAL000334502  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7219  
SIC Description: Laundry and Garment Services, NEC (except diaper service and clothing alteration and repair)  
Create Date: 7/15/2008 11:01:00 AM  
Facility Active: Yes  
Inactive Date: Not reported  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 2201 LAKEWOOD BLVD D-654  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 908150000  
Region Code: 4  
Owner Name: OCACO INC

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OCACO INC DBA THE CLOTHES DOCTOR (Continued)**

**S109520284**

Owner Address: 2201 LAKEWOOD BLVD D654  
Owner Address 2: Not reported  
Owner Telephone: 5624943200  
Contact Name: ROBERT CLARKE  
Contact Address: 2201 LAKEWOOD BLVD D654  
Contact Address 2: Not reported  
Contact Telephone: 9495889821

EPA Id: CAL000334502  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7211  
SIC Description: Power Laundries, Family and Commercial  
Create Date: 7/15/2008 11:01:00 AM  
Facility Active: Yes  
Inactive Date: Not reported  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 2201 LAKEWOOD BLVD D-654  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 908150000  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 2201 LAKEWOOD BLVD D654  
Owner Address 2: Not reported  
Owner Telephone: 5624943200  
Contact Name: ROBERT CLARKE  
Contact Address: 2201 LAKEWOOD BLVD D654  
Contact Address 2: Not reported  
Contact Telephone: 9495889821

EPA Id: CAL000334502  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7216  
SIC Description: Drycleaning Plants, Except Rug Cleaning  
Create Date: 7/15/2008 11:01:00 AM  
Facility Active: Yes  
Inactive Date: Not reported  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 2201 LAKEWOOD BLVD D-654  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 908150000  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 2201 LAKEWOOD BLVD D654  
Owner Address 2: Not reported  
Owner Telephone: 5624943200  
Contact Name: ROBERT CLARKE  
Contact Address: 2201 LAKEWOOD BLVD D654  
Contact Address 2: Not reported  
Contact Telephone: 9495889821

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OCACO INC DBA THE CLOTHES DOCTOR (Continued)**

**S109520284**

**HAZNET:**

Year: 2008  
Gepaid: CAL000334502  
Contact: ROBERT CLARKE  
Telephone: 9495889821  
Mailing Name: Not reported  
Mailing Address: 26741 PORTOLA PKWY STE 1F  
Mailing City,St,Zip: Foothill Ranch, CA 92610  
Gen County: Orange  
TSD EPA ID: CAD008302903  
TSD County: Los Angeles  
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)  
Disposal Method: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
Tons: 0.075  
Facility County: Orange

**A10  
NW  
1/8-1/4  
0.246 mi.  
1298 ft.**

**THE CLOTHES DOCTOR  
26741 PORTOLA PKWY UNIT IF  
FOOTHILL RANCH, CA 92610**

**RCRA-SQG 1000905307  
FINDS CA0000481630  
DRYCLEANERS  
HAZNET**

**Site 2 of 2 in cluster A**

**Relative:  
Higher**

**RCRA-SQG:**

Date form received by agency: 07/08/1994  
Facility name: THE CLOTHES DOCTOR  
Facility address: 26741 PORTOLA PKWY UNIT IF  
FOOTHILL RANCH, CA 92610  
EPA ID: CA0000481630  
Mailing address: PORTOLA PKWY UNIT IF  
FOOTHILL RANCH, CA 92610  
Contact: BOB CLARKE  
Contact address: 26741 PORTOLA PKWY UNIT IF  
FOOTHILL RANCH, CA 92610  
Contact country: US  
Contact telephone: (714) 588-9821  
Contact email: Not reported  
EPA Region: 09  
Classification: Small Small Quantity Generator  
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Actual:  
845 ft.**

**Owner/Operator Summary:**

Owner/operator name: BOB CLARKE  
Owner/operator address: 26741 PORTOLA PKWY UNIT IF  
FOOTHILL RANCH, CA 92610  
Owner/operator country: Not reported  
Owner/operator telephone: (714) 588-9821  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

**Handler Activities Summary:**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE CLOTHES DOCTOR (Continued)**

**1000905307**

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Violation Status: No violations found

**FINDS:**

Registry ID: 110002618579

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**DRYCLEANERS:**

EPA Id: CA0000481630  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7211  
SIC Description: Power Laundries, Family and Commercial  
Create Date: 12/8/1995  
Facility Active: No  
Inactive Date: 6/30/2003  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926101743  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 27132 BURBANK  
Owner Address 2: Not reported  
Owner Telephone: 7145889821  
Contact Name: BOB CLARKE COO  
Contact Address: 27132 BURBANK  
Contact Address 2: Not reported  
Contact Telephone: 9492061557

EPA Id: CA0000481630

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE CLOTHES DOCTOR (Continued)**

**1000905307**

NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7216  
SIC Description: Drycleaning Plants, Except Rug Cleaning  
Create Date: 12/8/1995  
Facility Active: No  
Inactive Date: 6/30/2003  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926101743  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 27132 BURBANK  
Owner Address 2: Not reported  
Owner Telephone: 7145889821  
Contact Name: BOB CLARKE COO  
Contact Address: 27132 BURBANK  
Contact Address 2: Not reported  
Contact Telephone: 9492061557

EPA Id: CA0000481630  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7212  
SIC Description: Garment Pressing, and Agents for Laundries and Drycleaners  
Create Date: 12/8/1995  
Facility Active: No  
Inactive Date: 6/30/2003  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926101743  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 27132 BURBANK  
Owner Address 2: Not reported  
Owner Telephone: 7145889821  
Contact Name: BOB CLARKE COO  
Contact Address: 27132 BURBANK  
Contact Address 2: Not reported  
Contact Telephone: 9492061557

EPA Id: CA0000481630  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7389  
SIC Description: Business Services, NEC (apparel pressing service for the trade)  
Create Date: 12/8/1995  
Facility Active: No  
Inactive Date: 6/30/2003  
Facility Addr2: Not reported  
Mailing Name: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE CLOTHES DOCTOR (Continued)**

**1000905307**

Mailing Address: 27132 BURBANK  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926101743  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 27132 BURBANK  
Owner Address 2: Not reported  
Owner Telephone: 7145889821  
Contact Name: BOB CLARKE COO  
Contact Address: 27132 BURBANK  
Contact Address 2: Not reported  
Contact Telephone: 9492061557

EPA Id: CA0000481630  
NAICS Code: 81232  
NAICS Description: Drycleaning and Laundry Services (except Coin-Operated)  
SIC Code: 7219  
SIC Description: Laundry and Garment Services, NEC (except diaper service and clothing alteration and repair)  
Create Date: 12/8/1995  
Facility Active: No  
Inactive Date: 6/30/2003  
Facility Addr2: Not reported  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing Address 2: Not reported  
Mailing State: CA  
Mailing Zip: 926101743  
Region Code: 4  
Owner Name: OCACO INC  
Owner Address: 27132 BURBANK  
Owner Address 2: Not reported  
Owner Telephone: 7145889821  
Contact Name: BOB CLARKE COO  
Contact Address: 27132 BURBANK  
Contact Address 2: Not reported  
Contact Telephone: 9492061557

**HAZNET:**

Year: 2005  
Gepaid: CA0000481630  
Contact: BOB CLARKE COO  
Telephone: 9492061557  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing City,St,Zip: FOOTHILL RANCH, CA 926101743  
Gen County: Orange  
TSD EPA ID: NVR000076158  
TSD County: 99  
Waste Category: Aqueous solution with total organic residues less than 10 percent  
Disposal Method: Not reported  
Tons: Not reported  
Facility County: Not reported

Year: 2004  
Gepaid: CA0000481630  
Contact: BOB CLARKE COO

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE CLOTHES DOCTOR (Continued)**

**1000905307**

Telephone: 9492061557  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing City,St,Zip: Foothill Ranch, CA 926101743  
Gen County: Orange  
TSD EPA ID: NVR000076158  
TSD County: 99  
Waste Category: Aqueous solution with total organic residues less than 10 percent  
Disposal Method: Not reported  
Tons: Not reported  
Facility County: Not reported

Year: 2000  
Gepaid: CA0000481630  
Contact: OCACO INC  
Telephone: 7145889821  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing City,St,Zip: Foothill Ranch, CA 926101743  
Gen County: Orange  
TSD EPA ID: CAT000613976  
TSD County: Orange  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: H01  
Tons: 1.0590  
Facility County: Orange

Year: 2000  
Gepaid: CA0000481630  
Contact: OCACO INC  
Telephone: 7145889821  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing City,St,Zip: Foothill Ranch, CA 926101743  
Gen County: Orange  
TSD EPA ID: CAT000613976  
TSD County: Orange  
Waste Category: Not reported  
Disposal Method: H01  
Tons: .0000  
Facility County: Orange

Year: 1999  
Gepaid: CA0000481630  
Contact: OCACO INC  
Telephone: 7145889821  
Mailing Name: Not reported  
Mailing Address: 27132 BURBANK  
Mailing City,St,Zip: Foothill Ranch, CA 926101743  
Gen County: Orange  
TSD EPA ID: CAT000613976  
TSD County: Orange  
Waste Category: Liquids with halogenated organic compounds >= 1,000 Mg./L  
Disposal Method: H01  
Tons: 0.677  
Facility County: Orange

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**THE CLOTHES DOCTOR (Continued)**

**1000905307**

[Click this hyperlink](#) while viewing on your computer to access  
7 additional CA\_HAZNET: record(s) in the EDR Site Report.

**11**  
**ESE**  
**1/4-1/2**  
**0.499 mi.**  
**2637 ft.**

**ORANGE COUNTY FIRE STATION #54**  
**19811 PAULING**  
**LAKE FOREST, CA 92630**

**LUST S105696140**  
**N/A**

**Relative:**  
**Higher**

**LUST:**

**Actual:**  
**864 ft.**

Region: STATE  
Global Id: T0605965026  
Latitude: 33.674866  
Longitude: -117.65439  
Case Type: LUST Cleanup Site  
Status: Completed - Case Closed  
Status Date: 2003-03-18 00:00:00  
Lead Agency: ORANGE COUNTY LOP  
Case Worker: KL  
Local Agency: ORANGE COUNTY LOP  
RB Case Number: Not reported  
LOC Case Number: 02UT013  
File Location: Local Agency Warehouse  
Potential Media Affect: Soil  
Potential Contaminants of Concern: Gasoline  
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

**ORANGE CO. LUST:**

Region: ORANGE  
Facility Id: 02UT013  
Current Status: Certification (Case Closed)  
Released Substance: Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Date Closed: 03/18/2003  
Case Type: Soil Only  
Record ID: RO0003066

**LUST REG 8:**

Region: 8  
County: Orange  
Regional Board: Santa Ana Region  
Facility Status: Case Closed  
Case Number: Not reported  
Local Case Num: 02UT013  
Case Type: Soil only  
Substance: Gasoline  
Qty Leaked: 0  
Abate Method: Not reported  
Cross Street: Not reported  
Enf Type: CLOS  
Funding: Not reported  
How Discovered: Tank Closure  
How Stopped: Close Tank  
Leak Cause: Unknown  
Leak Source: D  
Global ID: T0605965026

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**ORANGE COUNTY FIRE STATION #54 (Continued)**

**S105696140**

How Stopped Date: 9/9/9999  
Enter Date: Not reported  
Review Date: Not reported  
Prelim Assess: Not reported  
Discover Date: 12/28/2001  
Enforcement Date: Not reported  
Close Date: 3/18/2003  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Plan: Not reported  
Remed Action: Not reported  
Monitoring: Not reported  
Enter Date: Not reported  
GW Qualifies: Not reported  
Soil Qualifies: Not reported  
Operator: Not reported  
Facility Contact: Not reported  
Interim: Not reported  
Oversite Program: LUST  
Latitude: Not reported  
Longitude: Not reported  
MTBE Date: Not reported  
Max MTBE GW: Not reported  
MTBE Concentration: 0  
Max MTBE Soil: Not reported  
MTBE Fuel: 1  
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.  
MTBE Class: \*  
Staff: Not reported  
Staff Initials: JS  
Lead Agency: Local Agency  
Local Agency: 30000L  
Hydr Basin #: Not reported  
Beneficial: MUN  
Priority: Not reported  
Cleanup Fund Id: Not reported  
Work Suspended: Not reported  
Summary: Not reported

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
IRVINE	U001576944	RAY FLADEHOE LINCOLN/MERCURY	AUTO CENTER DRIVE	92630	HIST UST
LAKE FOREST	S102074973	LAGUNA HILLS SHOPPING CENTER	22312 ROCKFIELD BLVD	92630	Orange Co. Industrial Site
LAKE FOREST	S109282333	QUIGLEY AUTO BODY	26921 VISTA TERRACE DR	92630	EMI

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 02/14/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

### DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/31/2010	Source: EPA
Date Data Arrived at EDR: 01/13/2011	Telephone: N/A
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

### CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

### FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA's Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/15/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Varies

## ***Federal CERCLIS NFRAP site List***

### CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

### CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/25/2010  
Date Data Arrived at EDR: 06/02/2010  
Date Made Active in Reports: 10/04/2010  
Number of Days to Update: 124

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 02/14/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

### **RCRA-TSDF: RCRA - Treatment, Storage and Disposal**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

### **RCRA-LQG: RCRA - Large Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

### **RCRA-SQG: RCRA - Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

### **RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/11/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: (415) 495-8895  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal institutional controls / engineering controls registries***

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/05/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/05/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/14/2011	Telephone: 703-603-0695
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/14/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

## ***Federal ERNS list***

### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2010	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/07/2011	Telephone: 202-267-2180
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

## ***State- and tribal - equivalent NPL***

### RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 03/15/2011	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/17/2011	Telephone: 916-323-3400
Date Made Active in Reports: 04/20/2011	Last EDR Contact: 03/17/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/23/2011
	Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

### ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/15/2011  
Date Data Arrived at EDR: 03/17/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 34

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 03/17/2011  
Next Scheduled EDR Contact: 05/23/2011  
Data Release Frequency: Quarterly

## **State and tribal landfill and/or solid waste disposal site lists**

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/22/2011  
Date Data Arrived at EDR: 02/22/2011  
Date Made Active in Reports: 03/22/2011  
Number of Days to Update: 28

Source: Department of Resources Recycling and Recovery  
Telephone: 916-341-6320  
Last EDR Contact: 02/22/2011  
Next Scheduled EDR Contact: 06/06/2011  
Data Release Frequency: Quarterly

## **State and tribal leaking storage tank lists**

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001  
Date Data Arrived at EDR: 04/23/2001  
Date Made Active in Reports: 05/21/2001  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-637-5595  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004  
Date Data Arrived at EDR: 02/26/2004  
Date Made Active in Reports: 03/24/2004  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)  
Telephone: 760-776-8943  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005  
Date Data Arrived at EDR: 06/07/2005  
Date Made Active in Reports: 06/29/2005  
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)  
Telephone: 760-241-7365  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003  
Date Data Arrived at EDR: 09/10/2003  
Date Made Active in Reports: 10/07/2003  
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)  
Telephone: 530-542-5572  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2008  
Date Data Arrived at EDR: 07/22/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-4834  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

## LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6710  
Last EDR Contact: 03/07/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: No Update Planned

## LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003  
Date Data Arrived at EDR: 05/19/2003  
Date Made Active in Reports: 06/02/2003  
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-542-4786  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: No Update Planned

## LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-622-2433  
Last EDR Contact: 03/21/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Quarterly

## LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001  
Date Data Arrived at EDR: 02/28/2001  
Date Made Active in Reports: 03/29/2001  
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-570-3769  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

## LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 03/22/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 28

Source: State Water Resources Control Board  
Telephone: see region list  
Last EDR Contact: 04/29/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Quarterly

## LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/14/2005  
Date Data Arrived at EDR: 02/15/2005  
Date Made Active in Reports: 03/28/2005  
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4496  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

## SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 03/22/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 04/21/2011  
Number of Days to Update: 29

Source: State Water Resources Control Board  
Telephone: 866-480-1028  
Last EDR Contact: 04/29/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Varies

## SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003  
Date Data Arrived at EDR: 04/07/2003  
Date Made Active in Reports: 04/25/2003  
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

## SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004  
Date Data Arrived at EDR: 10/20/2004  
Date Made Active in Reports: 11/19/2004  
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457  
Last EDR Contact: 03/21/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Quarterly

## SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006  
Date Data Arrived at EDR: 05/18/2006  
Date Made Active in Reports: 06/15/2006  
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004  
Date Data Arrived at EDR: 11/18/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

## SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2005  
Date Data Arrived at EDR: 04/05/2005  
Date Made Active in Reports: 04/21/2005  
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-464-3291  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005  
Date Data Arrived at EDR: 05/25/2005  
Date Made Active in Reports: 06/16/2005  
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583  
Last EDR Contact: 02/14/2011  
Next Scheduled EDR Contact: 02/28/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004  
Date Data Arrived at EDR: 09/07/2004  
Date Made Active in Reports: 10/12/2004  
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region  
Telephone: 530-542-5574  
Last EDR Contact: 02/14/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: No Update Planned

## SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004  
Date Data Arrived at EDR: 11/29/2004  
Date Made Active in Reports: 01/04/2005  
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region  
Telephone: 760-346-7491  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: No Update Planned

## SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008  
Date Data Arrived at EDR: 04/03/2008  
Date Made Active in Reports: 04/14/2008  
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 951-782-3298  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Semi-Annually

## SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007  
Date Data Arrived at EDR: 09/11/2007  
Date Made Active in Reports: 09/28/2007  
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 858-467-2980  
Last EDR Contact: 05/09/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Annually

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2011	Source: EPA Region 10
Date Data Arrived at EDR: 02/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land  
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/01/2010	Source: EPA Region 1
Date Data Arrived at EDR: 11/05/2010	Telephone: 617-918-1313
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 05/03/2011
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/04/2011	Source: EPA Region 8
Date Data Arrived at EDR: 02/04/2011	Telephone: 303-312-6271
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 02/03/2011	Source: EPA Region 6
Date Data Arrived at EDR: 02/04/2011	Telephone: 214-665-6597
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/03/2011	Source: EPA Region 4
Date Data Arrived at EDR: 03/18/2011	Telephone: 404-562-8677
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/31/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3372
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/04/2009	Source: EPA Region 7
Date Data Arrived at EDR: 05/04/2010	Telephone: 913-551-7003
Date Made Active in Reports: 07/07/2010	Last EDR Contact: 05/04/2010
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

***State and tribal registered storage tank lists***

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/22/2011	Source: SWRCB
Date Data Arrived at EDR: 03/23/2011	Telephone: 916-480-1028
Date Made Active in Reports: 04/22/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Semi-Annually

## AST: Aboveground Petroleum Storage Tank Facilities

Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-341-5712
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 04/25/2011
Number of Days to Update: 21	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/03/2011	Source: EPA Region 10
Date Data Arrived at EDR: 02/04/2011	Telephone: 206-553-2857
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 01/31/2011	Source: EPA Region 9
Date Data Arrived at EDR: 02/01/2011	Telephone: 415-972-3368
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

## INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/04/2011	Source: EPA Region 8
Date Data Arrived at EDR: 02/04/2011	Telephone: 303-312-6137
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Quarterly

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/01/2010	Source: EPA Region 7
Date Data Arrived at EDR: 12/02/2010	Telephone: 913-551-7003
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 02/03/2011
Number of Days to Update: 57	Next Scheduled EDR Contact: 05/16/2011
	Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2011  
Date Data Arrived at EDR: 02/04/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 45

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Semi-Annually

## INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/01/2011  
Date Data Arrived at EDR: 02/23/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 68

Source: EPA Region 5  
Telephone: 312-886-6136  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/03/2011  
Date Data Arrived at EDR: 03/18/2011  
Date Made Active in Reports: 05/02/2011  
Number of Days to Update: 45

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Semi-Annually

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/01/2010  
Date Data Arrived at EDR: 11/05/2010  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 84

Source: EPA, Region 1  
Telephone: 617-918-1313  
Last EDR Contact: 05/03/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010  
Date Data Arrived at EDR: 02/16/2010  
Date Made Active in Reports: 04/12/2010  
Number of Days to Update: 55

Source: FEMA  
Telephone: 202-646-5797  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

## **State and tribal voluntary cleanup sites**

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008  
Date Data Arrived at EDR: 04/22/2008  
Date Made Active in Reports: 05/19/2008  
Number of Days to Update: 27

Source: EPA, Region 7  
Telephone: 913-551-7365  
Last EDR Contact: 04/20/2009  
Next Scheduled EDR Contact: 07/20/2009  
Data Release Frequency: Varies

### VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/15/2011  
Date Data Arrived at EDR: 03/17/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 34

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 03/17/2011  
Next Scheduled EDR Contact: 05/23/2011  
Data Release Frequency: Quarterly

## INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/01/2010  
Date Data Arrived at EDR: 01/05/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 75

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

## ADDITIONAL ENVIRONMENTAL RECORDS

### **Local Brownfield lists**

#### US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 12/29/2010  
Date Data Arrived at EDR: 12/30/2010  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 81

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 03/29/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Semi-Annually

### **Local Lists of Landfill / Solid Waste Disposal Sites**

#### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 02/14/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: No Update Planned

## SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 02/24/2011	Source: Department of Conservation
Date Data Arrived at EDR: 03/23/2011	Telephone: 916-323-3836
Date Made Active in Reports: 04/21/2011	Last EDR Contact: 03/23/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Quarterly

## HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/22/2011	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 02/22/2011	Telephone: 916-341-6422
Date Made Active in Reports: 03/24/2011	Last EDR Contact: 02/22/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Varies

## INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 05/09/2011
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/22/2011
	Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/02/2011	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 03/17/2011	Telephone: 202-307-1000
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 03/08/2011
Number of Days to Update: 46	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Quarterly

### HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/08/2005  
Date Data Arrived at EDR: 08/03/2006  
Date Made Active in Reports: 08/24/2006  
Number of Days to Update: 21

Source: Department of Toxic Substance Control  
Telephone: 916-323-3400  
Last EDR Contact: 02/23/2009  
Next Scheduled EDR Contact: 05/25/2009  
Data Release Frequency: No Update Planned

## SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 03/15/2011  
Date Data Arrived at EDR: 03/17/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 34

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 03/17/2011  
Next Scheduled EDR Contact: 05/23/2011  
Data Release Frequency: Quarterly

## TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995  
Date Data Arrived at EDR: 08/30/1995  
Date Made Active in Reports: 09/26/1995  
Number of Days to Update: 27

Source: State Water Resources Control Board  
Telephone: 916-227-4364  
Last EDR Contact: 01/26/2009  
Next Scheduled EDR Contact: 04/27/2009  
Data Release Frequency: No Update Planned

## CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2010  
Date Data Arrived at EDR: 03/04/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 20

Source: Department of Toxic Substances Control  
Telephone: 916-255-6504  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Varies

## US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007  
Date Data Arrived at EDR: 11/19/2008  
Date Made Active in Reports: 03/30/2009  
Number of Days to Update: 131

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 03/23/2009  
Next Scheduled EDR Contact: 06/22/2009  
Data Release Frequency: No Update Planned

## **Local Lists of Registered Storage Tanks**

### CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994  
Date Data Arrived at EDR: 09/05/1995  
Date Made Active in Reports: 09/29/1995  
Number of Days to Update: 24

Source: California Environmental Protection Agency  
Telephone: 916-341-5851  
Last EDR Contact: 12/28/1998  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 03/07/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Annually

## HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## Local Land Records

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/04/2011	Telephone: 202-564-6023
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 02/22/2011
Number of Days to Update: 31	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Varies

### LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 12/08/2010	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 12/09/2010	Telephone: 916-323-3400
Date Made Active in Reports: 01/25/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 05/02/2011
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 03/18/2011	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 03/18/2011	Telephone: 916-323-3400
Date Made Active in Reports: 04/20/2011	Last EDR Contact: 03/18/2011
Number of Days to Update: 33	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Semi-Annually

## **Records of Emergency Release Reports**

### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2010	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 01/05/2011	Telephone: 202-366-4555
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Annually

### CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2009	Source: Office of Emergency Services
Date Data Arrived at EDR: 07/21/2010	Telephone: 916-845-8400
Date Made Active in Reports: 08/20/2010	Last EDR Contact: 05/02/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Varies

### LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 03/22/2011	Source: State Water Quality Control Board
Date Data Arrived at EDR: 03/23/2011	Telephone: 866-480-1028
Date Made Active in Reports: 04/20/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Quarterly

### MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 03/22/2011	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/23/2011	Telephone: 866-480-1028
Date Made Active in Reports: 04/21/2011	Last EDR Contact: 04/29/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Quarterly

## **Other Ascertainable Records**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/05/2011	Telephone: (415) 495-8895
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 04/05/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 02/11/2011	Telephone: 202-366-4595
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 02/11/2011
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/23/2011
	Data Release Frequency: Varies

## DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 703-692-8801
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/21/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Semi-Annually

## FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2009	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 08/12/2010	Telephone: 202-528-4285
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/15/2011
Number of Days to Update: 112	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 10/01/2010	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 10/29/2010	Telephone: Varies
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/04/2011
Number of Days to Update: 91	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/16/2011	Telephone: 703-416-0223
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/16/2011
Number of Days to Update: 5	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/21/2010	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 03/04/2011
Number of Days to Update: 99	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Varies

## MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2011	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 03/09/2011	Telephone: 303-231-5959
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 03/09/2011
Number of Days to Update: 54	Next Scheduled EDR Contact: 06/20/2011
	Data Release Frequency: Semi-Annually

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/17/2010	Telephone: 202-566-0250
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/01/2011
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Annually

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006	Source: EPA
Date Data Arrived at EDR: 09/29/2010	Telephone: 202-260-5521
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 03/29/2011
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Every 4 Years

## FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/28/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

## FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 02/28/2011
Number of Days to Update: 25	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 05/02/2011
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/15/2011
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/21/2011	Telephone: 202-564-5088
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 59	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2010	Source: EPA
Date Data Arrived at EDR: 11/10/2010	Telephone: 202-566-0500
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/22/2011
Number of Days to Update: 98	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 04/06/2010	Telephone: 301-415-7169
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 03/14/2011
Number of Days to Update: 51	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Quarterly

## RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/13/2011	Telephone: 202-343-9775
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 04/13/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010	Source: EPA
Date Data Arrived at EDR: 04/16/2010	Telephone: (415) 947-8000
Date Made Active in Reports: 05/27/2010	Last EDR Contact: 03/14/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Quarterly

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 03/01/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Biennially

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989  
Date Data Arrived at EDR: 07/27/1994  
Date Made Active in Reports: 08/02/1994  
Number of Days to Update: 6

Source: Department of Health Services  
Telephone: 916-255-2118  
Last EDR Contact: 05/31/1994  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007  
Date Data Arrived at EDR: 06/20/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 9

Source: State Water Resources Control Board  
Telephone: 916-341-5227  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Quarterly

## NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/22/2011  
Date Data Arrived at EDR: 02/22/2011  
Date Made Active in Reports: 03/22/2011  
Number of Days to Update: 28

Source: State Water Resources Control Board  
Telephone: 916-445-9379  
Last EDR Contact: 02/22/2011  
Next Scheduled EDR Contact: 06/06/2011  
Data Release Frequency: Quarterly

## CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/05/2011  
Date Data Arrived at EDR: 04/05/2011  
Date Made Active in Reports: 05/04/2011  
Number of Days to Update: 29

Source: CAL EPA/Office of Emergency Information  
Telephone: 916-323-3400  
Last EDR Contact: 04/05/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

## HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES].

Date of Government Version: 04/01/2001  
Date Data Arrived at EDR: 01/22/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 76

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 01/22/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993  
Date Data Arrived at EDR: 11/01/1993  
Date Made Active in Reports: 11/19/1993  
Number of Days to Update: 18

Source: State Water Resources Control Board  
Telephone: 916-445-3846  
Last EDR Contact: 03/29/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/15/2010	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 09/16/2010	Telephone: 916-327-4498
Date Made Active in Reports: 09/29/2010	Last EDR Contact: 05/02/2011
Number of Days to Update: 13	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Annually

## WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 04/05/2011
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/18/2011
	Data Release Frequency: Varies

## HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2009	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/07/2010	Telephone: 916-255-1136
Date Made Active in Reports: 08/12/2010	Last EDR Contact: 04/22/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Annually

## EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2008	Source: California Air Resources Board
Date Data Arrived at EDR: 09/29/2010	Telephone: 916-322-2990
Date Made Active in Reports: 10/18/2010	Last EDR Contact: 04/01/2011
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Varies

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 04/21/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Semi-Annually

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 05/09/2011
Number of Days to Update: 34	Next Scheduled EDR Contact: 08/08/2011
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 02/28/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 04/21/2011  
Number of Days to Update: 29

Source: Department of Conservation  
Telephone: 916-323-3836  
Last EDR Contact: 03/23/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Quarterly

## MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 03/04/2011  
Date Data Arrived at EDR: 03/17/2011  
Date Made Active in Reports: 04/20/2011  
Number of Days to Update: 34

Source: Department of Public Health  
Telephone: 916-558-1784  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Varies

## COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 04/19/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Varies

## COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010  
Date Data Arrived at EDR: 01/03/2011  
Date Made Active in Reports: 03/21/2011  
Number of Days to Update: 77

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 03/18/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Varies

## HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/17/2011  
Date Data Arrived at EDR: 01/18/2011  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 10

Source: Department of Toxic Substances Control  
Telephone: 916-440-7145  
Last EDR Contact: 04/19/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Quarterly

## HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010  
Date Data Arrived at EDR: 08/11/2010  
Date Made Active in Reports: 08/20/2010  
Number of Days to Update: 9

Source: Department of Toxic Substances Control  
Telephone: 916-323-3400  
Last EDR Contact: 03/04/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Quarterly

## FINANCIAL ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/15/2011  
Date Data Arrived at EDR: 03/16/2011  
Date Made Active in Reports: 04/26/2011  
Number of Days to Update: 41

Source: California Integrated Waste Management Board  
Telephone: 916-341-6066  
Last EDR Contact: 03/07/2011  
Next Scheduled EDR Contact: 06/06/2011  
Data Release Frequency: Varies

## FINANCIAL ASSURANCE 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 03/01/2007  
Date Data Arrived at EDR: 06/01/2007  
Date Made Active in Reports: 06/29/2007  
Number of Days to Update: 28

Source: Department of Toxic Substances Control  
Telephone: 916-255-3628  
Last EDR Contact: 05/05/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 02/06/2006  
Date Made Active in Reports: 01/11/2007  
Number of Days to Update: 339

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 04/21/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: N/A

## PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008  
Date Data Arrived at EDR: 02/18/2009  
Date Made Active in Reports: 05/29/2009  
Number of Days to Update: 100

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 05/05/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## EDR PROPRIETARY RECORDS

### *EDR Proprietary Records*

#### Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## COUNTY RECORDS

### ALAMEDA COUNTY:

#### Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/06/2011  
Date Data Arrived at EDR: 01/07/2011  
Date Made Active in Reports: 01/25/2011  
Number of Days to Update: 18

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Semi-Annually

#### Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 01/06/2011  
Date Data Arrived at EDR: 01/07/2011  
Date Made Active in Reports: 01/20/2011  
Number of Days to Update: 13

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Semi-Annually

### CONTRA COSTA COUNTY:

#### Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 03/10/2011  
Date Data Arrived at EDR: 03/11/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 13

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286  
Last EDR Contact: 05/09/2011  
Next Scheduled EDR Contact: 08/22/2011  
Data Release Frequency: Semi-Annually

### FRESNO COUNTY:

#### CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/14/2011  
Date Data Arrived at EDR: 01/18/2011  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 10

Source: Dept. of Community Health  
Telephone: 559-445-3271  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## HUMBOLDT COUNTY:

CUPA Facility List  
CUPA facility list.

Date of Government Version: 02/08/2011  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Humboldt County Environmental Health  
Telephone: N/A  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## INYO COUNTY:

CUPA Facility List  
Cupa facility list.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Inyo County Environmental Health Services  
Telephone: 760-878-0238  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## KERN COUNTY:

Underground Storage Tank Sites & Tank Listing  
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010  
Date Data Arrived at EDR: 09/01/2010  
Date Made Active in Reports: 09/30/2010  
Number of Days to Update: 29

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Last EDR Contact: 03/17/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Quarterly

## KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/06/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/31/2011  
Number of Days to Update: 28

Source: Kings County Department of Public Health  
Telephone: 559-584-1411  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## LOS ANGELES COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009  
Date Data Arrived at EDR: 03/31/2009  
Date Made Active in Reports: 10/23/2009  
Number of Days to Update: 206

Source: EPA Region 9  
Telephone: 415-972-3178  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: No Update Planned

## HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 12/30/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Department of Public Works  
Telephone: 626-458-3517  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/24/2011  
Date Data Arrived at EDR: 02/01/2011  
Date Made Active in Reports: 03/04/2011  
Number of Days to Update: 31

Source: La County Department of Public Works  
Telephone: 818-458-5185  
Last EDR Contact: 04/25/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Varies

## City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009  
Date Data Arrived at EDR: 03/10/2009  
Date Made Active in Reports: 04/08/2009  
Number of Days to Update: 29

Source: Engineering & Construction Division  
Telephone: 213-473-7869  
Last EDR Contact: 02/18/2011  
Next Scheduled EDR Contact: 06/06/2011  
Data Release Frequency: Varies

## Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011  
Date Data Arrived at EDR: 02/09/2011  
Date Made Active in Reports: 03/04/2011  
Number of Days to Update: 23

Source: Community Health Services  
Telephone: 323-890-7806  
Last EDR Contact: 04/25/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Annually

## City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011  
Date Data Arrived at EDR: 02/08/2011  
Date Made Active in Reports: 03/03/2011  
Number of Days to Update: 23

Source: City of El Segundo Fire Department  
Telephone: 310-524-2236  
Last EDR Contact: 04/25/2011  
Next Scheduled EDR Contact: 08/08/2011  
Data Release Frequency: Semi-Annually

## City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003  
Date Data Arrived at EDR: 10/23/2003  
Date Made Active in Reports: 11/26/2003  
Number of Days to Update: 34

Source: City of Long Beach Fire Department  
Telephone: 562-570-2563  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/18/2011  
Date Data Arrived at EDR: 01/25/2011  
Date Made Active in Reports: 03/03/2011  
Number of Days to Update: 37

Source: City of Torrance Fire Department  
Telephone: 310-618-2973  
Last EDR Contact: 04/18/2011  
Next Scheduled EDR Contact: 08/01/2011  
Data Release Frequency: Semi-Annually

## MARIN COUNTY:

### Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 01/14/2011  
Date Data Arrived at EDR: 02/01/2011  
Date Made Active in Reports: 03/04/2011  
Number of Days to Update: 31

Source: Public Works Department Waste Management  
Telephone: 415-499-6647  
Last EDR Contact: 04/11/2011  
Next Scheduled EDR Contact: 04/25/2011  
Data Release Frequency: Semi-Annually

## MERCED COUNTY:

### CUPA Facility List

CUPA facility list.

Date of Government Version: 11/22/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Merced County Environmental Health  
Telephone: 209-381-1094  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## MONTEREY COUNTY:

### CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/20/2011  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Monterey County Health Department  
Telephone: 831-796-1297  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## NAPA COUNTY:

### Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008  
Date Data Arrived at EDR: 07/09/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 22

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 03/07/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: No Update Planned

### Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/15/2008  
Date Data Arrived at EDR: 01/16/2008  
Date Made Active in Reports: 02/08/2008  
Number of Days to Update: 23

Source: Napa County Department of Environmental Management  
Telephone: 707-253-4269  
Last EDR Contact: 03/07/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: No Update Planned

## ORANGE COUNTY:

### List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

Date of Government Version: 02/02/2011  
Date Data Arrived at EDR: 02/17/2011  
Date Made Active in Reports: 03/22/2011  
Number of Days to Update: 33

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 02/14/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Annually

### List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/02/2011  
Date Data Arrived at EDR: 02/17/2011  
Date Made Active in Reports: 03/22/2011  
Number of Days to Update: 33

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 02/14/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Quarterly

### List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 02/02/2011  
Date Data Arrived at EDR: 02/15/2011  
Date Made Active in Reports: 03/03/2011  
Number of Days to Update: 16

Source: Health Care Agency  
Telephone: 714-834-3446  
Last EDR Contact: 02/15/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Quarterly

## PLACER COUNTY:

### Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/31/2011  
Date Data Arrived at EDR: 02/01/2011  
Date Made Active in Reports: 03/04/2011  
Number of Days to Update: 31

Source: Placer County Health and Human Services  
Telephone: 530-889-7312  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Semi-Annually

## RIVERSIDE COUNTY:

### Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 12/08/2010  
Date Data Arrived at EDR: 12/09/2010  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 50

Source: Department of Environmental Health  
Telephone: 951-358-5055  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 12/08/2010	Source: Department of Environmental Health
Date Data Arrived at EDR: 12/09/2010	Telephone: 951-358-5055
Date Made Active in Reports: 01/20/2011	Last EDR Contact: 03/28/2011
Number of Days to Update: 42	Next Scheduled EDR Contact: 07/11/2011
	Data Release Frequency: Quarterly

## SACRAMENTO COUNTY:

### Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/03/2010	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 01/20/2011	Telephone: 916-875-8406
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/11/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

### Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/03/2010	Source: Sacramento County Environmental Management
Date Data Arrived at EDR: 01/20/2011	Telephone: 916-875-8406
Date Made Active in Reports: 01/28/2011	Last EDR Contact: 04/11/2011
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/25/2011
	Data Release Frequency: Quarterly

## SAN BERNARDINO COUNTY:

### Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 03/10/2011	Source: San Bernardino County Fire Department Hazardous Materials Division
Date Data Arrived at EDR: 03/11/2011	Telephone: 909-387-3041
Date Made Active in Reports: 03/24/2011	Last EDR Contact: 02/14/2011
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/30/2011
	Data Release Frequency: Quarterly

## SAN DIEGO COUNTY:

### Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010	Source: Hazardous Materials Management Division
Date Data Arrived at EDR: 09/15/2010	Telephone: 619-338-2268
Date Made Active in Reports: 09/29/2010	Last EDR Contact: 03/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 06/27/2011
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2010  
Date Data Arrived at EDR: 11/16/2010  
Date Made Active in Reports: 01/25/2011  
Number of Days to Update: 70

Source: Department of Health Services  
Telephone: 619-338-2209  
Last EDR Contact: 05/02/2011  
Next Scheduled EDR Contact: 08/15/2011  
Data Release Frequency: Varies

## Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010  
Date Data Arrived at EDR: 06/15/2010  
Date Made Active in Reports: 07/09/2010  
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health  
Telephone: 619-338-2371  
Last EDR Contact: 12/21/2010  
Next Scheduled EDR Contact: 03/28/2011  
Data Release Frequency: No Update Planned

## SAN FRANCISCO COUNTY:

### Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008  
Date Data Arrived at EDR: 09/19/2008  
Date Made Active in Reports: 09/29/2008  
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County  
Telephone: 415-252-3920  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Quarterly

### Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010  
Date Data Arrived at EDR: 03/10/2011  
Date Made Active in Reports: 03/15/2011  
Number of Days to Update: 5

Source: Department of Public Health  
Telephone: 415-252-3920  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 05/30/2011  
Data Release Frequency: Quarterly

## SAN JOAQUIN COUNTY:

### San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/30/2011  
Date Data Arrived at EDR: 03/31/2011  
Date Made Active in Reports: 04/22/2011  
Number of Days to Update: 22

Source: Environmental Health Department  
Telephone: N/A  
Last EDR Contact: 03/28/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Semi-Annually

## SAN LUIS OBISPO COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/17/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: San Luis Obispo County Public Health Department  
Telephone: 805-781-5596  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## SAN MATEO COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/14/2011

Date Data Arrived at EDR: 02/17/2011

Date Made Active in Reports: 04/01/2011

Number of Days to Update: 43

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

Last EDR Contact: 03/28/2011

Next Scheduled EDR Contact: 07/04/2011

Data Release Frequency: Annually

## Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/21/2011

Date Data Arrived at EDR: 03/22/2011

Date Made Active in Reports: 04/20/2011

Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

Last EDR Contact: 03/21/2011

Next Scheduled EDR Contact: 07/04/2011

Data Release Frequency: Semi-Annually

## SANTA BARBARA COUNTY:

### CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 11/22/2010

Date Data Arrived at EDR: 03/03/2011

Date Made Active in Reports: 03/24/2011

Number of Days to Update: 21

Source: Santa Barbara County Public Health Department

Telephone: 805-686-8167

Last EDR Contact: 02/28/2011

Next Scheduled EDR Contact: 06/13/2011

Data Release Frequency: Varies

## SANTA CLARA COUNTY:

### HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005

Date Data Arrived at EDR: 03/30/2005

Date Made Active in Reports: 04/21/2005

Number of Days to Update: 22

Source: Santa Clara Valley Water District

Telephone: 408-265-2600

Last EDR Contact: 03/23/2009

Next Scheduled EDR Contact: 06/22/2009

Data Release Frequency: No Update Planned

### LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 05/29/2009

Date Data Arrived at EDR: 06/01/2009

Date Made Active in Reports: 06/15/2009

Number of Days to Update: 14

Source: Department of Environmental Health

Telephone: 408-918-3417

Last EDR Contact: 03/07/2011

Next Scheduled EDR Contact: 06/20/2011

Data Release Frequency: Annually

### Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/31/2009

Date Data Arrived at EDR: 08/31/2009

Date Made Active in Reports: 09/18/2009

Number of Days to Update: 18

Source: City of San Jose Fire Department

Telephone: 408-535-7694

Last EDR Contact: 03/15/2011

Next Scheduled EDR Contact: 05/30/2011

Data Release Frequency: Annually

## SANTA CRUZ COUNTY:

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CUPA Facility List

CUPA facility listing.

Date of Government Version: 11/22/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Santa Cruz County Environmental Health  
Telephone: 831-464-2761  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## SHASTA COUNTY:

### CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/30/2010  
Date Data Arrived at EDR: 03/03/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 21

Source: Shasta County Department of Resource Management  
Telephone: 530-225-5789  
Last EDR Contact: 02/28/2011  
Next Scheduled EDR Contact: 06/13/2011  
Data Release Frequency: Varies

## SOLANO COUNTY:

### Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/21/2011  
Date Data Arrived at EDR: 03/25/2011  
Date Made Active in Reports: 04/21/2011  
Number of Days to Update: 27

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 03/21/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: Quarterly

### Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 03/21/2011  
Date Data Arrived at EDR: 03/25/2011  
Date Made Active in Reports: 04/22/2011  
Number of Days to Update: 28

Source: Solano County Department of Environmental Management  
Telephone: 707-784-6770  
Last EDR Contact: 03/21/2011  
Next Scheduled EDR Contact: 06/20/2011  
Data Release Frequency: Quarterly

## SONOMA COUNTY:

### Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/05/2011  
Date Data Arrived at EDR: 01/07/2011  
Date Made Active in Reports: 01/28/2011  
Number of Days to Update: 21

Source: Department of Health Services  
Telephone: 707-565-6565  
Last EDR Contact: 04/04/2011  
Next Scheduled EDR Contact: 07/18/2011  
Data Release Frequency: Quarterly

## SUTTER COUNTY:

### Underground Storage Tanks

Underground storage tank sites located in Sutter county.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/14/2011  
Date Data Arrived at EDR: 03/15/2011  
Date Made Active in Reports: 03/24/2011  
Number of Days to Update: 9

Source: Sutter County Department of Agriculture  
Telephone: 530-822-7500  
Last EDR Contact: 03/14/2011  
Next Scheduled EDR Contact: 06/27/2011  
Data Release Frequency: Semi-Annually

## VENTURA COUNTY:

### Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 01/26/2011  
Date Data Arrived at EDR: 02/25/2011  
Date Made Active in Reports: 03/22/2011  
Number of Days to Update: 25

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 02/22/2011  
Next Scheduled EDR Contact: 06/06/2011  
Data Release Frequency: Quarterly

### Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2009  
Date Data Arrived at EDR: 10/05/2009  
Date Made Active in Reports: 10/13/2009  
Number of Days to Update: 8

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 04/07/2011  
Next Scheduled EDR Contact: 07/25/2011  
Data Release Frequency: Annually

### Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008  
Date Data Arrived at EDR: 06/24/2008  
Date Made Active in Reports: 07/31/2008  
Number of Days to Update: 37

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 02/22/2011  
Next Scheduled EDR Contact: 06/06/2011  
Data Release Frequency: Quarterly

### Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 03/01/2011  
Date Data Arrived at EDR: 03/23/2011  
Date Made Active in Reports: 04/22/2011  
Number of Days to Update: 30

Source: Environmental Health Division  
Telephone: 805-654-2813  
Last EDR Contact: 03/23/2011  
Next Scheduled EDR Contact: 07/04/2011  
Data Release Frequency: Quarterly

## YOLO COUNTY:

### Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 01/25/2011  
Date Data Arrived at EDR: 02/03/2011  
Date Made Active in Reports: 03/04/2011  
Number of Days to Update: 29

Source: Yolo County Department of Health  
Telephone: 530-666-8646  
Last EDR Contact: 04/11/2011  
Next Scheduled EDR Contact: 07/11/2011  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007	Source: Department of Environmental Protection
Date Data Arrived at EDR: 08/26/2009	Telephone: 860-424-3375
Date Made Active in Reports: 09/11/2009	Last EDR Contact: 02/25/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 06/06/2011
	Data Release Frequency: Annually

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/22/2010	Telephone: N/A
Date Made Active in Reports: 08/26/2010	Last EDR Contact: 04/19/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 08/01/2011
	Data Release Frequency: Annually

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2010	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/09/2011	Telephone: 518-402-8651
Date Made Active in Reports: 03/04/2011	Last EDR Contact: 02/09/2011
Number of Days to Update: 23	Next Scheduled EDR Contact: 05/23/2011
	Data Release Frequency: Annually

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2008	Source: Department of Environmental Protection
Date Data Arrived at EDR: 12/01/2009	Telephone: 717-783-8990
Date Made Active in Reports: 12/14/2009	Last EDR Contact: 04/04/2011
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/06/2011
	Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2009	Source: Department of Environmental Management
Date Data Arrived at EDR: 07/19/2010	Telephone: 401-222-2797
Date Made Active in Reports: 08/26/2010	Last EDR Contact: 02/28/2011
Number of Days to Update: 38	Next Scheduled EDR Contact: 06/13/2011
	Data Release Frequency: Annually

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2009	Source: Department of Natural Resources
Date Data Arrived at EDR: 07/06/2010	Telephone: N/A
Date Made Active in Reports: 07/26/2010	Last EDR Contact: 03/21/2011
Number of Days to Update: 20	Next Scheduled EDR Contact: 07/04/2011
	Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

### Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STREET AND ADDRESS INFORMATION

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## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

26901 AUTO CENTER DRIVE  
26901 AUTO CENTER DRIVE  
FOOTHILL RANCH, CA 92610

### TARGET PROPERTY COORDINATES

Latitude (North):	33.67720 - 33° 40' 37.9"
Longitude (West):	117.6617 - 117° 39' 42.1"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	438661.4
UTM Y (Meters):	3726368.5
Elevation:	789 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	33117-F6 EL TORO, CA
Most Recent Revision:	1982

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

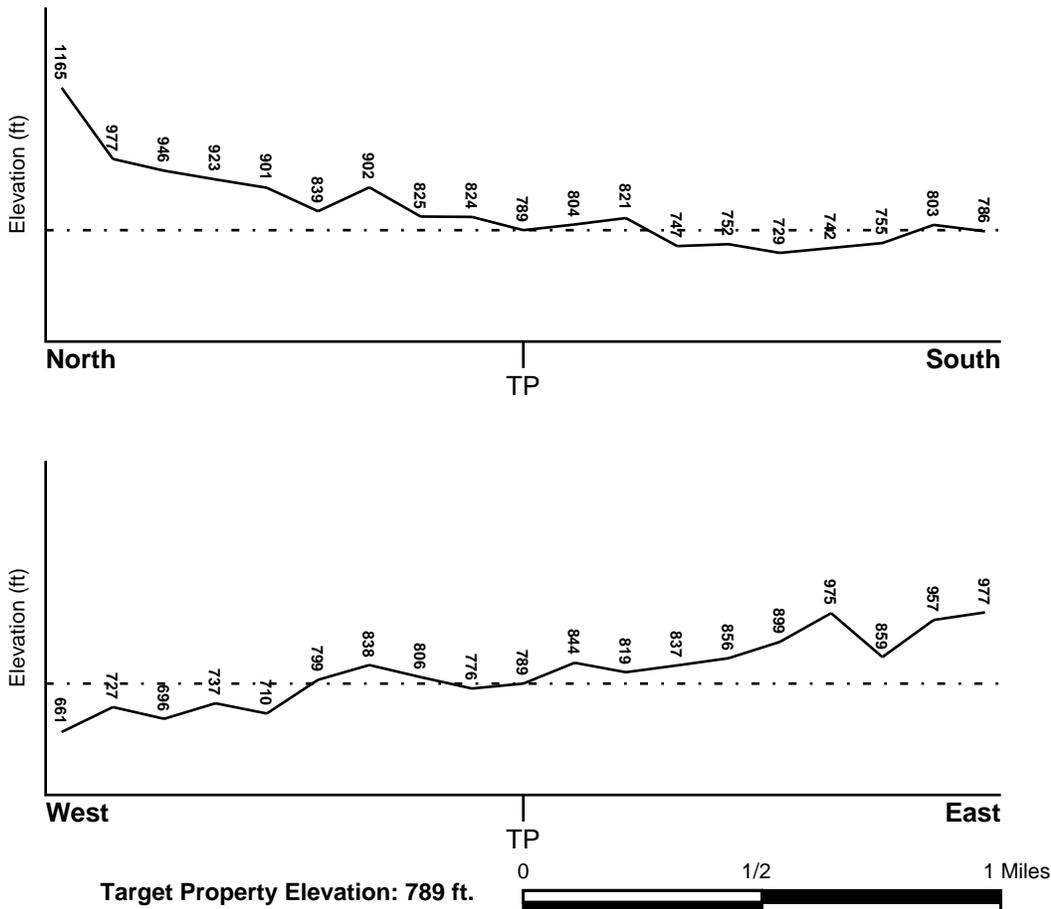
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SSW

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

<u>Target Property County</u> ORANGE, CA	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	06059C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

## NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> EL TORO	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map
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## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### *Site-Specific Hydrogeological Data\*:*

Search Radius:	1.25 miles
Status:	Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

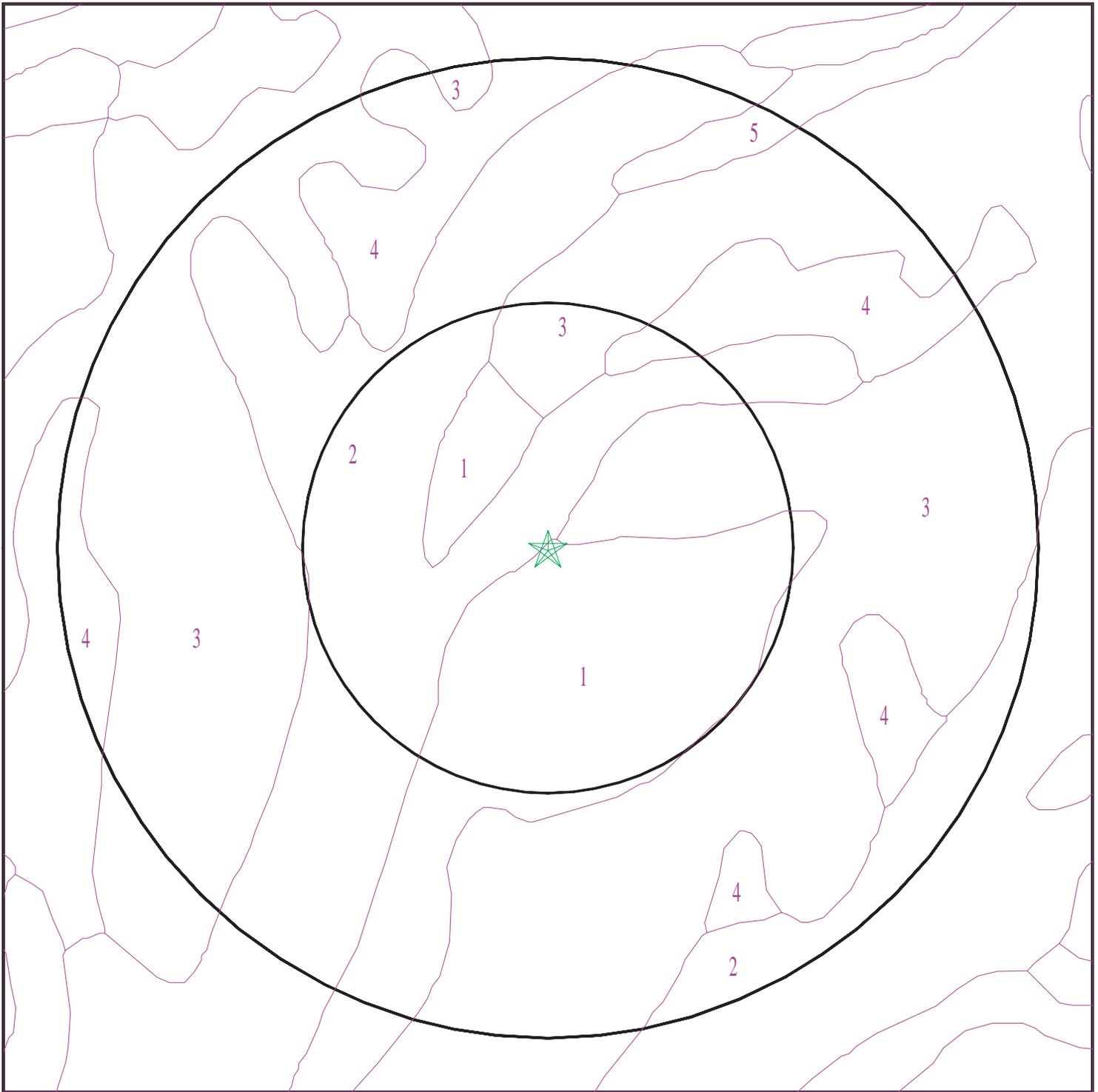
Era:	Cenozoic
System:	Tertiary
Series:	Eocene
Code:	Te <i>(decoded above as Era, System &amp; Series)</i>

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 3064865.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: 26901 Auto Center Drive  
ADDRESS: 26901 Auto Center Drive  
Foothill Ranch CA 92610  
LAT/LONG: 33.6772 / 117.6617

CLIENT: ARCADIS U.S., Inc.  
CONTACT: Dori Arbour  
INQUIRY #: 3064865.2s  
DATE: May 10, 2011 7:29 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

### Soil Map ID: 1

Soil Component Name: MYFORD

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	7 inches	11 inches	sandy clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	11 inches	20 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
4	20 inches	64 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1
5	64 inches	79 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 6.5 Min: 6.1

### Soil Map ID: 2

Soil Component Name: CAPISTRANO

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	27 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	27 inches	64 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6

### Soil Map ID: 3

Soil Component Name: CIENEBA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	7 inches	11 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.42 Min: 0	Max: Min:

**Soil Map ID: 4**

Soil Component Name: CAPISTRANO

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	27 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6
2	27 inches	64 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.3 Min: 5.6

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**Soil Map ID: 5**

Soil Component Name: BOTELLA

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	7 inches	35 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	35 inches	66 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

**LOCAL / REGIONAL WATER AGENCY RECORDS**

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

## **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS3125355	1/2 - 1 Mile WSW

## **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

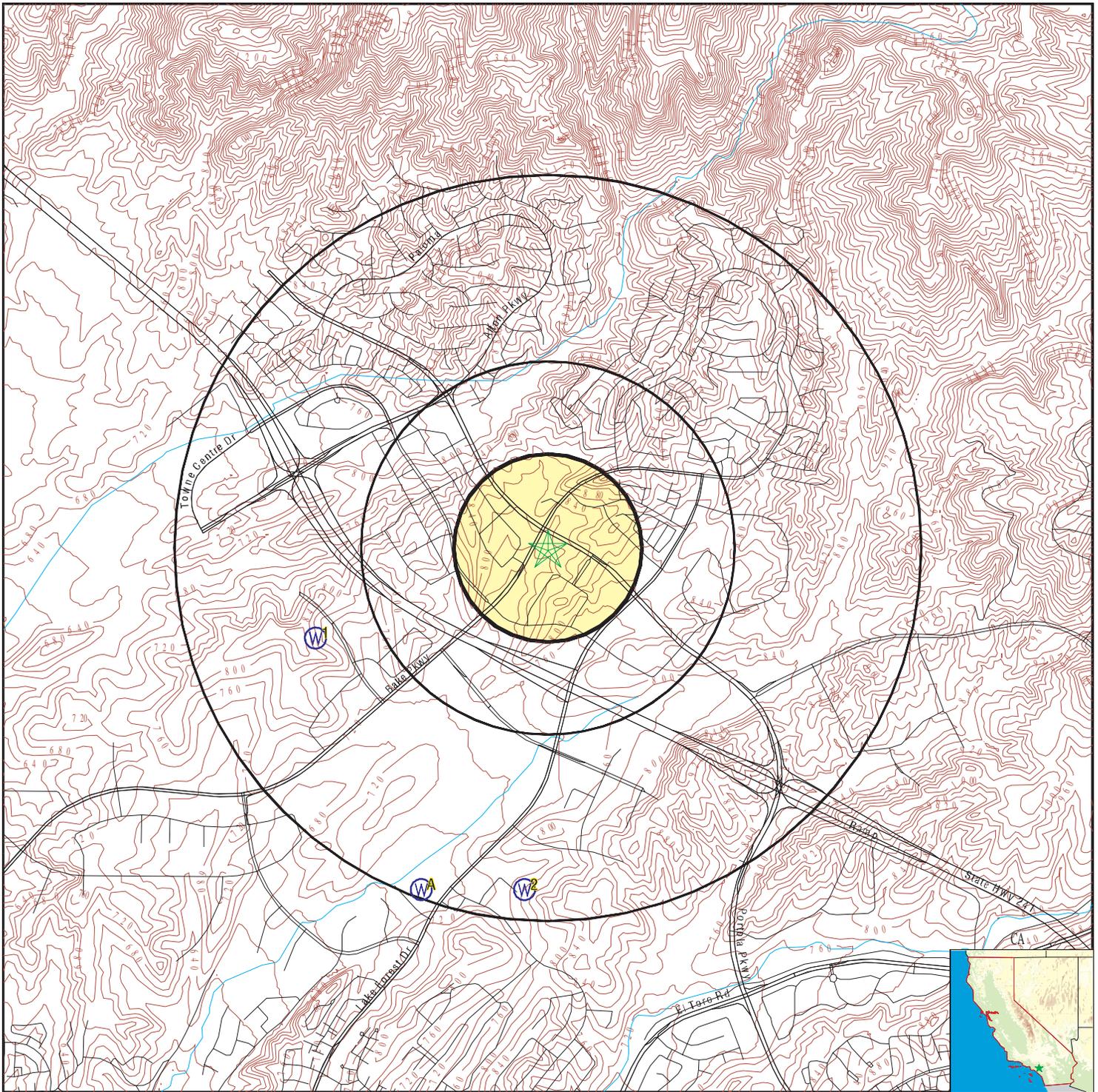
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

## **STATE DATABASE WELL INFORMATION**

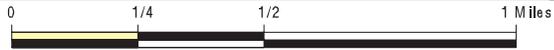
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	7044	1/2 - 1 Mile South
A3	7045	1/2 - 1 Mile SSW
A4	7043	1/2 - 1 Mile SSW

# PHYSICAL SETTING SOURCE MAP - 3064865.2s



-  County Boundary
-  Major Roads
-  Contour Lines
-  Earthquake Fault Lines
-  Earthquake epicenter, Richter 5 or greater
-  Water Wells
-  Public Water Supply Wells
-  Cluster of Multiple Icons

-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  Closest Hydrogeological Data
-  Oil, gas or related wells



SITE NAME: 26901 Auto Center Drive  
 ADDRESS: 26901 Auto Center Drive  
 Foothill Ranch CA 92610  
 LAT/LONG: 33.6772 / 117.6617

CLIENT: ARCADIS U.S., Inc.  
 CONTACT: Dori Arbour  
 INQUIRY #: 3064865.2s  
 DATE: May 10, 2011 7:29 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Database      EDR ID Number

**1**  
**WSW**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS      USGS3125355**

Agency cd:	USGS	Site no:	334025117402101
Site name:	006S008W01N001S	EDR Site id:	USGS3125355
Latitude:	334025.3	Dec lat:	33.67369444
Longitude:	1174021.0	Coor meth:	G
Dec lon:	-117.6725	Latlong datum:	NAD83
Coor accr:	5	District:	06
Dec latlong datum:	NAD83	County:	059
State:	06	Land net:	Not Reported
Country:	US	Map scale:	24000
Location map:	EL TORO		
Altitude:	860		
Altitude method:	Interpolated from topographic map		
Altitude accuracy:	2.5		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Hilltop		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	20001026	Mean greenwich time offset:	PST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	1000	Hole depth:	Not Reported
Source of depth data:	logs		
Project number:	470657500		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	2000-10-26
Water quality data end date:	2000-10-26	Water quality data count:	1
Ground water data begin date:	0000-00-00	Ground water data end date:	0000-00-00
Ground water data count:	0		

Ground-water levels, Number of Measurements: 0

**2**  
**South**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS      7044**

**Water System Information:**

Prime Station Code:	06S/08W-12J01 S	User ID:	TEE
FRDS Number:	3010091003	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	333950.0 1173943.0	Precision:	10 Feet (1/10 Second)
Source Name:	WELL 03		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

System Number:	3010091	
System Name:	LOS ALISOS WD	
Organization That Operates System:	P O BOX 699 EL TORO 92630	
Pop Served:	38000	Connections: 11645
Area Served:	EL TORO	

**A3**  
**SSW**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS 7045**

**Water System Information:**

Prime Station Code:	06S/08W-12L02 S	User ID:	TEE
FRDS Number:	3010091004	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	333950.0 1174000.0	Precision:	10 Feet (1/10 Second)
Source Name:	WELL 04		
System Number:	3010091		
System Name:	LOS ALISOS WD		
Organization That Operates System:	P O BOX 699 EL TORO 92630		
Pop Served:	38000	Connections:	11645
Area Served:	EL TORO		

**A4**  
**SSW**  
**1/2 - 1 Mile**  
**Lower**

**CA WELLS 7043**

**Water System Information:**

Prime Station Code:	06S/08W-01N01 S	User ID:	TEE
FRDS Number:	3010091005	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	333950.0 1174000.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 07		
System Number:	3010091		
System Name:	LOS ALISOS WD		
Organization That Operates System:	P O BOX 699 EL TORO 92630		
Pop Served:	38000	Connections:	11645
Area Served:	EL TORO		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: CA Radon

### Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
92610	21	1

Federal EPA Radon Zone for ORANGE County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

---

### Federal Area Radon Information for ORANGE COUNTY, CA

Number of sites tested: 30

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.763 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

#### California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

## OTHER STATE DATABASE INFORMATION

#### California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

### RADON

#### State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### OTHER

Airport Landing Facilities: Private and public use landing facilities  
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater  
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

### STREET AND ADDRESS INFORMATION

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**Appendix D**

Prior Reports

April 22, 2004

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

26901 Auto Center Drive  
Foothill Ranch, California 92610

Project No. 24992

Prepared For

**Pacific Foothill Ranch, Inc.**  
26901 Auto Center Drive  
Foothill Ranch, California 92610

**Preferred Bank**  
18261 East Gale Avenue  
City of Industry, California 91748

Prepared By

**AEI Consultants**  
2309 Pacific Coast Highway, Suite 206  
Hermosa Beach, CA 90254  
(310) 798-4255

**AEI**

## EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Preferred Bank to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Practice E1527, for the property located at 26901 Auto Center Drive in the City of Foothill Ranch, Orange County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

### *Property Description*

The subject property is located on the west corner of Auto Center Drive and Portola Parkway in a commercial area of Foothill Ranch. The property totals approximately 4.8 acres and is currently undeveloped. Based on a review of historical sources, the subject property has never been developed.

### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- No on-site environmental issues were identified during the course of this investigation.

***Conclusions, Opinions, and Recommendations***

AEI's investigation has revealed no evidence of recognized environmental conditions associated with the subject property or nearby properties. AEI recommends no further investigations for the subject property at this time.

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- 1 SITE LOCATION MAP
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### APPENDICES

- A PROPERTY PHOTOGRAPHS
- B REGULATORY DATABASE
- C REFERENCES
- D QUALIFICATIONS

## 1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment of the property located at 26901 Auto Center Drive in the City of Foothill Ranch, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

### 1.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, its use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, and local lists which identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance with personal interviews to identify environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

### 1.2 Limitations

Property conditions, as well as local, state, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard E 1527-00.

If requested by the client, these non-scope issues are discussed in Section 5.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), that is, the practices constitute "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B), referenced in the ASTM E 1527-2000 Standard.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. This investigation was prepared for the sole use and benefit of Preferred Bank and Pacific Foothill Ranch, Inc. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Preferred Bank and Pacific Foothill Ranch, Inc.

### 1.3 Limiting Conditions

Pursuant to ASTM Standards, historical sources were obtained to document property use back to the property's first developed use or back to 1940, whichever is earlier. Historical data source failure may occur when standard historical sources are not reasonably ascertainable. Based on the quality of historical data obtained for this assessment, AEI does not expect historical data source failure to impact the conclusions or recommendations of this report.

The performance of this Phase I Environmental Site Assessment was limited by the following condition:

- Pursuant to ASTM Standard E1527 Section 7.1.4.2, information that is obtainable within a reasonable time frame is information that will be provided by the source within 20 calendar days of receiving a public information request. Based on the expected response time of over 20 calendar days for Orange County Health Care Agency (OCHCA), records from this agency are not considered reasonably ascertainable. However, based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.

## **2.0 SITE AND VICINITY DESCRIPTION**

### **2.1 Site Location and Description**

The subject property is located on the west corner of Auto Center Drive and Portola Parkway. The subject property is approximately 4.8 acres in undeveloped. According to a review of historical sources, the subject property has never been developed.

According to Chicago Title, the subject property is identified with the assessor's parcel number (APN) 612-161-12. Heating and cooling systems are not located on the subject property at this time. Potable water is currently located at the street and is provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

### **2.2 Site and Vicinity Characteristics**

The subject property is located in a commercial area of Foothill Ranch. Auto Center Drive borders the subject property to the southeast and southwest. Foothill Chevrolet dealership and a Chrysler dealership are located adjacent to the subject property to the southeast and southwest, respectively, beyond Auto Center Drive. Portola Parkway borders the subject property to the northeast, beyond that is a clothing distribution center. Bake Parkway borders the subject property to the northwest, beyond that is a commercial shopping center.

### **2.3 Geology and Hydrogeology**

According to the United States Department of Agriculture Soil Conservation Service Soil Survey of Orange County, the subject property is underlain by soils of the Myford Series. The Myford series consists of moderately well drained soils on marine terraces. These soils formed in sandy sediments. Slopes are 0 to 30 percent. Elevation ranges from 50 to 1,500 feet. In a typical profile the surface layer is pale brown and pinkish gray, medium acid sandy loam four inches thick. The subsurface layer is pinkish gray, medium acid sandy loam eight inches thick. The upper six inches of the subsoil is brown, medium acid sandy clay; the next seventeen inches is brown, neutral and moderately light brown, calcareous sandy clay loam and sandy loam. The substratum is very pale brown slightly acid sandy loam to a depth of 79 inches or more. Myford soils are used for citrus, pasture, range, barley, and urban development.

Based on a review of the USGS El Toro Quadrangle Topographic Map, the subject property is situated 882 feet above mean sea level, and the local topography is very hilly. The nearest surface water is Serrano Creek, located approximately 0.35 miles south. Based on local topography, the assumed flow direction of groundwater at the subject property is to the south.

### 3.0 HISTORICAL REVIEW OF SITE AND VICINITY

The subject property has been historically unoccupied, vacant land with no evidence of structural development. No potential environmental concerns were identified in association with the current or historical use of the subject property.

#### 3.1 Aerial Photograph Review

On April 15, 2004, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1967	Date: 1988
Scale: 1:500	Scale: 1:800
Date: 1974	Date: 1994
Scale: 1:500	Scale: 1:400

In the 1967 aerial photograph, the subject property and surrounding properties appear to be undeveloped.

No significant changes were noted in the 1974 and 1988 aerial photographs.

In the 1994 aerial photograph, Portola Parkway is visible to the northeast, Bake Parkway is visible to the northwest, and Auto Center Drive is visible to the southeast of the subject property. The subject property and surrounding properties appear to be undeveloped.

High-quality copies of reviewed aerial photographs are included in Appendix C: References.

#### 3.2 Local Agencies

Local agencies, such as environmental health departments, fire prevention bureaus, and building departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property.

##### 3.2.1 Health Department

On April 7, 2004, the Orange County Health Care Agency (OCHCA) was contacted to review files on the subject property and nearby sites of concern. Files at the OCHCA may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

Due to the time constraints associated with this report, AEI was not able to obtain records from the OCHCA. However, due to the detailed information gathered from other sources, the lack of this information is not expected to alter the overall conclusions of this investigation.

### ***3.2.2 Fire Department***

On April 10, 2004, the Foothill Ranch Fire Department (FRFD) was contacted for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage.

No information indicating any underground storage tanks or any current or historical storage of hazardous materials on the subject property was on file with the FRFD.

### ***3.2.3 Building Department***

On April 16, 2004, the Orange County Building Department (OCBD) was contacted for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

No files or permits were available for review with the OCBD. No information indicating previous development of the subject property was found.

### ***3.2.4 Department of Oil and Gas***

Department of Oil and Gas (DOG) maps concerning the subject property and nearby properties were reviewed. DOG maps contain information regarding oil and gas development.

According to the DOG map, there are no oil or gas wells within 500 feet of the subject property. No environmental concerns were noted during the DOG map review.

## **3.3 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of Los Angeles Public Library's collection of Sanborn Fire Insurance maps on April 15, 2004. Sanborn map coverage was not available for the subject property.

### 3.4 City Directories

A search of historic city directories was conducted for the subject property at the Hines Criss Cross Directories in Fullerton, CAA on April 13, 2004. Directories were available and reviewed for the years 1971 through 2002. The following table summarizes the results of the city directory search.

*City Directory Search Results*

Year(s)	Occupant Listed
1971 - 2002	No Listing

No environmental concerns were noted during the city directory review.

### 3.5 Client-Provided Information and Interviews

The client, Preferred Bank, did not report to AEI any environmental liens encumbering the subject property or report any information to AEI regarding previous uses or ownership of the subject property that indicated recognized environmental conditions in connection with the subject property. The client did not provide any title records or previous environmental reports to AEI for review.

The client was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

#### 4.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for a location of the sites in relation to the subject property.

#### 4.1 Records Summary

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as RCRA CORRACTS site	No	No
Identification as State (CalSites SPL/SCL) site	No	No
Identification as CERCLIS/NFRAP site	No	No
Reported as leaking underground storage tanks (LUST) site	No	No
Identification as solid waste landfill (SWLF)	No	No
Registered underground/aboveground storage tanks (UST/AST)	No	No
Identification as an Emergency Response Notification Systems (ERNS) site	No	No
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	No
Identification as SPILLS Site	No	No

The subject property was not identified during the regulatory database search.

## 4.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the south.

## 4.3 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

No sites within a 1-mile radius of the subject property were identified during the NPL database search.

CORRACTS is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing "corrective action". A "corrective action order" is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

California Sites (CalSites) are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites.

No sites within a 1-mile radius of the subject property were identified during the CalSites database search.

CERCLIS/NFRAP is a list of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on

the "No Further Remedial Action Planned" (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

No sites within a 1/2-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

Leaking Underground Storage Tanks (LUST) List is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

No sites within a 1/2-mile radius of the subject property were identified during the LUST database search.

Solid Waste Landfills (SWLF) is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a 1/2-mile radius of the subject property were identified during the SWLF database search.

Underground/Aboveground Storage Tanks (UST/AST) List is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

No sites within a 1/4-mile radius of the subject property were identified during the UST/AST database search.

Emergency Response Notification Systems (ERNS) List is EPA's database of emergency response actions.

No sites within a 1/8-mile radius of the subject property were identified during the ERNS database search.

Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1/2-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 1/8-mile radius from the subject property.

No sites within a 1/2-mile radius of the subject property were identified during the RCRA-TSD database search.

Three sites within a 1/8-mile radius of the subject property were identified during the RCRA (LG- and SM-GEN) database search.

The storage, treatment, disposal and/or generation of hazardous materials at these sites is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.3.

**SPILLS sites** are provided by the Regional Water Quality Control Board (RWQCB). This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a 1/8-mile radius of the subject property were identified during the SPILLS database search.

## 5.0 SITE INSPECTION AND RECONNAISSANCE

On April 10, 2004, a site reconnaissance of the subject property and adjacent properties was conducted by Brandi Reese of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM E1527 §8.4.2, 8.4.3 and 8.4.4.

### 5.1 On-Site Observations

Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

None of the above listed items were observed during the site inspection. The subject property is currently undeveloped, vacant land. It is unlikely that hazardous materials or petroleum products are utilized on the subject property.

### 5.2 Non-ASTM Services

#### *Asbestos-Containing Building Materials*

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM)

unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Due to the lack of structures on the property, the presence of ACMs is not a concern at this time.

***Lead-Based Paint***

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g by dry weight) or more of lead. In Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", states that a lead-based paint hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. In buildings constructed after 1978, it is very unlikely that lead-based paint is present.

Due to the lack of structures on the property, the presence of lead-based paint is not a concern at this time.

**5.3 Adjacent Property Reconnaissance Findings**

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and Petroleum Products in Connection with Adjacent Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

***Hazardous Substances and/or Petroleum Products in Connection with Property Use***

The adjacent properties to the southeast and southwest are a Chrysler auto dealership and repair and Foothill Chevrolet auto dealership and repair, respectively. Hazardous materials and petroleum products are typically stored onsite at these types of facilities. AEI did not find any report of release from this property. The storage, treatment, disposal and/or generation of hazardous materials at these sites is not a significant environmental concern based on the lack of a documented release

## 6.0 FINDINGS AND CONCLUSIONS

### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- No on-site environmental issues were identified during the course of this investigation.

### *Conclusions, Opinions, and Recommendations*

AEI's investigation has revealed no evidence of recognized environmental conditions associated with the subject property or nearby properties. AEI recommends no further investigations for the subject property at this time.

## 7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 26901 Auto Center Drive in the City of Foothill Ranch, Orange County, California, in conformance with the scope and limitations of ASTM Standard E1527. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

**Prepared By:**

**Reviewed By:**

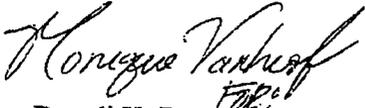
Brandi K. Reese  
Project manager, Geologist

Orion Alcalay, REA, M.S.  
Senior Author

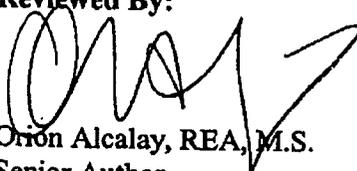
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### Prepared By:

  
Brandi K. Reese  
Project manager, Geologist

### Reviewed By:

  
Orion Alcalay, REA, M.S.  
Senior Author



**APPENDIX D**  
**QUALIFICATIONS**

**Eric Monzon, B.S.**  
**Environmental Scientist**

BS- Environmental Sciences, University of California, Riverside

Mr. Monzón has had experience in the environmental field performing real estate property transaction assessments and Phase I Environmental Site Assessments. He is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including the standard ASTM and customized client formats.

Mr. Monzón has technical experience working for the following financial institutions:

- United Commercial Bank
- First Bank of Beverly Hills
- California Bank & Trust
- East West Bank
- Washington Mutual Bank
- Jackson Federal Bank
- Wells Fargo Bank
- NorthMarq Capital
- Morgan Stanley Mortgage Capital
- Comerica Bank.

**Monique A. Burrola, REA**  
**Department Manager**

BS – Environmental Science, cum laude, University of Southern California  
Emphasis in Biology  
Wrigley Institute for Environmental Studies Research Program, Catalina Island  
California Registered Environmental Assessor (REA I – 08218)  
EPA Accredited Asbestos Inspector

Ms. Burrola has six years experience in the environmental service industry. Ms. Burrola's background in environmental science and direct experience in environmental consulting, allows her to offer the most effective means of regulatory compliance. Ms. Burrola has project experience in Phase I Environmental Site Assessments (ESAs), Environmental Transaction Screens, radon screening, asbestos inspections, and lead-based paint inspections. Ms. Burrola is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of a varied number of reporting standards, including the standard ASTM, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, Freddie Mac, HUD, and customized client formats.

Project experience for Ms. Burrola includes:

- Completed hundreds of Phase I Environmental Site Assessments and Environmental Transaction Screens on residential, commercial and industrial properties throughout the U.S.
- Reviewed and evaluated hundreds of third-party Phase I, Phase II and Phase III reports
- Assisted on several Phase II investigations of gasoline service stations, dry cleaning facilities and industrial sites
- Conducted several asbestos and lead-based paint inspections of commercial and residential properties
- Performed water sampling on several residential properties to detect the presence of lead in water
- Conducted radon testing at several residential properties throughout Southern California and Nevada
- Participated in a continuous portfolio of gas station assessments throughout the U.S. for a single nationwide client
- Managed the storage and disposal of hazardous waste at a metal fabrication plant, an aerospace manufacturing facility and a community college campus
- Performed environmental and financial audits of Solid Waste Landfills and Treatment, Storage and Disposal Facilities
- Conducted various safety trainings to entire company staffs

**AEI**

Additionally, Ms. Burrola has a working experience in the environmental permitting process, which has included the implementation and employee training of Storm Water Pollution Prevention Plans (SWPPP), Injury Illness Prevention Plans (IIPP), Hazardous Materials Business Plans (HMBPs), Business Emergency Plans (BEPs), and Hazardous Materials Inventory Statements (HMIS).

For the past five years, Ms. Burrola has performed and supervised over 1,000 Phase I Environmental Site Assessments and Environmental Transaction Screens for lenders and buyers. As a senior member of the Due Diligence staff, Ms. Burrola provides senior review expertise to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments and Environmental Transaction Screens. AEI's review process provides for customization of reports to client needs, as well as strict conformance to ASTM standards. Ms. Burrola's day to day responsibilities include project oversight, staff supervision, employee training, report review and client management.

Ms. Burrola's Environmental Due Diligence Project Management experience has included:

- Managed portfolio projects involving properties throughout the United States, including large apartment complexes and shopping malls
- Managed a portfolio of over 100 residential and commercial sites for the City of Ontario redevelopment project
- Performed and supervised environmental due diligence of a portfolio of high-rise office buildings in Southern California

Ms. Burrola has technical experience working for the following financial institutions:

- Washington Mutual Bank
- Citigroup Global Markets
- Citibank North America
- California Bank and Trust
- Union Bank of California
- East West Bank
- Comerica Bank
- United Commercial Bank
- Countrywide Commercial Real Estate
- Morgan Stanley Mortgage Capital, Inc.
- Lehman Brothers
- City National Bank

**AEI**

August 20, 2007

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

26901 Auto Center Drive  
Foothill Ranch, California 92610

AEI Project No. 274001

Prepared For



250 Brooks Street  
Laguna Beach, California 92651

Prepared By

**AEI CONSULTANTS**  
2447 Pacific Coast Highway, Suite 101  
Hermosa Beach, California 90254  
(310) 798-4255

**AEI**

## EXECUTIVE SUMMARY

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AEI Consultants (AEI) was retained by Kahl and Goveia to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 26901 Auto Center Drive in the City of Foothill Ranch, Orange County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

### *Property Description*

The subject property is located on the east side of Bake Parkway, on the south side of Portola Parkway, and on the north and west side of Auto Center Drive in a commercial area of Foothill Ranch. The property totals approximately 4.80-acres and is improved with a single-story commercial building with mezzanine totaling approximately 25,500 square feet. The building is currently vacant. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping.

The property was developed with the current improvements circa 2005. Based on a review of historical sources, the subject property was vacant vegetated land from circa 1938 to circa 2002. The subject property was vacant graded land from circa 2002 to circa 2005. The subject property was developed with a car dealership from circa 2005 to the present. The former auto dealership was identified as Foothill Ranch Buick, Pontiac, GMC, which occupied the subject property from circa 2005 to February 2007. No potential environmental concerns were identified in association with the current or historical use of the subject property. According to the user of this report, the subject property is also identified with the additional address 71 Auto Center Drive, which was not researched as part of this investigation.

The immediately surrounding properties consist of Blockbuster and Washington Mutual Bank to the north-northwest; Wet Seal to the north, northeast, and east; Urban Chrysler, Jeep, Dodge to the southeast; Foothill Ranch Chevrolet to the south; vacant graded land to the southwest; Kuta Grille to the west and Chilli's restaurant to the northwest. Auto Center Drive is adjacent to the south and southeast; Portola Parkway is adjacent to the north, northeast, and east; and Bake Parkway is adjacent to the west and northwest of the subject property.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the west.

### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation

has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-05. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- During the on-site reconnaissance, AEI noted the presence of one (1) 55-gallon drum of used oil filters, one (1) 10-gallon drum of used oil filters, one (1) 5-gallon bucket of grease, and one (1) 10-gallon drum of gear lube. No potential conduits to the subsurface or significant staining were noted within the vicinity of the hazardous materials. According to Ms. Mardanus, the representative for the owner, the former dealership only operated for approximately a year and a half. AEI was not provided with any copies of hazardous waste manifests and/or information as to the type and quantity of hazardous materials stored on site. Additionally, this site was identified in the regulatory database as a RCRA small quantity generator of ignitable wastes. Based on previous experience with service centers however the amount of hazardous materials stored on site is presumed to be limited to automobile fluid changing and parts washing for reparation activities. Based on the relatively short duration of operation, and the presumed small quantities of hazardous materials, the former use of hazardous materials on-site is not expected to represent a significant environmental concern.
- AEI noted the presence of a 2,000-gallon aboveground storage tank (AST) located on the northwest side of the subject property building. The AST was double-walled, made of steel, and divided into four (4) chambers; which contained motor oil, transmission fluid, waste coolant, and waste oil. According to service records for the AST, the waste oil and waste coolant were hauled away on a monthly basis by All Phase Environmental Services. The AST appeared to be empty at the time of the site reconnaissance, and Ms. Mardanus informed AEI that they were in the process of contracting someone to remove all of the remaining equipment associated with the former car dealership. AEI also noted that the AST was connected to ceiling supported lube reels located in the service area. It should be noted that use of this type of system would indicate that waste oil was suctioned from cars into the AST and not transported by hand, which would reduce the likelihood of small spills. No

signs of leakage, significant staining, or potential conduits to the subsurface was noted within the vicinity of the AST or the lube reels in the service area. Additionally, the AST only operated for approximately a year and a half. Based on the short duration of use, the lack of significant staining or leakage, and the lack of potential conduits to the subsurface, the presence of the AST and the lube reel equipment is not expected to represent a significant environmental concern.

- AEI also noted the presence of eight (8) aboveground hydraulic lifts located in the service area. Based on previous experience with hydraulic lifts, the quantity of hydraulic fluid used with this equipment is small. The equipment was only used for approximately a year and a half and no signs of leakage, staining or potential conduits to the subsurface were noted within the vicinity of the lifts. Based on the small quantity of hydraulic fluid used in connection with the operations of this equipment, the presence of this equipment is not expected to represent a significant environmental concern.
- AEI also noted the presence of collection drains in the service area, next to the reverse osmosis system and in the carwash bays. No significant staining or hazardous materials were noted within the vicinity of the drains. Additionally, these drains are connected to a three-stage subsurface clarifier located on the southwest side of the subject property. AEI was not provided with any waste water permits for the clarifier or any specifications as to the size or maintenance of the clarifier. AEI was not able to open the clarifier to see if the clarifier was empty. Clarifiers have the potential to act as a conduit to the subsurface of the subject property and, consequently, oils or solvents present in the waste stream could impact the soil beneath the property if the clarifier or drain system was compromised. Additionally, the clarifier was installed in 2005 and only used for approximately a year and a half. Based on the relatively short duration of use, the presence of the clarifier is not expected to represent a significant environmental concern at this time.

### ***Conclusions, Opinions, and Recommendations***

We have performed a Phase I Environmental Site Assessment for the property located at 26901 Auto Center Drive in the City of Foothill Ranch, Orange County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. AEI recommends no further investigations for the subject property at this time.

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## **1.0 INTRODUCTION**

---

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 26901 Auto Center Drive in the City of Foothill Ranch, Orange County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

### **1.1 Scope of Work**

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

### **1.2 Significant Assumptions**

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, AEI Consultants has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. AEI Consultants assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes

the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

### 1.3 Limitations

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

If requested by the client, these non-scope issues are discussed in Section 6.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

- 1) 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-05.
- 2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market

conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

#### **1.4 Data Gap and Data Failure**

According to ASTM E1527-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

The following data gaps were identified during the course of this investigation:

- Pursuant to ASTM Standard E1527 Section 7.1.4.2, information that is obtainable within a reasonable time frame is information that will be provided by the source within 20 calendar days of receiving a public information request. Based on the expected response time of over 20 calendar days for Orange County Health Care Agency (OCHCA) and the Orange County Building Department (OCBD), records from these agencies are not considered reasonably ascertainable. Based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.
- Depth to groundwater for the subject property area was not reasonably ascertainable because the nearest water well was too far away; as a result depth to groundwater information was not included in the report.
- Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable and therefore, this constitutes a data gap. However, based on information obtained from other sources including, previous environmental reports, aerial photographs, interviews, and agency information, this data gap is not expected to significantly alter the overall findings of this investigation.
- According to the User of this report, the subject property is also identified with the additional address 71 Auto Center Drive. Due to time constraints associated with this report, this additional address was not researched as part of this investigation, which constitutes a limitation. Based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.

Due to time constraints, the client has requested that AEI issue this report despite the above-listed limitations.

### **1.5 Reliance**

This investigation was prepared for the sole use and benefit of Kahl and Goveia. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Kahl and Goveia.

## **2.0 SITE AND VICINITY DESCRIPTION**

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### **2.1 Site Location and Description**

The subject property is located on the east side of Bake Parkway, on the south side of Portola Parkway, and on the north and west side of Auto Center Drive. The property totals approximately 4.80-acres and is improved with a single-story commercial building with mezzanine totaling approximately 25,500 square feet. The building is currently vacant. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping. The subject property was developed with the current improvements in 2005.

The subject property was identified in the regulatory database as a RCRA small quantity generator site, and is further discussed in Section 5.3.

According to the Chicago Title Company, the subject property is identified with the Assessor's Parcel Number (APN) 612-161-12. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by the Gas Company and Southern California Edison (SCE), respectively. Potable water and sewage disposal are provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

### **2.2 Site and Vicinity Characteristics**

The subject property is located in a commercial area of Foothill Ranch. The immediately surrounding properties consist of Blockbuster and Washington Mutual Bank to the north-northwest; Wet Seal to the north, northeast, and east; Urban Chrysler, Jeep, Dodge to the southeast; Foothill Ranch Chevrolet to the south; vacant graded land to the southwest; Kuta Grille to the west and Chilli's restaurant to the northwest. Auto Center Drive is adjacent to the south and southeast; Portola Parkway is adjacent to the north, northeast, and east; and Bake Parkway is adjacent to the west and northwest of the subject property.

### **2.3 Geology and Hydrogeology**

According to the United States Department of Agriculture Soil Conservation Service Soil Survey of Orange County, the subject property is underlain by soils of the Myford Series. The Myford series consists of moderately well drained soils on marine terraces. These soils formed in sandy sediments. Slopes are 0 to 30 percent. Elevation ranges from 50 to 1,500 feet. In a typical profile the surface layer is pale brown and pinkish gray, medium acid sandy loam four inches thick. The subsurface layer is pinkish gray, medium acid sandy loam eight inches thick. The upper six inches of the subsoil is brown, medium acid sandy clay; the next seventeen inches is brown, neutral and moderately light brown, calcareous sandy clay loam and sandy loam. The substratum is very pale brown slightly acid sandy loam to a depth of 79 inches or more. Myford soils are used for citrus, pasture, range, barley, and urban development.

Based on a review of the USGS El Toro Quadrangle Topographic Map, the subject property is situated approximately 856 feet above mean sea level, and the local topography is very hilly and sloped to the west. The nearest surface water is Serrano Creek, located approximately 0.47 mile south-southeast. Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the west.

### **3.0 HISTORICAL REVIEW OF SITE AND VICINITY**

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According to historical sources, the subject property was vacant vegetated land from circa 1938 to circa 2002. The subject property was vacant graded land from circa 2002 to circa 2005. The subject property was developed with a car dealership from circa 2005 to the present. The former auto dealership was identified as Foothill Ranch Buick, Pontiac, GMC, which occupied the subject property from circa 2005 to February 2007. No potential environmental concerns were identified in association with the current or historical use of the subject property. According to the user of this report, the subject property is also identified with the additional address 71 Auto Center Drive, which was not researched as part of this investigation.

#### **3.1 Aerial Photograph Review**

On August 6, 2007, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1938  
Scale: 1:20,000

Date: 1983  
Scale: 1:36,000

Date: 1946  
Scale: 1:23,600

Date: 1994  
Scale: 1:40,000

Date: 1952  
Scale: 1:20,000

Date: 2002  
Scale: 1:40,000

Date: 1968  
Scale: 1:28,800

In the 1938, 1946, 1952, 1968, and 1983 aerial photographs, the subject property and the immediately adjacent properties appear to be vacant vegetated land.

In the 1994 aerial photograph, the subject property and the immediately adjacent properties appear to be vacant graded land. Bake Parkway and Portola Parkway are now visible.

In the 2002 aerial photograph, the subject property appears to be vacant graded land. Two (2) commercial buildings are visible to the north-northwest; a large industrial building is visible to the north, northeast and east; car dealerships are visible to the southeast and south; vacant graded land is visible to the southwest; a commercial plaza is visible to the west and northwest. Auto Center Drive is now visible to the southeast and south.

High-quality copies of reviewed aerial photographs are included as Figure 3.

### **3.2 Regulatory Agencies**

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to Activity and Use Limitations (AULs), defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested. Specifically AULs are comprised of engineering controls (EC) and institutional controls (IC).

*Engineering Controls* are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

#### **3.2.1 Health Department**

On August 2, 2007, the Orange County Health Care Agency (OCHCA) was contacted to review files on the subject property and nearby sites of concern. Files at the OCHCA may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

Due to the time constraints associated with this report, AEI was not able to obtain records from the OCHCA. Based on the detailed information gathered from other sources, the lack of this information is not expected to alter the overall conclusions of this investigation.

#### **3.2.2 Fire Department**

On August 2, 2007, the Orange County Fire Authority (OCFA) was contacted for information on the subject property to identify any evidence of previous or current hazardous material usage.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the OCFA.

#### **3.2.3 Building Department**

On August 6, 2007, the Orange County Building Department (OCBD) was contacted for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Due to the time constraints associated with this report, AEI was not able to obtain records from the OCBD. Based on the detailed information gathered from other sources, the lack of this information is not expected to alter the overall conclusions of this investigation.

#### ***3.2.4 Planning Department***

On August 6, 2007, the Orange County Planning Department (OCPD) was contacted for information on the subject property in order to identify AULs associated with the subject property.

No information indicating the existence of AULs was on file for the subject property with the OCPD.

#### ***3.2.5 Department of Oil and Gas***

Department of Oil and Gas (DOG) maps concerning the subject property and nearby properties were reviewed. DOG maps contain information regarding oil and gas development.

According to the DOG map, there are no oil or gas wells within 500 feet of the subject property. No environmental concerns were noted during the DOG map review.

#### ***3.2.6 Air Quality Management District***

On August 2, 2007, the South Coast Air Quality Management District (SCAQMD) was contacted for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage. Additionally, SCAQMD may contain information regarding operating permits for air emission equipment primarily from stationary sources of air pollution, such as dry cleaning machines, boilers, and/or underground storage tanks.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the SCAQMD.

### **3.3 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the Seattle Public Library's collection of Sanborn Fire Insurance maps on August 2, 2007.

Sanborn map coverage was not available for the subject property.

### **3.4 City Directories**

A search of historic city directories was conducted for the subject property at Haines & Company, Inc. and Sherman Library on August 8, 2007. Directories were available and

reviewed for the years 1964 through 2005. The following table summarizes the results of the city directory search.

*City Directory Search Results*

<b>Year(s)</b>	<b>Occupant Listed</b>
1964, 1969, 1972, 1974, 1975, 1977, 1982, 1987, 1992, 1997, and 2002	Street and address are not listed.
2005	Street is listed but address is not.

No listings were found during the city directory search.

## **4.0 INTERVIEWS AND USER PROVIDED INFORMATION**

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### **4.1 Interviews**

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

#### ***4.1.1 Interview with Owner***

The representative for the subject property owner, Ms. Cynthia Mardanus, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Ms. Mardanus stated that the subject property, which is currently vacant, was previously occupied by an auto dealership. Ms. Mardanus further stated that the auto dealership operated on site for about a year and a half. Ms. Mardanus informed AEI that the former dealership had vacated the subject property in February 2007. Ms. Mardanus stated that she was not aware of any previous or current underground storage tanks, sumps, dry cleaners, gas stations, manufacturing facilities, or printing tenants for the subject property. However, Ms. Mardanus stated that the former dealership operated a service department and that she was aware of an aboveground storage tank and use of hazardous materials associated with the service department. Ms. Mardanus also stated that the subject property was developed with a 3-stage clarifier. Ms. Mardanus stated that she would attempt to find and provide AEI with any manifests or permits associated with the former hazardous materials, AST, and/or the clarifier; however, Ms. Mardanus informed AEI that the documentation may not be readily accessible due to the fact that all of the former dealership files were in storage. As of the issuance of this report, AEI has not been provided with any hazardous waste manifests, permits, or other documentation for the former hazardous materials, AST, or the clarifier. AEI attempted to contact the owner of the subject property but was only provided contact information for the representative for the owner.

#### ***4.1.2 Interview with Report User***

The representative for the report user, Ms. Amy Williams, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. Ms. Williams stated that the subject property was currently owned by Pacific Foothill Ranch, Inc. and that the user of this report, Kahl and Goveia, was going to purchase the property. Ms. Williams stated that the subject property had been developed in circa 2005 and that the property was currently vacant. Ms. Williams informed AEI that she was aware that the subject property was previously

occupied by an auto dealership. Ms. Williams further stated that prior to the development of the current subject property improvements the property had been vacant undeveloped land. Ms. Williams stated that she was aware of an aboveground storage tanks and hydraulic lifts used in association with the former dealerships service department. Ms. Williams further stated that she was not aware of any previous or current underground storage tanks, sumps, clarifiers, hazardous materials use, dry cleaners, gas stations, manufacturing facilities, or printing tenants for the subject property, other than those factors she had previously stated for the former dealership. Ms. Williams was not aware of any environmental issues, law suits or liens against the property. Ms. Williams also informed AEI that she was not aware of any additional addresses for the property. Ms. Williams was aware that AEI had performed a previous *Phase I Environmental Site Assessment* for the property in April 2004.

According to the User of this report, the subject property is also identified with the additional address 71 Auto Center Drive. Due to time constraints associated with this report, this additional address was not researched as part of this investigation, which constitutes a limitation. Based on the quality of information obtained from other sources, this limitation is not expected to alter the findings of this investigation.

#### ***4.1.3 Interview with Key Site Manager***

The key site manager, Ms. Mardanus, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

#### ***4.1.4 Past Owners, Operators and Occupants***

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable and therefore, this constitutes a data gap. However, based on information obtained from other sources including, previous environmental reports, aerial photographs, interviews, and agency information, this data gap is not expected to significantly alter the overall findings of this investigation.

#### ***4.1.5 Interview with Others***

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

## **4.2 User Provided Information**

User provided information is intended to help identify the possibility of RECs in connection with the subject property. In addition, pursuant to ASTM E1527-05, the User completed the *ASTM User Questionnaire*. Please refer to Appendix C: References for a copy of the questionnaire.

### ***4.2.1 Title Records/Environmental Liens/AULs***

The User did not provide any title records, AULs or documentation indicating environmental liens encumbering the subject property or any information regarding previous uses or ownership of the subject property that indicated recognized environmental conditions.

The User of the report provided a Preliminary Title Report for the subject property. No records of AULs or environmental liens encumbering the subject property or any information regarding previous uses or ownership of the subject property that indicated recognized environmental conditions, was found upon review of the provided title information.

### ***4.2.2 Specialized Knowledge***

AEI was not informed by the User of any specialized knowledge or experience related to the subject property or nearby properties.

### ***4.2.3 Valuation Reduction for Environmental Issues***

The User did not indicate to AEI any information to suggest that the valuation of the subject property is significantly less than the valuation for comparable properties due to environmental factors.

### ***4.2.4 Commonly Known or Reasonably Ascertainable Information***

The User did not inform AEI of any commonly known or reasonably ascertainable information about that the subject property which aided AEI in identifying conditions indicative of a release or threatened release.

### ***4.2.5 Previous Reports and Other Provided Documentation***

A previous report for the subject property, conducted by AEI was also reviewed during this investigation. A summary of this information follows:

#### ***Phase I Environmental Site Assessment, AEI Consultants, Inc. (April 22, 2004)***

The previous environmental report performed by AEI was conducted prior to the development of the current subject property improvements. The previous report describes the subject property as vacant graded land and states that historical sources indicate that the subject property was never

developed. The previous report found no significant environmental issues associated with the subject property and recommended no further action.

## 5.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for the locations of the sites in relation to the subject property.

### 5.1 Records Summary

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as a Federal Delisted NPL site	No	No
Identification as CERCLIS and/or CERCLIS/NFRAP site	No	No
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	Yes	No
Identification as RCRA CORRACTS site	No	No
Identification in Federal Institutional Control/Engineering Control Registries	No	N/A
Identification as an Emergency Response Notification Systems (ERNS) site	No	N/A
Identification as State/Tribal (CalSites SPL/SCL) site	No	No
Identification as SPILLS Site	No	No
Identification as State/Tribal solid waste landfill (SWLF)	No	No
Identification as PERMITS site	No	No
Identification as State/Tribal registered underground/aboveground storage tanks (UST/AST)	No	No
Identification as State/Tribal leaking underground storage tanks (LUST) site	No	No
Identification as State/Tribal Institutional Control/Engineering Control site	No	N/A

Identification as State/Tribal Voluntary Cleanup Program (VCP) site	No	No
Identification as Federal Land Use/Indian Lands of the U.S. sites	No	No
Identification as State/Tribal Brownfields site	No	No

The subject property was identified as a RCRA small quantity generator site and is further discussed in Section 5.3.

## 5.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the west. Migration of VOC contaminants in the vapor phase have also been documented which have the potential to impact the subject property; however, evaluation of vapor phase migration and intrusion is beyond the scope of this assessment.

## 5.3 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

No sites within a 1-mile radius of the subject property were identified during the NPL database search.

Federal Delisted NPL List consists of sites that no longer require further response actions as determined by the EPA.

No sites within a ½-mile radius of the subject property were identified during the Delisted NPL database search.

CERCLIS and CERCLIS/NFRAP are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the "No Further Remedial Action Planned" (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

No sites within a ½-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

**Resource Conservation and Recovery Act (RCRA) Program** identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 1/8-mile radius from the subject property.

No sites within a 1-mile radius of the subject property were identified during the RCRA-TSD database search.

One (1) site within a 1/8-mile radius of the subject property was identified during the RCRA (LG- and SM-GEN) database search. This site was identified as the subject property and is discussed below:

- The subject property, identified as Pacific Foothill Ranch at 71 Auto Center was identified as a new and used car dealer that handles and generates small quantities of hazardous materials, specifically ignitable wastes. The use of hazardous materials on site is further discussed in Section 6.0. Based on the factors discussed in Section 6.0, the former use of hazardous materials on site is not expected to represent a significant environmental concern.

**CORRACTS** is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing "corrective action". A "corrective action order" is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

**Federal Institutional Control (IC)/Engineering Control (EC) Registries** consist of sites with institutional controls (administrative measures such as land use restrictions, deed restrictions and post remediation requirements intended to prevent exposure to contaminants remaining on site), and engineering controls (physical methods to create pathway elimination for regulated substances to enter environmental media or effect human health).

The subject property was not identified in the Federal IC/EC database search.

**Emergency Response Notification Systems (ERNS) List** is EPA's database of emergency response actions.

The subject property was not identified during the ERNS database search.

**State/Tribal Sites (CalSites)** are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (NPL); States Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

No sites within a 1-mile radius of the subject property were identified during the State/Tribal CalSites database search.

**SPILLS sites** are provided by the Regional Water Quality Control Board (RWQCB). This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a 1/8-mile radius of the subject property were identified during the SPILLS database search.

**State/Tribal Solid Waste Landfills (SWLF)** is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a 1/2-mile radius of the subject property were identified during the State/Tribal SWLF database search.

**PERMITS Sites** are databases that track establishments issued permits and the status of their permits in relation to compliance with federal, state and local regulations.

No sites within a 1/4-mile radius of the subject property were identified during the PERMITS database search.

**State/Tribal Underground/Aboveground Storage Tanks (UST/AST) List** is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

No sites within a 1/4-mile radius of the subject property were identified during the State/Tribal UST/AST database search.

**State/Tribal Leaking Underground Storage Tanks (LUST) List** is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

No sites within a 1/2-mile radius of the subject property were identified during the State/Tribal LUST database search.

**State/Tribal Institutional Control (IC) and Engineering Control (EC) Site** is a list of deed-restricted sites maintained by the DTSC, where the DTSC has placed limits or requirements on the future use of the site due to varying levels of cleanup possible, practical or necessary at the site.

The subject property was not identified during the State/Tribal IC and EC database search.

**State/Tribal Voluntary Cleanup Program (VCP) Sites** are incorporated in the DTSC SMBRPD database which identifies sites that have known contamination, or those properties undergoing voluntary investigation and/or cleanup and which are listed in the VCP program.

No sites within a ½-mile radius of the subject property were identified during the State/Tribal VCP database search.

**Federal Land Use/Indian Lands of the U.S.** is a database of areas administered by the Bureau of Indian Affairs which include areas of 640 acres or more. Included in the database are Federally-administered lands within a reservation which may or may not be considered part of the reservation. Hazardous materials use/storage permits, LUSTs and USTs on Indian Lands may also be incorporated in the State database listings.

No sites within a ½-mile radius of the subject property were identified during the Federal Land Use/Indian Lands Use database search.

**State/Tribal Brownfields** is a database of abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment. Various states do not have specific Brownfields programs, and thus the information may also be incorporated in the State database listings.

No sites within a ½-mile radius of the subject property were identified during the State/Tribal Brownfields database search.

## 6.0 SITE INSPECTION AND RECONNAISSANCE

On August 13, 2007, a site reconnaissance of the subject property and adjacent properties was conducted by Eric Monzon of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4.

### 6.1 On-Site Observations

Identified		Observation
Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain Fluids
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains, Sumps and Clarifiers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

The subject property is currently unoccupied, but was previously occupied by a car dealership.

#### ***Hazardous Substances and/or Petroleum Products in Connection with Property Use***

During the on-site reconnaissance, AEI noted the presence of one (1) 55-gallon drum of used oil filters, one (1) 10-gallon drum of used oil filters, one (1) 5-gallon bucket of grease, and one (1) 10-gallon drum of gear lube. AEI also identified small quantities of cleaners and lubricants stored in wall mounted fire cabinets in the service area. No potential conduits to the subsurface or significant staining were noted within the vicinity of the hazardous materials. According to Ms. Mardanus, the representative for the owner, the former dealership only operated for approximately a year and a half. AEI was not provided with any copies of hazardous waste manifests and/or information as to the type and quantity of hazardous materials stored on site. Based on previous experience with service centers however the amount of hazardous materials stored on site is presumed to be limited to automobile fluid changing and parts washing for repair activities. Additionally, AEI noted the presence of a 2,000 gallon AST and an

aqueous parts washer, which are further discussed in the following segments of Section 6.1. This site was also listed in the regulatory database as a RCRA small quantity generator of ignitable waste and is further discussed in Section 5.3. Based on the relatively short duration of operation, and the presumed small quantities of hazardous materials, the former use of hazardous materials on-site is not expected to represent a significant environmental concern.

#### ***Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)***

AEI noted the presence of a 2,000-gallon aboveground storage tank (AST) located on the northwest side of the subject property building. The AST was double-walled, made of steel, and divided into four (4) chambers; which contained motor oil, transmission fluid, waste coolant, and waste oil. According to service records for the AST, the waste oil and waste coolant were hauled away on a monthly basis by All Phase Environmental Services. The AST appeared to be empty at the time of the site reconnaissance, and Ms. Mardanus informed AEI that they were in the process of contracting someone to remove all of the remaining equipment associated with the former car dealership. AEI also noted that the AST was connected to ceiling supported lube reels located in the service area. It should be noted that use of this type of system would indicate that waste oil was suctioned from cars into the AST and not transported by hand, which would reduce the likelihood of small spills. No signs of leakage, significant staining, or potential conduits to the subsurface was noted within the vicinity of the AST or the lube reels in the service area. Additionally, the AST only operated for approximately a year and a half. Based on the short duration of use, the lack of significant staining or leakage, and the lack of potential conduits to the subsurface, the presence of the AST and the lube reel equipment is not expected to represent a significant environmental concern.

#### ***Electrical or Mechanical Equipment Likely to Contain Fluids***

Toxic polychlorinated biphenyls (PCBs) were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

#### ***Transformers***

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

One (1) dry transformer was observed on the northwest side of the subject property during the site inspection. The transformer is owned and operated by subject property, and based on the type of transformer and presumed date of installation, is not PCB containing. No spills, staining

or leaks were observed on or around the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

One (1) pad-mounted transformer was observed near the west corner of the subject property building during the site inspection. The transformer is owned and operated by Southern California Edison (SCE), and based on the presumed date of installation, is not PCB containing. No spills, staining or leaks were observed on or around the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

AEI also noted the presence of eight (8) aboveground hydraulic lifts located in the service area. Based on previous experience with hydraulic lifts, the quantity of hydraulic fluid used with this equipment is small. The equipment was only used for approximately a year and a half and no signs of leakage, staining or potential conduits to the subsurface were noted within the vicinity of the lifts. Based on the small quantity of hydraulic fluid used in connection with the operations of this equipment, the presence of this equipment is not expected to represent a significant environmental concern.

#### ***Drains, Sumps and Clarifiers***

Several storm drains were observed in the parking area of the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

AEI also noted the presence of collection drains in the service area, next to the reverse osmosis system and in the carwash bays. No significant staining or hazardous materials were noted within the vicinity of the drains. Additionally, these drains are connected to a three-stage subsurface clarifier located on the southwest side of the subject property. AEI was not provided with any waste water permits for the clarifier or any specifications as to the size or maintenance of the clarifier. AEI was not able to open the clarifier to see if the clarifier was empty. Clarifiers have the potential to act as a conduit to the subsurface of the subject property and, consequently, oils or solvents present in the waste stream could impact the soil beneath the property if the clarifier or drain system was compromised. Additionally, the clarifier was installed in 2005 and only used for approximately a year and a half. Based on the relatively short duration of use, the presence of the clarifier is not expected to represent a significant environmental concern at this time.

#### ***Other***

During the on-site reconnaissance, AEI noted the presence of an aqueous parts washer located in the east corner of the service area. This parts washer uses a potassium carbonate base soap to wash parts. AEI also noted the presence of two (2) 10-gallon drums of potassium carbonate based soap solution next to the parts washer. Additionally, AEI noted the presence of two (2) air compressors located on the northwest side of the property building. No significant staining or potential conduits to the subsurface were noted within the vicinity of the compressors. AEI also

noted the presence of a large water aboveground storage tank (AST) used in association with a reverse osmosis system, located on the northwest side of the property building. The AST and reverse osmosis system are presumed to have been used for the car washing activities. AEI noted the presence of a drain within the vicinity of the reverse osmosis system but no significant staining or hazardous materials were noted within the vicinity of the drain. Based on the nature of use, the relatively short duration of use, and the lack of significant staining, the presence of the parts washer, the compressors, and the water AST are not expected to represent a significant environmental concern at this time.

## 6.2 Non-ASTM Services

### *Building Components*

In general, building components that are in good condition are not expected to represent a health and safety concern to the occupants of a property. Please refer to the table below for a general description of the building components observed during AEI's site inspection.

#### *Observed Building Components*

<b>Material</b>	<b>Location</b>	<b>Condition</b>
Drywall Systems	Throughout Building Interior	Good
Drop-Down Ceiling Tiles	Throughout Building Interior	Good
Roofing Systems	Roof	Not Inspected

Building components were observed to be in good condition during AEI's site inspection.

### *Asbestos-Containing Building Materials*

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Regardless of building construction date, the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey adhering to AHERA sampling protocol be performed prior to demolition or renovation activities that may disturb ACMs. This requirement is typically enforced by the local air pollution control or air quality management district, and specifies that all suspect asbestos-containing materials (ACMs) be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

In general, the following commonly-encountered building components are considered to be friable materials: acoustical plaster, fireproofing, drywall systems, ceiling tiles, wall and ceiling texturing, thermal systems insulation (TSI), various mastics, and roofing products. The following commonly-encountered building materials are considered to be non-friable: vinyl floor tile, sheet vinyl flooring, and asbestos-cement products.

### *Lead-Based Paint*

Lead-based paint is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g by dry weight) or more of lead. Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a lead-based paint hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is

deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, Federally owned housing, and housing receiving Federal assistance are affected by this rule.

Due to the age of the subject property building, it is unlikely that lead-based paint is present.

### ***Radon***

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this investigation. According to the US EPA, the radon zone level for the area is Zone 3, which has a predicted average indoor screening level less than 2 pCi/L, below the action level of 4.0 pCi/L set forth by the EPA.

### ***Drinking Water Sources and Lead in Drinking Water***

The Irvine Ranch Water District supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were well within standards established by the USEPA.

### ***Mold/Indoor Air Quality Issues***

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently green, gray, white, brown or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

AEI Consultants observed interior areas of the subject building(s) in order to identify the significant presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to mold appears to be warranted at this time.

This activity was not designed to discover all areas which may be affected by mold growth on the Property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the Property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the Property.

### 6.3 Adjacent Property Reconnaissance Findings

Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain Fluids
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

The immediately surrounding properties consist of Blockbuster and Washington Mutual Bank to the north-northwest; Wet Seal to the north, northeast, and east; Urban Chrysler, Jeep, Dodge to the southeast; Foothill Ranch Chevrolet to the south; vacant graded land to the southwest; Kuta Grille to the west and Chilli's restaurant to the northwest. Auto Center Drive is adjacent to the south and southeast; Portola Parkway is adjacent to the north, northeast, and east; and Bake Parkway is adjacent to the west and northwest of the subject property.

#### *Electrical or Mechanical Equipment Likely to Contain Fluids*

Five (5) pad-mounted transformers were observed on the adjacent sites to the north-northwest, northeast, southeast, south, and west during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

## 7.0 FINDINGS AND CONCLUSIONS

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### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-05. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- During the on-site reconnaissance, AEI noted the presence of one (1) 55-gallon drum of used oil filters, one (1) 10-gallon drum of used oil filters, one (1) 5-gallon bucket of grease, and one (1) 10-gallon drum of gear lube. No potential conduits to the subsurface or significant staining were noted within the vicinity of the hazardous materials. According to Ms. Mardanus, the representative for the owner, the former dealership only operated for approximately a year and a half. AEI was not provided with any copies of hazardous waste manifests and/or information as to the type and quantity of hazardous materials stored on site. Additionally, this site was identified in the regulatory database as a RCRA small quantity generator of ignitable wastes. Based on previous experience with service centers however the amount of hazardous materials stored on site is presumed to be limited to automobile fluid changing and parts washing for reparation activities. Based on the relatively short duration of operation, and the presumed small quantities of hazardous materials, the former use of hazardous materials on-site is not expected to represent a significant environmental concern.

- AEI noted the presence of a 2,000-gallon aboveground storage tank (AST) located on the northwest side of the subject property building. The AST was double-walled, made of steel, and divided into four (4) chambers; which contained motor oil, transmission fluid, waste coolant, and waste oil. According to service records for the AST, the waste oil and waste coolant were hauled away on a monthly basis by All Phase Environmental Services. The AST appeared to be empty at the time of the site reconnaissance, and Ms. Mardanus informed AEI that they were in the process of contracting someone to remove all of the remaining equipment associated with the former car dealership. AEI also noted that the AST was connected to ceiling supported lube reels located in the service area. It should be noted that use of this type of system would indicate that waste oil was suctioned from cars into the AST and not transported by hand, which would reduce the likelihood of small spills. No signs of leakage, significant staining, or potential conduits to the subsurface was noted within the vicinity of the AST or the lube reels in the service area. Additionally, the AST only operated for approximately a year and a half. Based on the short duration of use, the lack of significant staining or leakage, and the lack of potential conduits to the subsurface, the presence of the AST and the lube reel equipment is not expected to represent a significant environmental concern.
- AEI also noted the presence of eight (8) aboveground hydraulic lifts located in the service area. Based on previous experience with hydraulic lifts, the quantity of hydraulic fluid used with this equipment is small. The equipment was only used for approximately a year and a half and no signs of leakage, staining or potential conduits to the subsurface were noted within the vicinity of the lifts. Based on the small quantity of hydraulic fluid used in connection with the operations of this equipment, the presence of this equipment is not expected to represent a significant environmental concern.
- AEI also noted the presence of collection drains in the service area, next to the reverse osmosis system and in the carwash bays. No significant staining or hazardous materials were noted within the vicinity of the drains. Additionally, these drains are connected to a three-stage subsurface clarifier located on the southwest side of the subject property. AEI was not provided with any waste water permits for the clarifier or any specifications as to the size or maintenance of the clarifier. AEI was not able to open the clarifier to see if the clarifier was empty. Clarifiers have the potential to act as a conduit to the subsurface of the subject property and, consequently, oils or solvents present in the waste stream could impact the soil beneath the property if the clarifier or drain system was compromised. Additionally, the clarifier was installed in 2005 and only used for approximately a year and a half. Based on the relatively short duration of use, the presence of the clarifier is not expected to represent a significant environmental concern at this time.

### ***Conclusions, Opinions, and Recommendations***

We have performed a Phase I Environmental Site Assessment for the property located at 26901 Auto Center Drive in the City of Foothill Ranch, Orange County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

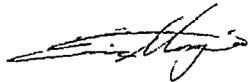
Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. AEI recommends no further investigations for the subject property at this time.

## 8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

By signing this report, the senior author declares that, to the best of his or her professional knowledge and belief, he or she meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

The senior author has the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. The senior author has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

Prepared By:



Eric Monzon  
Environmental Scientist

Reviewed By:



Monique Burrola, REA  
Senior Author



340313284

DECLARANT AND OWNER IN THE DECLARATION, INCLUDING, WITHOUT  
LIMITATION, THE RESERVATION OF OIL, GAS AND MINERAL RIGHTS AND  
WATER RIGHTS.

End of Legal Description

rec'd 11/28/00

*Phase I Environmental Site Assessment*

**Foothill Ranch Parcel 6 Addition  
Between Auto Center Drive & Bake  
Parkway  
Foothill Ranch, California 92610  
Property No. CA2415**

*Prepared for:*

**DaimlerChrysler Corporation  
and all subsidiaries  
800 Chrysler Drive East  
Auburn Hills, MI 48326**

*Prepared by:*

**Earth Tech, Inc.  
100 W. Broadway, Suite 5000  
Long Beach, California 90802-4443**

**September 2002**

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## EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment (ESA) was performed at the Foothill Ranch Parcel 6 Addition (vacant parcel) located between Auto Center Drive & Bake Parkway, Foothill Ranch, California, during September 2002. Interviews with Chrysler personnel, document reviews, and a site walkover conducted as part of the ESA revealed no Recognized Environmental Conditions (RECs) on-site.

Databases containing the National Priorities List (NPL), the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List, the Resource Conservation and Recovery Act (RCRA) list of sites that have notified as hazardous waste Generators and Treatment, Storage, and Disposal (TSD) Facilities, and other lists of sites of concern were reviewed to determine if the Property was listed or if any listed facility was nearby. The Property was not identified on any regulatory databases reviewed. The Property was not identified as having filed a RCRA notification as a small quantity hazardous waste generator. The Property was not identified during the database review as having an active underground storage tank (UST) system or a leaking UST (LUST).

One site within 0.25 miles of the Property was identified as a RCRA small quantity hazardous waste generator. This site does not appear to be located upgradient of the Property. No site within 0.25 miles of the Property was identified as having an active UST system. One site located within 1 mile of the Property was identified as having an open LUST case. This site was noted to have impacted soil only with gasoline. This site does not appear to be located upgradient of the Property.

Based on the results of this Phase I ESA, no further action is recommended for this site.

## 1.0 INTRODUCTION

### 1.1 SCOPE OF SERVICES

This Phase I Environmental Site Assessment (ESA) Report for the Foothill Ranch Parcel 6 Addition located between Auto Center Drive & Bake Parkway, Foothill Ranch, California (the "Property"), was prepared by Earth Tech at the request of Chrysler Realty Corporation. The Property is undeveloped. A map illustrating the location of the site is included as Figure 1 in Appendix A. Tables summarizing the results of the investigation are presented in Appendix B. In general, the Phase I ESA has been completed in accordance with the scope and limitations of ASTM Practice E1527-00. Mr. Steve Williams conducted the visual inspection of the Property on September 18, 2002.

The standard professional practices which Earth Tech conducted to determine if Recognized Environmental Conditions (RECs) existed in connection with the Property included, among other things, a visual inspection of the Property, interviews with selected individuals who might have knowledge of such RECs, a drive-by inspection of accessible adjacent parcels, a review of selected environmental records that were made available to Earth Tech, and a review of a computer search of selected Federal and State environmental databases for indications of the presence of hazardous substances on the Property or on nearby parcels from which those substances might migrate to the Property. This report is subject to the limitations defined in Section 4.0.

### 1.2 PREVIOUS ASSESSMENTS AND INVESTIGATIONS

A previous assessment of a nearby parcel was performed by Earth Tech in 1998. This report was:

Phase I Environmental Site Assessment, Foothill Ranch SW Corner of Portola Parkway & Lake Forest Drive, Foothill Ranch, CA 92610, Property No. CA2415, prepared for DaimlerChrysler Corporation by Earth Tech, dated January 1999.

The property reviewed in 1999 is located approximately 400 feet to the northeast of the Property. This report did not note any on-site or nearby recognized environmental conditions for the property reviewed in 1999.

## 2.0 PHASE I ESA

### 2.1 ENVIRONMENTAL DATABASE REVIEWS

Databases containing the National Priorities List (NPL), the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List, the Resource Conservation and Recovery Act (RCRA) list of sites that have notified as hazardous waste Generators and Treatment, Storage, and Disposal (TSD) Facilities, and other lists of sites of concern were reviewed via a computer search by a commercial service Environmental Data Resources Inc. (EDR) to determine if the Property was listed or if any listed facility was nearby. The database information (Appendix C) has been evaluated in conjunction with the results of the Property inspection and geological setting evaluation. Listed sites that were estimated not to be actually or potentially upgradient from the Property were judged not to represent an environmental concern with respect to the Property.

The Property was not identified in any of the regulatory databases reviewed. The Property was not identified as having filed a RCRA notification as a small quantity hazardous waste generator. The Property was not identified during the database review as having an active underground storage tank (UST) system or a leaking UST (LUST).

One site within 0.25 miles of the Property was identified as a RCRA small quantity hazardous waste generator. This site does not appear to be located upgradient of the Property. No site within 0.25 miles of the Property was identified as having an active UST system. One site located within 1 mile of the Property was identified as having an open LUST case. This site was noted to have impacted soil only with gasoline. This site does not appear to be located upgradient of the Property.

### 2.2 INTERVIEWS

Representatives of government agencies had no information regarding the Property. A summary of the persons contacted or interviewed during the Phase I ESA is included in Table 1 of Appendix B.

The individuals contacted and interviewed identified no significant environmental concerns. No representative of the Property reported any environmental lien or comparable encumbrance upon the Property, or any unresolved notice of violation (or comparable document) pertaining to an environmental matter.

### 2.3 DOCUMENT REVIEWS

Chrysler Realty Corporation provided copies of a parcel plan for the Property.

### 2.4 PROPERTY HISTORY, OWNERSHIP, AND USAGE

The Property is currently vacant and undeveloped. The Property has never been developed or utilized for agriculture.

#### 2.4.1 Aerial Photographs

As part of the 1999 Phase I ESA referenced in Section 1.2, Earth Tech obtained aerial photographs of the general vicinity surrounding the Property through Continental Aerial Photo for the years 1952, 1967, 1973, 1975, 1977, 1978, 1981, 1983, 1987, 1992, 1993, 1995, and 1997. These photos were reviewed as part of this Phase I ESA for the Property. In addition, aerial photographs from the following years

were reviewed: 1946, 1953, 1968, 1977, 1989, and 1994. Copies of aerial photographs were obtained from EDR, Inc.

No RECs or other significant environmental issues were noted during the review of these photographs, which were not identified by other Phase I ESA activities.

#### **2.4.2 Historic Fire Insurance Maps**

After reviewing its files, EDR certified that no Sanborn historical fire insurance map coverage exists for the Property.

#### **2.4.2 Historic Topographic Maps**

The current topographic map, dated 1968 and photorevised in 1982, was reviewed. No REC or other significant environmental issue was noted during the review of historic topographic maps, which was not identified by other Phase I activities.

### **2.5 PROPERTY INSPECTION**

The Property occupies approximately 4.2 acres and contains no buildings. At the time of the visual inspection the Property was completely graded. Several underground utility hookup were being installed, however, none of these have been activated. Figure 2 in Appendix A illustrates the general features of the Property. Copies of site photographs are included within Appendix D.

The visual inspection revealed no stains, unusual odor, stressed vegetation, or other physical evidence of an adverse environmental impact.

No area, which might be subject to regulation as a wetland, was observed on or directly adjacent to the Property.

#### **2.5.1 Utilities**

No utilities were observed to be supplied to the Property.

#### **2.5.2 Recognized Environmental Conditions**

No RECs were identified.

### **2.6 ADJACENT AND SURROUNDING PARCEL USAGES**

The Property is located in an area characterized by commercial or vacant parcels. It is bounded on the north by a vacant parcel, on the east by Auto Centre Drive beyond which is a Chevrolet dealership currently under construction, on the south by a vacant parcel, and on the west by Bake Parkway beyond which is a residential and commercial development.

### **3.0 FINDINGS AND OPINIONS**

A Phase I Environmental Site Assessment (ESA) was performed between Auto Center Drive & Bake Parkway, Foothill Ranch, California, during September 2002. The Property is undeveloped and consequently, the ESA did not include an inspection of building interiors or review of Asbestos-Containing Materials (ACMs). Interviews with personnel familiar with the property, document reviews, and a site inspection conducted as part of the ESA revealed no Recognized Environmental Conditions (RECs) on-site.

Based on the Phase I ESA findings, no further investigation or remediation is recommended for the Property.

#### 4.0 LIMITATIONS

Within the limitations of the agreed-upon Scope of Work, this assessment has been undertaken and performed in a professional manner in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. Due to physical limitations inherent to this or any environmental assessment, Earth Tech expressly does not warrant that the Property is free of pollutants, or that all pollutants have been identified. No other warranties, express or implied, are made.

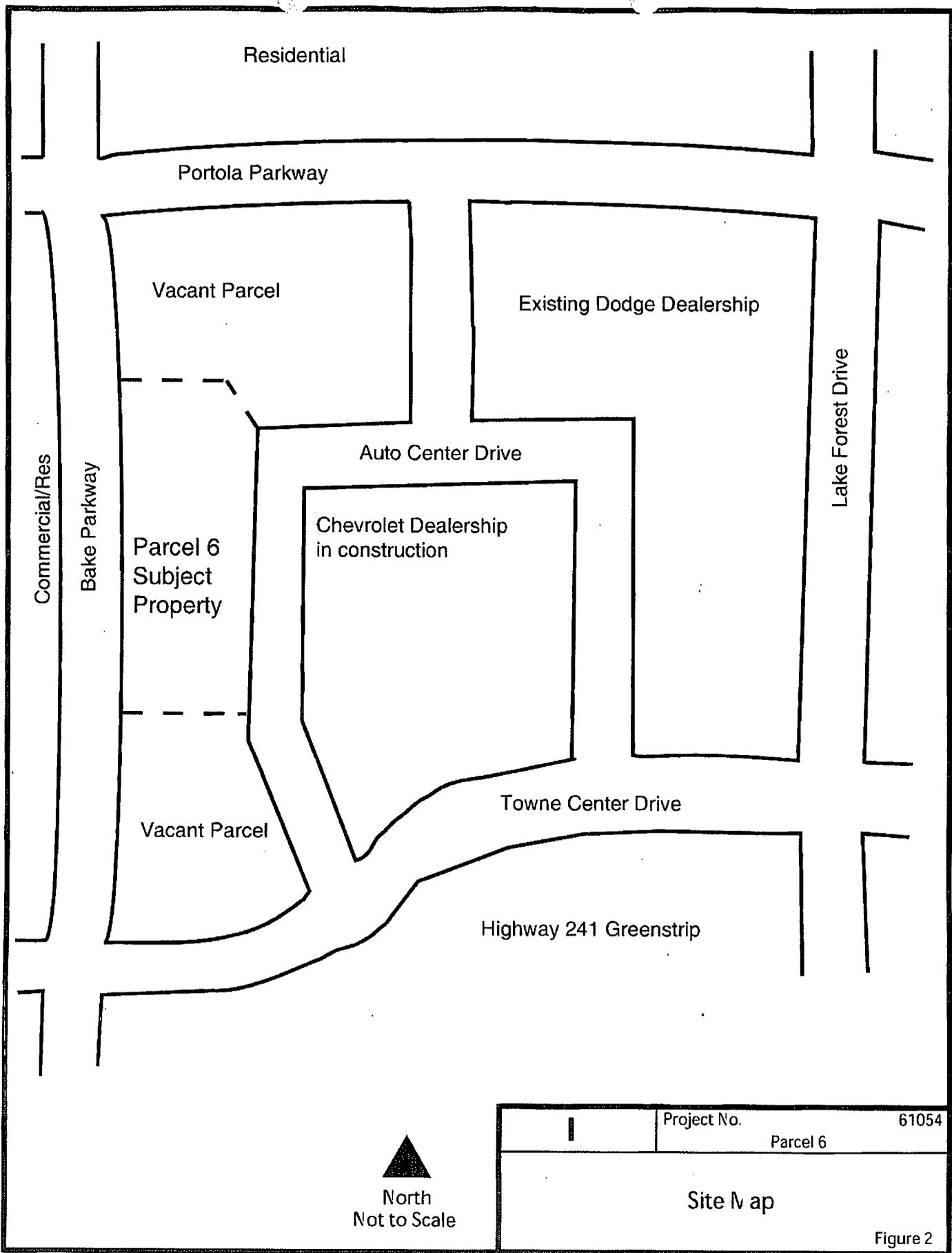
In preparing this report, Earth Tech has relied upon certain information and representations provided by government and Property employees, documents provided by the Property owner and/or operator, and upon government database searches provided by others. Except as discussed, Earth Tech did not attempt to independently verify the accuracy or completeness of that information, but Earth Tech did not detect any inconsistency or omission of a nature that might call into question the validity of any of the information. To the extent that the conclusions in this report are based in whole or in part on such information, those conclusions are contingent on its accuracy and validity. Earth Tech assumes no responsibility for any consequence arising from any information or condition that was concealed, withheld, misrepresented, or otherwise not fully disclosed or available to Earth Tech.

This report has been prepared for the express use of DaimlerChrysler Corporation and all of its subsidiaries ("Chrysler"). No other person or organization is entitled to rely upon any part of this report without the prior written consent of Earth Tech. Chrysler may release all or part(s) of this report to third parties, however, such third party in using this report agrees that it shall have no legal recourse against Earth Tech or its parent or subsidiaries, and shall indemnify and defend Earth Tech or its parent or subsidiaries from and against all claims arising out of or in conjunction with such use or reliance.

This report does not constitute legal advice. In addition, Earth Tech makes no determination or recommendations regarding the decision to purchase, sell, or provide financing for this Property.

**APPENDIX A**

**FIGURES**



**APPENDIX B**

**TABLES**

**TABLE 1**

**CONTACT/INTERVIEW SUMMARY  
FOOTHILL RANCH PARCEL 6 ADDITION  
FOOTHILL RANCH, CA 92610 (Property No. 2415)**

Person Contacted	Representing	Date
Mr. Beehler	Chrysler Realty Corporation	September 18, 2002

**TABLE 2**

**RECOGNIZED ENVIRONMENTAL CONDITIONS  
FOOTHILL RANCH PARCEL 6 ADDITION (PROPERTY NO. CAXXX)  
FOOTHILL RANCH, CA 92610**

RECs	Limited Phase II Actions	Limited Phase II Results
None.	None	None

October 1, 2007

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

APN: 612-161-11  
Lake Forest, California 92630

AEI Project No. 274806

Prepared For:



250 Brooks Street  
Laguna Beach, California 92651

Prepared By

**AEI CONSULTANTS**  
2447 Pacific Coast Highway, Suite 101  
Hermosa Beach, California 90254  
(310) 798-4255

**AEI**

## EXECUTIVE SUMMARY

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AEI Consultants (AEI) was retained by Kahl & Goveia to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at APN 612-161-11 in the City of Lake Forest, Orange County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

### *Property Description*

The subject property is located on the west side of Auto Center Drive and the east side of Bake Parkway in a commercial area of Lake Forest. The property totals approximately 4.2 acres and is currently vacant graded land. No structures are currently developed on the subject property.

The immediately surrounding properties consist of an empty commercial building (71 Auto Center Drive) to be occupied by Buick, Pontiac, and General Motors Company to the north and northeast; a commercial center (41-45 Auto Center Drive) containing restaurants, a nail salon, Towne Center Dental Group, a Market and Liquor store, and Playmates daycare facility to the south; a Chevrolet Dealership (70 Auto Center Drive) to the east beyond Auto Center Drive; and a Target (26762 Portola Parkway) to the southwest beyond Bake Parkway, and a Kuta Grille restaurant (26772 Portola Parkway) to the west beyond Bake Parkway.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the southwest.

### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-05. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- No on-site environmental issues were identified during the course of this investigation.

### ***Conclusions, Opinions, and Recommendations***

We have performed a Phase I Environmental Site Assessment for the property located at APN 612-161-11 in the City of Lake Forest, Orange County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. AEI recommends no further investigations for the subject property at this time.

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- A** PROPERTY PHOTOGRAPHS
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## **1.0 INTRODUCTION**

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This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at APN 612-161-11 in the City of Lake Forest, Orange County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

### **1.1 Scope of Work**

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, their use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

### **1.2 Significant Assumptions**

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, AEI Consultants has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. AEI Consultants assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes

the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

### 1.3 Limitations

Property conditions, as well as local, state, tribal and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

If requested by the client, these non-scope issues are discussed in Section 6.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

- 1) 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-05.
- 2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market

conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit. Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

#### **1.4 Data Gap and Data Failure**

According to ASTM E1527-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

Data failure is one type of data gap. According to ASTM E1527-05 “data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met”. Pursuant to ASTM Standards, historical sources are required to document property use back to the property’s first developed use or back to 1940, whichever is earlier.

The following data gaps were identified during the course of this investigation.

- Since the subject property has never been developed, no physical address was provided to AEI during the course of this investigation. A physical address is often utilized in the historical research process in order to identify any address-specific information, such as regulatory and enforcement actions. However, based on the reliability of other data sources, such as historical aerial photographs, the lack of a physical address is not expected to significantly alter the findings of this investigation.
- Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable and therefore, this constitutes a data gap. However, based on information obtained from other sources including, aerials, local agencies, and interviews, this data gap is not expected to significantly alter the overall findings of this investigation.

#### **1.5 Reliance**

This investigation was prepared for the sole use and benefit of Kahl & Goveia. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Kahl & Goveia.

## **2.0 SITE AND VICINITY DESCRIPTION**

---

### **2.1 Site Location and Description**

The subject property is located on the west side of Auto Center Drive. The subject property is approximately 4.2 acres in size and is currently vacant graded land. No structures are currently developed on the subject property.

According to the Chicago Title Company, the Assessor's Parcel Number (APN) for the subject property is 612-161-11. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by The Gas Company and Southern California Edison (SCE), respectively. Potable water and sewage disposal are provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

### **2.2 Site and Vicinity Characteristics**

The immediately surrounding properties consist of an empty commercial building (71 Auto Center Drive) to be occupied by Buick, Pontiac, and General Motors Company to the north and northeast; a commercial center (41-45 Auto Center Drive) containing restaurants, a nail salon, Towne Center Dental Group, a Market and Liquor store, and Playmates daycare facility to the south; a Chevrolet Dealership (70 Auto Center Drive) to the east beyond Auto Center Drive; and a Target (26762 Portola Parkway) to the southwest beyond Bake Parkway, and the Kuta Grille restaurant (26772 Portola Parkway) to the west beyond Bake Parkway.

The adjacent site to the north was identified in the regulatory database as a RCRA small quantity generator site, and is further discussed in Section 5.3.

### **2.3 Geology and Hydrogeology**

According to information obtained from the United States Department of Agriculture Soil Conservation Service Soil Survey of Orange County, the area surrounding the subject property is underlain by soils of the Alo-Bosanko Association. The Alo-Bosanko Association consists of soils formed in material weathered from calcareous sandstone and shale. This series is about 55 percent Alo soils; 25 percent Bosanko soils; and, 20 percent the Alo variant and Anaheim, Balcom, Calleguas, and San Andreas soils. Alo soils are well drained, and have a dark grayish brown clay surface layer. Bosanko soils are well drained, and have a dark gray clay surface layer.

Based on a review of the USGS El Toro Quadrangle Topographic Map, the subject property is situated approximately 882 feet above mean sea level, and the local topography is sloped to the southwest. The nearest surface water is an unnamed intermittent stream, located approximately 0.06 miles north. Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the southwest. Based on information obtained

from the Gregg Drilling website, the depth to groundwater in the vicinity of the subject property is expected to be encountered at 28 feet below ground surface (bgs).

### **3.0 HISTORICAL REVIEW OF SITE AND VICINITY**

---

Based on a review of historical sources, the subject property has been undeveloped from as early as 1938. No potential environmental concerns were identified in association with the current or historical use of the subject property.

#### **3.1 Aerial Photograph Review**

On September 17, 2007, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1938  
Scale: 1:20,000

Date: 1983  
Scale: 1:36,000

Date: 1946  
Scale: 1:23,600

Date: 1994  
Scale: 1:40,000

Date: 1952  
Scale: 1:20,000

Date: 2002  
Scale: 1:40,000

Date: 1968  
Scale: 1:28,800

In the 1938, 1946, 1952, 1968, and 1983 aerial photographs, the subject property and the immediately adjacent properties appear to be vacant undeveloped land, covered with natural vegetation.

In the 1994 aerial photograph, the subject property and the immediately adjacent properties appear to be vacant graded land. Bake Parkway and Portola Parkway appear to be visible to the adjacent west and non-adjacent north, respectively.

In the 2002 aerial photograph, the subject property appears to be vacant graded land. A commercial structure and parking lot, presumed to be a car dealership, appears to be developed to the east; vacant graded land is visible to the southwest; and a commercial/retail plaza appears to be developed to the west and northwest. Auto Center Drive appears to be developed to the east.

High-quality copies of reviewed aerial photographs are included as Figure 3.

#### **3.2 Regulatory Agencies**

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to Activity and Use Limitations (AULs), defined as legal or physical restrictions, or limitations on the use of, or access to, a site or

facility, is requested. Specifically AULs are comprised of engineering controls (EC) and institutional controls (IC).

*Engineering Controls* are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

### **3.2.1 Health Department**

On September 12, 2007, the County of Orange Health Care Agency (COHCA) was contacted to review files on the subject property and nearby sites of concern. Files at the COHCA may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

Due to the vacant nature of the property and lack of a property address, no records for the subject property were on-file with the COHCA.

### **3.2.2 Fire Department**

On September 12, 2007, the Orange County Fire Authority (OCFA) was contacted for information on the subject property to identify any evidence of previous or current hazardous material usage.

Due to the vacant nature of the property and lack of a property address, no records for the subject property were on-file with the OCFA.

### **3.2.3 Building Department**

On September 12, 2007, the Orange County Building Department (OCBD) was contacted for information on the subject property in order to identify historical tenants and property use.

Due to the vacant nature of the property and lack of a property address, no records for the subject property were on-file with the OCBD.

### **3.2.4 Planning Department**

On September 12, 2007, the Orange County Planning Department (OCPD) was contacted for information on the subject property in order to identify AULs associated with the subject property.

No information indicating the existence of AULs was on file for the subject property with the OCPD.

### ***3.2.5 Department of Oil and Gas***

Department of Oil and Gas (DOG) maps concerning the subject property and nearby properties were reviewed. DOG maps contain information regarding oil and gas development.

According to the DOG map, there are no oil or gas wells within 500 feet of the subject property. No environmental concerns were noted during the DOG map review.

### ***3.2.6 Air Quality Management District***

On September 13, 2007, the South Coast Air Quality Management District (SCAQMD) website was researched for information regarding hazardous emissions on the subject property. Additionally, SCAQMD may contain information regarding operation permits and violations/compliance notices related to air emissions.

Due to the vacant nature of the property and lack of a property address, no records for the subject property were on-file with the SCAQMD.

### **3.3 Sanborn Fire Insurance Maps**

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of Seattle Public Library's collection of Sanborn Fire Insurance maps on September 13, 2007. Sanborn map coverage was not available for the subject property.

### **3.4 City Directories**

Due to the lack of a street address associated with the subject property, AEI was unable to conduct a review of historical city directories. Based upon the data obtained from other historical sources, such as aerial photographs, the lack of this data is not expected to alter the findings of this report.

## **4.0 INTERVIEWS AND USER PROVIDED INFORMATION**

---

### **4.1 Interviews**

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

#### ***4.1.1 Interview with Owner***

The subject property owner, S.K.Y. Companies as represented by Ms. Kim Jones, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

S.K.Y. Companies has owned the subject property for approximately 4 years.

#### ***4.1.2 Interview with Report User***

The report user, S.K.Y. Companies as represented by Ms. Amy Williams, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

#### ***4.1.3 Interview with Key Site Manager***

There was no key site manager for the subject property due to the vacant state of the property.

#### ***4.1.4 Past Owners, Operators and Occupants***

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable and therefore, this constitutes a data gap. However, based on information obtained from other sources including, previous environmental reports, aerial photographs, interviews, and agency information, this data gap is not expected to significantly alter the overall findings of this investigation.

#### ***4.1.5 Interview with Others***

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

#### **4.2 User Provided Information**

User provided information is intended to help identify the possibility of RECs in connection with the subject property. In addition, pursuant to ASTM E1527-05, the User completed the *ASTM User Questionnaire*. Please refer to Appendix C: References for a copy of the questionnaire.

##### ***4.2.1 Title Records/Environmental Liens/AULs***

The User of the report provided a Preliminary Title Report for the subject property. Upon review of the provided title information, it is stated that the insurance for the endorsement is only effective if the land is used or is to be used primarily for commercial purposes. AEI understands that Kahl & Goveia intends to utilize the subject property for commercial use, and so this information encumbering the site will not affect development.

##### ***4.2.2 Specialized Knowledge***

AEI was not informed by the User of any specialized knowledge or experience related to the subject property or nearby properties.

##### ***4.2.3 Valuation Reduction for Environmental Issues***

The User did not indicate to AEI any information to suggest that the valuation of the subject property is significantly less than the valuation for comparable properties due to environmental factors.

##### ***4.2.4 Commonly Known or Reasonably Ascertainable Information***

The User did not inform AEI of any commonly known or reasonably ascertainable information about that the subject property which aided AEI in identifying conditions indicative of a release or threatened release.

##### ***4.2.5 Previous Reports and Other Provided Documentation***

A previous report for the subject property, provided by S.K.Y. Companies, was reviewed during this investigation. A summary of this information follows:

Phase I Environmental Site Assessment at Foothill Ranch Parcel 6 Addition Between Auto Center Drive & Bake Parkway, Earth Tech, Inc. (September 2002)

The previous environmental report performed by Earth Tech, Inc. describes the subject property as vacant land and states that historical sources indicate that the subject property was never developed or used for agriculture. The previous report found no significant environmental issues associated with the subject property and recommended no further action.

## 5.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for the locations of the sites in relation to the subject property.

### 5.1 Records Summary

<b>DATABASE REVIEWED</b>	<b>SUBJECT PROPERTY</b>	<b>ADJACENT PROPERTY</b>
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as a Federal Delisted NPL site	No	No
Identification as CERCLIS and/or CERCLIS/NFRAP site	No	No
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	Yes
Identification as RCRA CORRACTS site	No	No
Identification in Federal Institutional Control/Engineering Control Registries	No	N/A
Identification as an Emergency Response Notification Systems (ERNS) site	No	N/A
Identification as State/Tribal (CalSites SPL/SCL) site	No	No
Identification as SPILLS Site	No	No
Identification as State/Tribal solid waste landfill (SWLF)	No	No
Identification as PERMITS site	No	No
Identification as State/Tribal registered underground/aboveground storage tanks (UST/AST)	No	No
Identification as State/Tribal leaking underground storage tanks (LUST) site	No	No
Identification as State/Tribal Institutional Control/Engineering Control site	No	N/A

Identification as State/Tribal Voluntary Cleanup Program (VCP) site	No	No
Identification as Federal Land Use/Indian Lands of the U.S. sites	No	No
Identification as State/Tribal Brownfields site	No	No

The subject property was not identified during the regulatory database search. However, an adjacent property was identified as a RCRA small quantity generator site and is further discussed in Section 5.3.

## 5.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the southwest. Migration of VOC contaminants in the vapor phase has the potential to impact the subject property; however, evaluation of vapor phase migration and intrusion is beyond the scope of this assessment.

## 5.3 Record Details

**National Priorities List (NPL)** is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

No sites within a 1-mile radius of the subject property were identified during the NPL database search.

**Federal Delisted NPL List** consists of sites that no longer require further response actions as determined by the EPA.

No sites within a ½-mile radius of the subject property were identified during the Delisted NPL database search.

**CERCLIS and CERCLIS/NFRAP** are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to

review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the “No Further Remedial Action Planned” (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

No sites within a ½-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

**Resource Conservation and Recovery Act (RCRA) Program** identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a ¼-mile radius from the subject property.

No sites within a 1-mile radius of the subject property were identified during the RCRA-TSD database search.

Two (2) sites within a ¼-mile radius of the subject property were identified during the RCRA (LG-and SM-GEN) database search. One (1) site is located adjacent to the subject property and is further discussed below:

- Pacific Foothill Ranch, at 71 Auto Center Drive, is located adjacent to the southeast (hydrologically cross-gradient) of the subject property. This site is identified as a small-quantity RCRA Generator site on the regulatory database report. The database indicates this site is a new and used car dealer that handles and generates small quantities of hazardous materials, specifically ignitable wastes. No other details are provided on the database listing. No Notices of Violation (NOVs) are listed for this facility. Based on the assumed direction of groundwater flow and the lack of documented release, the site is not expected to represent a significant environmental concern.

The remaining site is not located on or adjacent to the subject property. The storage, treatment, disposal and/or generation of hazardous materials at this site is not a significant environmental concern based on the lack of a documented release or factors discussed in other segments of this report.

**CORRACTS** is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing “corrective action”. A “corrective action order” is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA

facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

**Federal Institutional Control (IC)/Engineering Control (EC) Registries** consist of sites with institutional controls (administrative measures such as land use restrictions, deed restrictions and post remediation requirements intended to prevent exposure to contaminants remaining on site), and engineering controls (physical methods to create pathway elimination for regulated substances to enter environmental media or effect human health).

The subject property was not identified in the Federal IC/EC database search.

**Emergency Response Notification Systems (ERNS) List** is EPA's database of emergency response actions.

The subject property was not identified during the ERNS database search.

**State/Tribal Sites (CalSites)** are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD) identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (NPL); States Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.

No sites within a 1-mile radius of the subject property were identified during the State/Tribal CalSites database search.

**SPILLS sites** are provided by the Regional Water Quality Control Board (RWQCB). This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a 1/8-mile radius of the subject property were identified during the SPILLS database search.

**State/Tribal Solid Waste Landfills (SWLF)** is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a 1/2-mile radius of the subject property were identified during the State/Tribal SWLF database search.

**PERMITS Sites** are databases that track establishments issued permits and the status of their permits in relation to compliance with federal, state and local regulations.

No sites within a ¼-mile radius of the subject property were identified during the PERMITS database search.

**State/Tribal Underground/Aboveground Storage Tanks (UST/AST) List** is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

No sites within a ¼-mile radius of the subject property were identified during the State/Tribal UST/AST database search.

**State/Tribal Leaking Underground Storage Tanks (LUST) List** is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

No sites within a ½-mile radius of the subject property were identified during the State/Tribal LUST database search.

**State/Tribal Institutional Control (IC) and Engineering Control (EC) Site** is a list of deed-restricted sites maintained by the DTSC, where the DTSC has placed limits or requirements on the future use of the site due to varying levels of cleanup possible, practical or necessary at the site.

The subject property was not identified during the State/Tribal IC and EC database search.

**State/Tribal Voluntary Cleanup Program (VCP) Sites** are incorporated in the DTSC SMBRPD database which identifies sites that have known contamination, or those properties undergoing voluntary investigation and/or cleanup and which are listed in the VCP program.

No sites within a ½-mile radius of the subject property were identified during the State/Tribal VCP database search.

**Federal Land Use/Indian Lands of the U.S.** is a database of areas administered by the Bureau of Indian Affairs which include areas of 640 acres or more. Included in the database are Federally-administered lands within a reservation which may or may not be considered part of the reservation. Hazardous materials use/storage permits, LUSTs and USTs on Indian Lands may also be incorporated in the State database listings.

No sites within a ½-mile radius of the subject property were identified during the Federal Land Use/Indian Lands Use database search.

**State/Tribal Brownfields** is a database of abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for

redevelopment. Various states do not have specific Brownfields programs, and thus the information may also be incorporated in the State database listings.

No sites within a ½-mile radius of the subject property were identified during the State/Tribal Brownfields database search.

## 6.0 SITE INSPECTION AND RECONNAISSANCE

On September 24, 2007, a site reconnaissance of the subject property and adjacent properties was conducted by Deborah Tsien of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4.

### 6.1 On-Site Observations

Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment with Potential to Contain Fluids
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains, Sumps and Clarifiers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

The subject property is currently vacant land. No hazardous materials or petroleum products are utilized on-site.

#### *Drains, Sumps and Clarifiers*

One (1) storm drain was observed in the middle of the west side of the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

## 6.2 Non-ASTM Services

### *Building Components*

In general, building components that are in good condition are not expected to represent a health and safety concern to the occupants of a property. Please refer to the table below for a general description of the building components observed during AEI's site inspection.

Due to the lack of structures at the subject property, building components are not present.

### *Asbestos-Containing Building Materials*

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Due to the lack of structures at the subject property, asbestos-containing building materials are not present.

### *Lead-Based Paint*

Lead-based paint is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g by dry weight) or more of lead. Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a lead-based paint hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, Federally owned housing, and housing receiving Federal assistance are affected by this rule.

Due to the lack of structures at the subject property, lead-based paint is not present.

### *Radon*

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into

three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this investigation. According to the US EPA, the radon zone level for the area is Zone 3, which has a predicted average indoor screening level less than 2 pCi/L, below the action level of 4.0 pCi/L set forth by the EPA.

### ***Drinking Water Sources and Lead in Drinking Water***

The Irvine Ranch Water District supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were well within standards and therefore are well within standards established by the USEPA.

### ***Mold/Indoor Air Quality Issues***

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently green, gray, white, brown or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

Due to the vacant nature of the subject property, it is unlikely that mold is present.

### 6.3 Adjacent Property Reconnaissance Findings

Identified		Observation
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equipment with Potential to Contain Fluids
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drains and Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds and Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Disposal or Evidence of Fill Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Waste Water Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Systems
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

The immediately surrounding properties consist of an empty commercial building (71 Auto Center Drive) to be occupied by Buick, Pontiac, and General Motors Company to the north and northeast; a commercial center (41-45 Auto Center Drive) containing restaurants, a nail salon, Towne Center Dental Group, a Market and Liquor store, and Playmates daycare facility to the south; a Chevrolet Dealership (70 Auto Center Drive) to the east beyond Auto Center Drive; and a Target (26762 Portola Parkway) to the southwest beyond Bake Parkway, and a Kuta Grille restaurant (26772 Portola Parkway) to the west beyond Bake Parkway.

#### ***Electrical or Mechanical Equipment Likely to Contain Fluids***

At least six (6) pad-mounted transformers were observed on the adjacent sites to the south and west during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

## 7.0 FINDINGS AND CONCLUSIONS

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### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- No on-site recognized environmental conditions were identified during the course of this investigation.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1528-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- No on-site environmental issues were identified during the course of this investigation.

### *Conclusions, Opinions, and Recommendations*

We have performed a Phase I Environmental Site Assessment for the property located at APN: 612-161-11 in the City of Lake Forest, Orange County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property. AEI recommends no further investigations for the subject property at this time.

## 8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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By signing this report, the senior author declares that, to the best of his or her professional knowledge and belief, he or she meets the definition of *Environmental Professional* as defined in §312.10.of 40 CFR Part 312.

The senior author has the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. The senior author has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40CFR Part 312.

Prepared By:



Deborah Tsien  
Project Manager

Reviewed By:



Lyly Churchill, REA, M.A.  
Senior Author

