D: Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED RESIDENTIAL DEVELOPMENT, PUBLIC FACILITIES, AND PARK AT FORMER IRWD SITE, LAKE FOREST, CALIFORNIA

Prepared For:

Lewis Investment Company

1156 North Mountain Avenue
Upland, California 91785

Project No. 011797-003

April 23, 2008

Leighton and Associates, Inc.

A LEIGHTON GROUP COMPANY

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To: Lewis Investment Company
1156 North Mountain Avenue
Upland, California 91785

Attention: Mr. Joe J. Stucker

Subject: Phase I Environmental Site Assessment, Proposed Residential Development, Public Facilities, and Park at Former IRWD Site, Lake Forest, California

Leighton and Associates, Inc. (Leighton) is pleased to present this report summarizing a Phase I Environmental Site Assessment for the subject property.

Leighton has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Leighton has developed and performed the all appropriate inquiries in conformance with the standards and practices prescribed in ASTM International (ASTM) E1527-05.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,

LEIGHTON AND ASSOCIATES, INC.

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EXECUTIVE SUMMARY

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California (referred to as the "subject property" – Figure 1, *Site Location Map*). The purpose of this ESA was to attempt to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions (RECs) in connection with the subject property. Exceptions to, or deletions from, this practice are described in Section 1.5 of the Phase I ESA report. The scope of work for this Phase I ESA included: records review; site reconnaissance; interviews; and report preparation.

Based on historical records, the northern portion of the subject property (proposed residential area) appeared to have consisted of vacant land that may have been used for agricultural purposes prior to 1990. Portions of the Baker Filtration Plant (IRWD Facility) to the south of the proposed residential structures on the subject property appeared to have been constructed by at least 1977. The proposed park area of the subject property appeared to have a pond located on it in 1977 and the pump features appeared to have been constructed by at least 1989. The IRWD administration building was constructed in the west-central portion of the subject property in 1990.

A search of selected government databases was conducted by Leighton using the EDR® Radius Report and the subject property was identified in the report. Los Alisos Water District, 20996 Marin, was listed on the Haznet database that records facility and manifest data. The waste categories included waste oil and mixed oil, paint sludge, inorganic solid waste, unspecified solvent mixture waste, and laboratory waste chemicals. Based on the site usage of 20996 Marin as an IRWD administrative office, it is likely that these wastes were associated with the IRWD Baker Filtration Plant located on the property at 21082 Wisteria. The waste manifests reviewed for 21082 Wisteria at the Orange County Health Care Agency (OCHCA) are similar with the wastes listed above. Based on the interviews stating that no hazardous materials were known to have been used on the subject property, the site history, and the files reviewed, this listing is considered to have low potential to negatively impact the subject property.

A leaking underground storage tank (LUST) was listed in the EDR® Radius Report and Geotracker for Los Alisos Water District, 21082 Wisteria, located approximately 500 feet south of the planned residential development. A release was discovered on August 30, 1989 during tank closure activities and was reportedly diesel fuel oil and additives that affected soil only. The case was closed on February 28, 1990. Based on the location, the closed status of the UST, and that it affected soils only, it is expected to have low potential to negatively impact the subject property.

The V.P. Baker Filtration Plant, Palmwood North of Peachwood, was listed as operating three USTs. Two of the USTs were reported to have been 1,000 gallons in capacity and installed in 1980, one containing unleaded fuel and the other premium fuel. The installation date of the third UST was not reported and it was listed as a 1,000 gallon UST containing diesel fuel. The removal dates for the USTs were not listed.

The IRWD did not provide any information regarding present or former USTs located on the subject property or at the maintenance facility located at 21082 Wisteria. There was no information regarding these USTs on file with the OCHCA. The OCHCA only had records pertaining to a 600 gallon waste water UST that was removed from the Baker Filtration Plant located at 21082 Wisteria in 2002. In addition, the previous LUST listing indicated that a diesel UST was removed in 1989, soils were impacted, and the case was closed in 1990. No information was available regarding soil testing when the three USTs were removed; however, it appears that the former USTs were likely located at 21082 Wisteria, the IRWD (former Baker Filtration Plant) maintenance area. It is considered unlikely that these USTs were located on the subject property, due to the known site use of the property, and they are expected to have a low probability to adversely affect the subject property; however, evidence of USTs or releases should be observed during grading operations.

Leighton has performed a Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 of the proposed residential development, public facilities, and park at the former IRWD facility located in Lake Forest, California, the subject property. Exceptions to, or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs in connection with the property with the exception of the following:

- The historical agricultural use of the subject property indicates possible pesticide use.

Based upon the findings of this Phase I ESA, Leighton recommends:

- Perform sampling of near surface soils in the vicinity of the proposed residential developments to determine if agricultural use has impacted the subsurface soil.

- In general, observations should be made during any future development activities for features of concern or areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, soil staining or odorous soils. Further investigation and analysis may be necessary, should such materials be encountered.

1.0 INTRODUCTION

1.1 Authorization

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California (referred to as the "subject property" – Figure 1, *Site Location Map*). The Phase I ESA was conducted in accordance with our proposal dated January 25, 2008 and Lewis Investment Companies authorization dated March 24, 2008. References are included in Appendix A and Site Photos are included in Appendix B.

1.2 Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible pursuant to the processes prescribed in ASTM International (ASTM) E1527-05, recognized environmental conditions (RECs) in connection with the subject property. RECs are defined 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. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimus conditions that generally do not present a threat to human 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 minimus are not recognized environmental conditions* (ASTM 1527-05, 2005).

1.3 Scope of Work

The scope of work was performed in accordance with Leighton's proposal and included the following tasks:

- A reconnaissance-level visit of the subject property for evidence of release(s) of hazardous materials and petroleum products and to assess the potential for onsite releases of hazardous materials and petroleum products.
- Records Review (including review of previous environmental reports, selected governmental databases, and historical review).

- Interviews.
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

Leighton assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.

1.5 Limitations and Exceptions

Site-specific activities performed by Leighton and information collected regarding these activities are summarized in the following sections. The findings of this ESA are presented in Section 7.0. Opinions, and conclusions drawn by Leighton, based on the information collected as part of the ESA, are presented in Sections 8.0 and 9.0, respectively.

This Phase I ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

The interior of the former administrative office building was located and unable to be thoroughly inspected during the site reconnaissance.

The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to subject property conditions existing at the time of our study and cannot necessarily be taken to apply to subject property conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete evaluation of environmental risks cannot be made. Although Leighton has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

This practice does not address whether requirements in addition to all appropriate inquiry have been met in order to qualify for the landowner liability protections including the continuing obligation not to impede the integrity and effectiveness of activity and use

limitations, or the duty to take reasonable steps to prevent releases, or the duty to comply with legally required release reporting obligations. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include non-scope considerations, such as, but not limited to, those listed in Section 13 of ASTM 1527-05. This scope of work did not include items such as testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples, such as, water, soil, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas, methane gas, or mold; assessment of the potential presence of radionuclides, biological agents, or lead in drinking water; assessment of indoor air quality (such as vapor intrusion assessment); or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, presence of wetlands, or the presence of endangered species or wildlife habitats. This Phase I ESA also did not include an extensive assessment of the environmental compliance status of the subject property or of businesses operating at the subject property, or a health-based risk assessment.

1.7 User Reliance

This report is for the exclusive use Lewis Investment Company. Use of this report by other parties shall be at such party's sole risk.

1.8 Important Information About Geoenvironmental Reports

The Client is referred to Appendix M regarding important information provided by the ASFE on geoenvironmental studies and reports.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The subject property consists of approximately 44 acres located south of Commerce Centre Drive and Biscayne Bay Drive (Figure 2, *Site Plan*). The assessor's parcel number (APN) 104-132-36 is associated with the subject property and the legal description is "RO CANADA DE LOS ALISOS LOT 10 POR OF LOT TR 671". The APN map and property detail report is included in Appendix C (NETR Online, 2008).

2.2 Subject Property and Vicinity General Characteristics

The subject property consists of a portion of an Irvine Ranch Water District (IRWD) facility, formerly managed by the Los Alisos Water District (LAWD) and referred to as the Baker Filtration Plant. The IRWD and the LAWD merged in 2001. The IRWD facility property is shown on Figure 2, Site Plan, and the subject property for this report is outlined. The IRWD will maintain ownership of the water reservoirs, structures, and pump houses located to the south of the subject property (21082 and 21084 Wisteria). A portion of the southern part of the IRWD facility property is proposed to be developed with park features. The Conceptual Site Plan for the subject property is included in Appendix D and shows the proposed redevelopment of the area. The redevelopment has not been finalized and may change; however, the colored portions of the plan does show the subject property outline.

A former IRWD administrative office building is located at the southwestern portion of parcel 104-132-36 (20996 Marin), and the remainder of the subject property consists primarily of vacant vegetated land, with the exception of pump structures located at the southern corner of the subject property and the IRWD facility property. The subject property slopes towards the south with a maximum topographic relief of approximately 100 feet. The surrounding vicinity consists generally of office and commercial structures to the north and east, and by hilly vacant land and residential developments to the southeast, south, and west.

2.3 Current Use of the Subject Property

The subject property was formerly used by the IRWD for administrative office purposes; however a large portion of the site was vacant land and portions are protected natural habitat. The administrative office building is now vacant and the proposed redevelopment for the property includes residential development and public facilities. The IRWD pump stations are to the south.

2.4 Descriptions of Structures, Roads and Other Improvements on the Subject Property

A main paved access road starts at the southern end of Biscayne Bay Drive (the northwestern portion of the property) and runs through the site in the north-south direction, curves and turns into the east-west direction and ends at approximately the western end of Indian Ocean Drive. A former office building and parking lot is located on the western portion of the subject property. A number of unlined and concrete-lined drainage channels and drains are located throughout the subject property. Two pump houses, a turnout, and a pad-mounted transformer are located at the southern corner of the IRWD facility property, in the location of the proposed park.

2.5 Current Uses of Adjoining Properties

The adjacent properties to the northwest are occupied by office parks and to the north by office/warehouse business parks. Sunstate Equipment Company is located to the east of the subject property, at the eastern terminus of Indian Ocean Drive. Between the proposed residential and public facilities (City Hall) portion of the subject property to the north and the proposed park to the south, there exists two large water UST reservoirs, two water ASTS, and IRWD support structures (warehouses and former maintenance yard). The remaining adjacent sites consist of vacant land and residential dwellings.

3.0 USER PROVIDED INFORMATION

The user of this Phase I ESA is identified as the client, Lewis Investment Company. As a part of the ASTM 1527-05 process, a User Questionnaire regarding the property was forwarded to Mr. Joe Stucker of Lewis Investment Company; however, a User Questionnaire or information was not returned to Leighton.

3.1 Title Records

Title records were not provided to Leighton by Lewis Investment Company.

3.2 Environmental Liens or Activity and Use Limitations

No response was received from Lewis Investment Company regarding Environmental lien or activity and use limitations.

3.3 Specialized Knowledge

No response was received from Lewis Investment Company regarding specialized knowledge about the subject property.

3.4 Commonly Known or Reasonably Ascertainable Information

No response was received from Lewis Investment Company regarding commonly known or reasonably ascertainable information about the subject property.

3.5 Valuation Reduction for Environmental Issues

No response was received from Lewis Investment Company regarding valuation reduction for environmental issues.

3.6 Owner, Property Manager, and/or Occupant Information

The owner of the property was identified as the IRWD.

3.7 Reason for Performing Phase I ESA

The reason for performing the Phase I ESA was identified as a property purchase transaction. Leighton assumes that the purpose of this ESA is to provide appropriate inquiry into the previous ownership and use of the Subject property so that the Client

may qualify for CERCLA landowner liability protections as defined in CERCLA, 42 USC §9601(35) (B).

3.8 Other

Mr. Joe Stucker indicated that the IRWD may have some information regarding former agricultural uses of the subject property; however, this information was never received.

4.0 RECORDS REVIEW

4.1 Physical Setting Source(s)

Leighton reviewed pertinent maps and readily available literature for information on the physiography and hydrogeology of the subject property. A summary of this information is presented in the following subsections.

4.1.1 Topography

The subject property is located within Township 6 South, Range 8 West, Sections 11 and 14 within Lake Forest, Orange County, California. Topographic map coverage was provided in the EDR® Historical Topographic Map Report dated March 31, 2008 (Appendix F). Based on the United States Geological Survey (USGS) "El Toro" Quadrangle (1997) included in the EDR® Topographic Map Report, one structure was depicted onsite (the former administrative building). Three tanks and two buildings were depicted at the primary IRWD facility location, as well as a structure at the southern corner of the IRWD property (pump house location). The topography of the subject property slopes generally toward the south with a maximum elevation of approximately 700 feet above mean sea level (MSL) at the northern portion of the subject property and 600 feet above MSL in the southern portion of the proposed residential development area. The southern tip of the IRWD facility is located at approximately 540 feet above MSL.

4.1.2 Surface Water

There are numerous unlined and concrete lined drainage channels located on the subject property and the IRWD facility property.

Serrano Creek is located adjacent to the IRWD facility property and extends from the southern tip and parallels the property boundary towards the northeast.

4.1.3 Geology and Soils

The project site is located within the Peninsular Ranges geomorphic province, in a transitional area between the foothills of the Santa Ana Mountains and the adjacent Tustin Plain. The Peninsular Ranges geomorphic province extends 900 miles southward from the Los Angeles Basin to the tip of Baja California and is characterized by elongated northwest-trending mountain ranges separated by

sediment-floored valleys. The most dominant structural features of the province are the northwest trending fault zones, most of which die out, merge with, or are terminated by the steep reverse faults at the southern margin of the Transverse Ranges geomorphic province. North and northeast of the site are the northwest-trending Santa Ana Mountains, a large range, which has been uplifted on its eastern side along the Whittier-Elsinore Fault Zone, producing a tilted, irregular highland that slopes westward toward the sea (Yerkes et al., 1965).

The borings and test pits advanced during the concurrent geotechnical exploration encountered documented and undocumented artificial fill, Quaternary-aged alluvium and colluvium, and sandstone from the Oso member of the Capistrano Formation (Leighton, 2008). As observed within the excavations onsite during the concurrent geotechnical exploration, the sandstone is fine to medium grained, poorly cemented, oxidized, friable, and contains lenses of coarser grained sand and cobble to small boulder size, very well cemented concretions (Leighton, 2008). Bedrock at the site is classified as belonging to the Oso Member of the Capistrano Formation. This formation is late Miocene to early Pliocene age marine sandstone.

4.1.4 Hydrogeology

Groundwater was not encountered in any of the borings or test pits advanced during the concurrent geotechnical investigation, to the maximum depth of 80.4 feet below ground surface (bgs) (Leighton, 2008). Historically, the high groundwater table is estimated to be at a depth of approximately 10 to 20 feet bgs within the canyon bottoms (CDMG, 2001).

According to the EDR® Radius Report (Appendix G), a well located approximately 0.7 miles south-southwest of the subject property was measured to be 47 feet bgs on June 3, 1992, and the groundwater gradient was reported to be toward the west.

4.1.5 Oil and Gas Fields

The subject property is located primarily within Township 6 South, Range 8 West, Sections 11 and 14. Leighton reviewed the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) online Regional Oilfield Map W1-4 (DOGGR, 2005). Four plugged and abandoned dry holes, CalResources LLC 'El Toro Corehole' 13, 17, and 18, and Morton and Sons 'El Toro Co.' 14-1. Leighton determined that one well, Morton and Sons 'El Toro Co.' 14-1 was located

near or possibly on the proposed project site. On April 4, 2008, Leighton requested information from Dee Trailer at DOGGR. The DOGGR records are included in Appendix H.

According to the DOGGR records, the oil well drilling was commenced on October 31, 1947 and completed on January 14, 1948 to a depth of 6,529 feet bgs. The well was reported to never have produced and was plugged on November 5, 1948. The location of the well was listed as 450 feet south and 2450 feet west from the northeast corner of projected Section 14 in Township 6 South and Range 8 West, at an elevation 591.2 feet above MSL. According to these coordinates, the plugged and abandoned dry oil well appears to be located approximately adjacent to the west of the Baker Filtration Plant buildings (Figure 3, *Oil Well Location Map*). It is possible that the well could be located on the former IRWD property; however, it does not appear to be located in the area of the proposed residential or public facilities development. If, however, an abandoned oil well is encountered during redevelopment activities; it may be necessary to re-abandon the well to current DOGGR regulations.

4.2 Standard Environmental Record Sources

A search of selected government databases was conducted by Leighton using the EDR® Radius Report, dated March 28, 2008. Details of the database search along with descriptions of each database researched are provided in the EDR® Radius Report (Appendix G). The report meets the government records search requirements of ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-05. In addition, specific EDR® Site Reports were prepared for listings associated with 20996 Marin (1 report) and 21082 Wisteria (4 reports), and these are also included in Appendix G.

4.2.1 Subject Property

The subject property was identified in the EDR® Radius Report.

1) Los Alisos Water District, 20996 Marin, was listed on the Haznet database that records facility and manifest data. The waste category was listed as oil/water separation sludge, waste oil and mixed oil, aqueous solution with less than 10% total organic residues, unspecified oil-containing waste, paint sludge, other organic solids, alkaline solution without metals (pH > 12.5), off-

specification, aged, or surplus inorganics, other inorganic solid waste, unspecified solvent mixture waste, and laboratory waste chemicals. Based on the site usage of 20996 Marin as an IRWD administrative office, it is likely that these wastes were associated with the IRWD Baker Filtration Plant located on the property at 21082 Wisteria. The waste manifests reviewed for 21082 Wisteria at the Orange County Health Care Agency (OCHCA) are consistent with the wastes listed above as reported in the EDR® Radius Report, and are not considered likely to have negatively impacted the subject property.

4.2.2 Offsite

Federal National Priority List (NPL) List: The Environmental Protection Agency's (EPA) NPL of uncontrolled or abandoned hazardous waste sites was reviewed for sites within a 1.0 mile radius of the subject property. To appear on the NPL, sites must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search identified one NPL property, the El Toro MCAS, within a 1.0 mile radius of the subject property. The El Toro MCAS property is discussed at the end of this section.

Delisted NPL List: The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria 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. The database search did not identify delisted NPL facilities located within a 1.0 mile radius of the subject property.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within a 0.5 mile radius of the subject property are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human health or the environment. The database search identified one CERCLIS facility, the El Toro MCAS, within 0.50 miles of the subject property. The El Toro MCAS property is discussed at the end of this section.

CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated as No Further Remedial Action Planned (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites. The database search did not identify any CERCLIS-NFRAP facilities within 0.5 miles radius of the subject property.

Federal RCRA List: The current RCRA Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within a 0.50 mile radius of the subject property. The database search identified one RCRA TSD facility, the El Toro MCAS, within 0.50 miles of the subject property. The El Toro MCAS property is discussed at the end of this section.

The RCRA Corrective Action Sites List is maintained for sites, which are undergoing "a corrective action." A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search identified one RCRA Corrective Action facility, the El Toro MCAS, within a 1.0 mile radius of the subject property. The El Toro MCAS property is discussed at the end of this section.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are adjoining the subject property. The database search identified one RCRA Small Quantity Generator (SQG) located adjacent to the subject property.

1) Los Alisos Water District, 21082 Wisteria. No information is reported regarding the waste generated. It appears likely that the Haznet info reported for the Los Alisos Water District at 20996 Marin is associated with the RCRA SQG waste generated from the Los Alisos Water District, Baker Filtration Plant maintenance facility located at 21082 Wisteria. Based on the small quantity of materials generated, it is unlikely that this facility would negatively affect the subject property.

Calsites Database: The Department of Toxic Substances Control (DTSC) Calsites database contains potential or confirmed hazardous substance release properties. The Calsites Database is no longer updated by the state agency and has been replaced by ENVIROSTOR. The database search did not identify any Calsites facilities within a one mile radius of the subject property.

Solid Waste Information System (SWIS): This database of solid waste facilities and landfills (SWF/LF), provided by the State Integrated Waste Management Board, consists of active, closed, and inactive landfills. The database search did not identify any SWF/LF facilities within a 0.50 mile radius of the subject property.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) UST inventory list was reviewed to determine if any USTs are located adjacent to the subject property. The database search identified one UST facility adjacent to the subject property.

1) Baker (LAWD), 21082 Wisteria. No information is reported regarding this UST. There is additional information regarding USTs for this address under the HIST UST section and Section 4.3.1, Orange County Health Care Agency (OCHCA) records.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported LUSTs in the state. The database search identified one LUST facility within one-half mile of the subject property.

1) Los Alisos Water District, 21082 Wisteria, located approximately 500 feet south of the planned residential development. A release was discovered on August 30, 1989 during tank closure activities and was reportedly diesel fuel oil and additives, Nos. 1-D, 2-D, 2-4, that affected soil only. The case was closed on February 28, 1990. No information on any fuel USTs was reviewed in the file provided by the OCHCA for 21082 Wisteria.

   According to Ms Annette Subriar from the Regional Water Quality Control Board (RWQCB), they did not have any files for 21082 Wisteria. The Geotracker database maintained by the RWQCB for LUST sites was reviewed on April 11, 2008, and the file listed above was available for 21082 Wisteria. The site location was plotted at Wisteria and Azalea (the location of the IRWD Maintenance Facility) and case was listed as closed.

According to a file review conducted at the Orange County Health Care Agency (OCHCA) on April 9, 2008, a former 600-gallon water UST had been associated with 21082 Wisteria; however, there was no information regarding any current or former diesel USTs.

Based on the closed status of the UST and that it affected soils only, it is not expected to negatively impact the subject property.

California Facility Inventory Database (CA FID): The CA FID contains active and inactive underground storage tank locations. The source is the SWRCB. The database search identified no CA FID facilities located on or adjacent to the subject property.

Historical UST Registered Database (HIST UST): A review of the HIST UST list identified one HIST UST facility located adjacent to the subject property.

1) V.P. Baker Filtration Plant, Palmwood North of Peachwood, was listed as operating three USTs. Two of the USTs were reported to have been 1,000 gallons in capacity and installed in 1980, one containing unleaded fuel and the other premium fuel. The installation date of the third UST was not reported and it was listed as a 1,000 gallon UST containing diesel fuel. The removal dates for the USTs were not listed.

   The IRWD did not provide any information regarding present or former USTs located on the subject property or at the maintenance facility located at 21082 Wisteria. There was no information regarding these USTs on file with the OCHCA. The OCHCA only had records pertaining to a 600 gallon waste water UST that was removed from the Baker Filtration Plant located at 21082 Wisteria in 2002. In addition, the previous LUST listing indicated that a diesel UST was removed in 1989, soils were impacted, and the case was closed in 1990. No information was available regarding soil testing when the three USTs were removed; however, it appears that the former USTs were likely located at 21082 Wisteria, the IRWD (former Baker Filtration Plant) maintenance area. It is unlikely that these USTs were located on the subject property and they are expected to have a low probability to adversely affect the subject property.

Statewide Environmental Evaluation and Planning System (SWEEPS): This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980s. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. The database search identified no SWEEPS UST facilities on or on adjacent to the subject property.

DEED: Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions and 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 and former 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 restrictions, or a land use restriction that binds current and future owners. The database search did not identify DEED facilities on the subject property.

Voluntary Cleanup Program (VCP): The VCP Properties list 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. The database did not identify VCP facilities within 0.5 mile radius of the subject property.

ENVIROSTOR: The DTSC'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 (i.e. NPL); State Response, including Military Facilities and State Superfund; VCP; 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. The database did not identify any ENVIROSTOR facilities within 1.0 mile radius of the subject property.

Indian Reserve (INDIAN RESERV): The INDIAN RESERV list identifies Indian administered lands of the United States that have an area equal to or greater than 640-acres. The database search did not identify INDIAN RESERV properties within 1.0mile radius of the subject property.

INDIAN LUST: The INDIAN LUST database lists leaking underground storage tank locations on Indian Land. The database search did not identify INDIAN LUST facilities within 0.5 mile radius of the subject property.

INDIAN UST: The INDIAN UST database lists underground storage tank locations on Indian Land. The database search did not identify INDIAN UST facilities on the subject property

Unmapped Listings: Several properties were listed within the EDR® Radius Report as "unmapped listings". Unmapped listings are properties without a complete street address and therefore cannot be located on a map. Leighton reviewed these listings and determined if the properties were possibly located near the subject property. There were four listings for 21082 Wisteria, which is located to the south of the proposed residential and civic center development, but is associated with the proposed park property to the south. Site reports were obtained for these listings are included with the EDR Radius Report. The results of the findings are summarized in the above sections.

None of the remaining listings were determined to be located near the subject property. Based on the information provided in the EDR® Radius Report, the unmapped sites determined not to be on or near the site unlikely to have the potential to adversely impact the subject property.

El Toro MCAS: The El Toro MCAS was identified in the EDR® Radius Report as being listed in the NPL, CERCLIS, RCRA TSD, CORRACTS, as well as other databases. The MCAS was commissioned in 1943 as a Marine Corps pilot fleet operating facility and in 1950 the station was developed as a master jet station and permanent center for Marine Corps aviation on the west coast. The Station operated and maintained military aircraft and ground-support equipment. These activities generated oils, solvents, paint residues, hydraulic fluid, used batteries, and other wastes. Wastes were placed in unlined on-Station landfills, and burned or covered with soil. The first indication of contamination at the Station occurred during routine water-quality monitoring in 1985, when the Orange County Water District (OCWD) discovered trichloroethene (TCE) in groundwater at an

irrigation well located approximately 3,000 feet downgradient of the El Toro MCAS. In July 1987 the Santa Ana RWQCB issued a cleanup and abatement order to the Marine Corps and in June 1988, the U.S. EPA recommended adding the El Toro MCAS to the NPL of the Superfund Program due to volatile organic compounds (VOC) groundwater contamination at the Station boundary and in the agricultural wells west of the Station. The El Toro MCAS was added to the NPL on February 15, 1990. Since that time, numerous environmental assessments and remediation techniques have been conducted.

The El Toro MCAS was closed on July 2, 1999. Environmental compliance and restoration activities have continued since Station closure. A variety of contaminants in the groundwater, soil, surface water, and soil have been identified. Contaminants in the soil and sediment consisted primarily of low concentrations of semi-volatile organic compounds (SVOCs), petroleum hydrocarbons, pesticides, herbicides, and PCBs. During a Phase I Remedial Investigation issued in 1994, the source of contamination for regional groundwater was found to be in the southwest quadrant of the Station, but no specific source was identified.

Due to the distance of the former El Toro MCAS to the subject property being located approximately 3,100 feet to the northwest of the subject property, and due to the northwesterly groundwater gradient indicated on the OCWD Groundwater Gradient Maps (OCWD, 2006), releases at the former El Toro MCAS are considered to have low potential to have adversely impacted the subject property.

4.3 Additional Environmental Record Sources

4.3.1 Regulatory Agency Consultations

Leighton requested regulatory records from the agencies listed below for the following addresses associated with the subject property and/or adjacent properties: 20996 Marin (former IRWD administration building), Lake Forest; 21082 and 21084 Wisteria, Lake Forest (IRWD maintenance yard and treatment facilities). A request was also made to the Orange County Health Care Agency (OCHCA) and to the Orange County Fire Authority (OCFA) for records by facility name for the Baker Filtration Plant, El Toro. The agency response letters are included in Appendix H.

Southern California Air Quality Management District (SCAQMD)

The SCAQMD online Facility Information Detail (FIND) database, a web tool that allows searching for public information regarding SCAQMD-regulated facilities, was reviewed on April 4, 2008, for records associated with the subject property. According to the FIND database, records were available for 21082 Wisteria. The permits are summarized in the following table:

SCAQMD Permits

Facility Name	Issue Date	Equipment Description	Status
IRWD	9/27/01	I C E (0-500 HP) EM Elec Gen-Diesel	Active
IRWD	9/27/01	I C E (0-500 HP) EM Elec Gen- NG & LGP	Active
LAWD	9/15/01	I C E (0-500 HP) EM Elec Gen-Diesel	Inactive
LAWD	4/16/97	I C E (0-500 HP) EM Elec Gen- NG & LGP	Inactive
LAWD	10/6/89	Sewage treatment (>5 mg/d) Aerobic	Inactive
LAWD	10/6/89	Scrubber, other venting S.S.	Inactive

Department of Toxic Substance Control (DTSC)

On April 4, 2008, a file review request was forwarded to the DTSC-Cypress Division and the DTSC-Chatsworth Division via facsimile.

On April 8, 2008, Ms. Julie Johnson of the DTSC-Cypress office indicated via mail that there were no records for the subject property and on June 18, 2008, Ms. Vivien Tutaan of the DTSC-Chatsworth division indicated via mail that there wre no records for the subject property. In addition, on April 23, 2008 Leighton reviewed the online ENVIROSTOR database that provides information and documents on over 5,000 DTSC sites. There were no records for the subject property in the ENVIROSTOR database. The response letter is included in Appendix H.

Santa Ana Regional Water Quality Control Board (RWQCB)

On April 4, 2008, the Santa Ana RWQCB was emailed regarding files associated with the subject property.

According to Ms. August Lucas who responded via phone on April 28, 2008, the Santa Ana RWQCB has files for 20996 Marin and no files for the other addresses requested. According to Ms. Annette Subriar of the Santa Ana RWQCB, the file was for the Santiago Aqueduct Commission and was enrolled under the diminimus permit program. According to Ms. Subriar, the file for the Santiago Aqueduct Commission did not contain any information regarding underground storage tanks (USTs) or hazardous materials, but was regarding dewatering on the aqueduct at various locations.

In addition, there was a Water Quality 401 Certification obtained in 1995; however, due to its age, this file has not been retained. Issuance of a certification means that the Department of Ecology anticipates that the applicant's project will comply with state water quality standards and other aquatic resource protection requirements under the Department of Ecology's authority.

Orange County Health Care Agency (OCHCA)

On April 4, 2008, a file review request was forwarded to the OCHCA via facsimile.

On April 8, 2008, the OCHCA responded via telephone that a file existed for the Baker Filtration Plant located at 21082 Wisteria. On April 9, 2008, the OCHCA file concerning 21082 Wisteria, Lake Forest was reviewed. The site formerly had a 600-gallon waste water underground storage tank (UST). It is unknown when the tank was installed. The Xerxes UST was a single walled fiberglass reinforced plastic (FRP), 600-gallon tank measuring approximately 6.5 feet by 4 feet in diameter and located approximately 3.5 feet below ground surface. Approximately 85 feet of piping was present, composed of 2-inch PCV enclosed in 4-inch FRP. The tank was used as a waste water collection tank, collecting water used to clean autos and equipment in the cleaning area.

On December 19, 2002 the 600-gallon UST was removed from the facility. The OCHCA inspector reported the UST to be in good condition with no cracks or obvious corrosion observed. Soil samples were collected and clean fill was used to fill the void left by the tank. On January 8, 2003, contractors returned to remove the remaining piping from the former UST and sump. Soil samples were collected and sent to Del Mar Labs. Both sets of samples from the tank removal and the later piping removal showed no soil contamination in the area surrounding the former UST.

The wastes generated at the facility were reported to consist mainly of oily waste water and oily soil and debris. A waste manifest dated October 5, 2001 shows the waste materials generated on site to include Waste Flammable Liquids, Waste Aerosols (Flammable), Waste Propane, and Waste Corrosive Liquids. A manifest dated October 10, 2001 included Non-RCRA Hazardous Waste Liquid and Non-RCRA Hazardous Waste Solid in quantities totaling two drums and one poly. A manifest dated September 25, 2001 was for an oil/water mixture of Non-RCRA Hazardous Waste Liquid in the amount of 300 gallons.

Copies of waste manifests, the UST removal letter, and a site map are included in Appendix H. The former UST and all of the hazardous materials appear to be associated with the maintenance building area of the Baker Filtration Plant and do not appear to be associated with the subject property, including the proposed park area at the southern portion of the site.

Orange County Fire Authority (OCFA)

On April 4, 2008, a file review request was forwarded to the OCFA via facsimile.

On April 8, 2008, the OCFA responded that there were files associated with the request and the records were received via facsimile on April 23, 2008. Business records (Routine Inspection Reports) were received for 20996 Marin and 21082 Wisteria and are summarized in the tables below. The records are included in Appendix H.

20996 Marin, Irvine Ranch Water District

Date	Comments
12/13/2005	Inspection Category 5 (No hazardous materials). One fire protection violation, cleared January 17, 2006. No chemicals.

21082 Wisteria, IRWD, V P Baker Filtration Plant

Date	Comments
03/12/2008	Inspection Category 4 (Low/Routine Hazards). No violations noted. Chemicals – Propane, permit 12/15/2007.
03/12/2008	Inspection Category 2 (High Hazards). No violations noted. Chemicals – diesel fuel No. 2 – Petroleum mid – distill; Diesel fuel Napthalene. Combustible liquids permit March 4, 2003.
3/12/2007	Inspection Category 4 (Low/Routine Hazards). No violations noted. Chemicals – Diesel. Combustible liquids permit December 15, 2005.
01/23/2008	Inspection Category 5 (No hazardous materials). Chemicals – sodium hypochlorite, aqueous ammonia (ammonium hydroxide). Listed for IRWD Los Alisos Emergency Reservoir.

State of California Radon Survey

The California Department of Health Services (DHS) maintains an online database of California indoor radon levels sorted by zip code. According to this database, 18 radon tests have been conducted within the zip code of 92630 (the subject property's zip code). Of these 18 tests, none detected radon above the EPA action level of 4 picoCuries per liter (pCi/L) (DHS, 2005).

In addition, the EDR® Radius Report indicates that Orange County is located in EPA Radon Zone 3. According to the EPA, buildings in zone 3 typically have radon levels less than 2 pCi/L. Therefore, the potential for elevated levels of naturally occurring radon at the subject property appears to be low.

4.3.2 Previous Environmental Assessment Reports

Leighton did not review any previous environmental assessment reports as part of this project.

4.4 Historical Use Information on the Property

Leighton reviewed selected historical information on the subject property. These references were reviewed for evidence of activities, which would suggest the potential presence of hazardous substances at the subject property and to evaluate the potential for the subject property to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

4.4.1 Aerial Photographs

Historical aerial photographs were reviewed using the EDR® Aerial Photo Decade Package, dated March 31, 2008, for information regarding past site uses. Copies of the aerial photographs are included in Appendix I. Aerial photographs were reviewed for the following years: 1938, 1946, 1953, 1968, 1977, 1989, 1994, and 2002.

In the **1938, 1946, 1953, and 1968** aerial photographs, the subject property and adjacent sites appeared to be primarily vacant land. An unimproved dirt road appeared to transect the western portion of the site by at least 1946 and another through the southern portion by 1968, and a small structure appeared to be located at the terminus of the road; however, it is unknown what the structure may have been. The western portion of the subject property appeared to be terraced and may have been used for agricultural purposes.

In the **1977** aerial photograph, the subject property appeared to be vacant land that was used for agricultural purposes, with unimproved roads. The east-west trending road appeared to extend further than in the 1968 aerial photograph and curved into a north-south trending road. The small structure observed in the 1968 aerial photograph at the terminus of the road appeared to still be present. The adjacent sites to the north, east, and a portion of the western adjacent property also appeared to be used for agricultural purposes. The adjacent site to the south appeared to be occupied by buildings and an AST that are presently part of the IRWD facility. The present location of the southern water AST appeared to not yet have been constructed and may have been a water pond, as well as another pond feature (possible water storage or treatment) in the southern corner of the IRWD property.

In the **1989** aerial photograph, large portions of the subject property appeared to be undergoing grading activities. Unimproved roads appeared to transect portions of the site. No structures appear to be present on the subject property.

The adjacent site and surrounding vicinity to the north appeared to be undergoing grading activities. The adjacent property to the east appeared to be occupied by a strip of vacant vegetated land followed by residential dwellings. The adjacent property to the south appeared to be occupied by the IRWD facility and the current two sixteen million water AST reservoirs appeared to be undergoing

installation. The adjacent property to the west appeared to be occupied by residential dwellings and vacant vegetated land.

In the **1994** aerial photograph, grading activities appeared to have ceased and a large portion of the subject property, excluding portions of the site perimeter, appeared to be occupied by fill material. A commercial structure (the former administrative building) was located at the southwestern portion of the subject property.

Grading activities appeared to be complete to the north of the subject property, and paved roads had been laid; however, no structure had been constructed. The remaining adjacent properties appeared to be relatively unchanged from the 1989 aerial photograph.

In the **2002** aerial photograph, the subject property and surrounding vicinity appeared to be relatively unchanged from the 1994 aerial photograph, with the exception of the area to the north where abundant commercial construction had been completed. An office park bordered the subject property to the northwest and commercial and/or industrial warehouse structures bordered the subject property to the north and northeast.

4.4.2 Historical Topographic Maps

Historical topographic maps, provided in the EDR® Historical Topographic Map Report dated December 10, 2007, were reviewed for information regarding past site uses. Topographic map coverage of the subject property vicinity is provided by EDR® Historical Topographic Map Report *Southern California Quadrangle* (1901), *Corona Quadrangle* (1902), and *El Toro Quadrangle* (1968, 1978, 1981, 1982, and 1997). Copies of the maps have been provided in Appendix F.

In the **1901 and 1902** topographic maps, no structures, roads, or wells were identified onsite or any adjacent sites.

In the **1968** topographic map, an unimproved north-south trending road was depicted along the western portion of the subject property and an east-west trending road through the southern portion of the proposed redevelopment area. A small unidentified structure appeared to be located at the terminus of the east-west trending unimproved road.

No structures were depicted on the surrounding property with the exception of a small structure located immediately south of the IRWD facility property and another at the eastern edge, with orchard property trending southwest-northeast along the property boundary, following the course of Serrano Creek. A "Drill Hole" was identified to the west of where the current IRWD structures are located at 21082 Wisteria.

In the **1978** topographic map, the subject property and surrounding vicinity appeared to be relatively unchanged from the 1968 map, with the exception that three structures were depicted on the southern portion of the IRWD facility property, at the location of the current structures at 21082 Wisteria. One of the structures appeared to be the northern water AST.

In the **1981** topographic map, the east-west trending road extended further through the property and the small structure along the road was no longer depicted. An additional structure was depicted at the 21082 Wisteria property, as well as one of the former structures being replaced or added onto as a larger rectangular structure. Also, an oval feature was depicted at the southern terminus of the IRWD property, in the location of the proposed park development, and the pattern indicates that it is a sand or mud pit. The adjacent properties appear to be relatively unchanged from the 1978 map with the exception that the orchard at the southeast of the property did not extend as far south as it had previously.

In the **1982** topographic map, the north-south trending road appeared to be paved. The east-west trending road appeared to be depicted as it did in the 1978 topographic map, along with the small structure at its terminus. An additional structure was depicted at the 21082 Wisteria property (appeared to be the small tank currently located to the southwest of the structures). The larger rectangular structure depicted in the 1981 map appeared to be similar in configuration to the structure at the same location in the 1978 map. An additional structure was noted at the southern terminus of the IRWD property (current pump house location). An orchard was no longer depicted to the southeast of the IRWD property, but it was depicted as vegetated land along Serrano Creek.

In the **1997** topographic map, an unimproved north-south trending road was depicted along the west-central portion of the subject property that merged into an improved road in the vicinity of a structure (former administrative building). The small structure from the previous maps shown at the terminus of an east-west trending unimproved road was no longer depicted and the configuration of

unimproved roads had changed. An additional tank structure was depicted on the 21082 Wisteria property and the circular structures were labeled "tanks". The structure to the south of the water tanks that had altered in size between the 1978 and 1982 maps was no longer shown. Structures were not depicted on the surrounding property with the exception of the commercial or residential buildings to the east; however, the green shaded regions may indicate built-up residential areas.

4.4.3 Fire Insurance Maps

Fire insurance maps, or Sanborn® maps, are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps were produced from approximately 1867 to the present for commercial, industrial, and residential sections of approximately 12,000 cities and towns in the United States.

According to the EDR® Sanborn Map Report, dated March 28, 2008, Sanborn Map coverage was not available for the subject property (Appendix J).

4.4.4 Historical City Directories

City Directories have been published for cities and towns across the US since the 1700s. Originally a list of residents, the City Directory developed into a tool for locating individuals and businesses in particular. For each street address listed, the directory recorded the name of the resident or business that operated from this addresses. While City Directory coverage is usually comprehensive for major cities, it may be sporadic for rural areas and small towns. The purpose of the City Directory research was to attempt to determine the businesses that were historically located onsite.

City Directory information obtained for the subject property and surrounding vicinity in included in the EDR® City Directory Abstract dated April 8, 2008 (Appendix K). According to the City Directory Abstract, Los Alisos Water District was listed for 20996 Marin in 1991 and 1996. There were no listings for 21082 or 21084 Wisteria. There were additional listings in the vicinity with the exception of four residences on Marin.

4.4.5 Property Tax Files

An assessor's parcel map and Property Detail Reports were obtained from Nationwide Environmental Title Research (NETR) on March 28, 2008 and this information is included in Appendix C.

4.4.6 Recorded Land Title Records

Chain of Title records were not provided by the client and were not reviewed as part of this assessment.

4.4.7 Building Department, Zoning and/or Land Use Records

Building Department, zoning, and/or land use records were requested from the Lake Forest Building Department for 20096 Marin and 21082 and 21084 Wisteria. The first address is associated with the former administrative building and the latter two are associated with the IRWD facility that is located adjacent to the south of the subject property, as well as the pump houses that are located in the proposed park redevelopment area at the southern terminus of the IRWD property. There were no permits associated with 21084 Wisteria. Below is a summary for the permits on file for the requested address. All of the permits for 21082 Wisteria pertain to the IRWD yard located southeast of Marin and Wisteria (offsite). The building permits are included in Appendix L.

20996 Marin

Date	Owner	Permit Type
10-11-1990	Los Alisos Water District	Construct administrative facility*

*The building permit was originally issued by the Orange County Building Department. Only a building permit reference card was on file with the Lake Forest Building Department. According to Margo Cartirita with the Orange County Building Department, all Lake Forest records were sent to the city and were not retained by Orange County.

21082 Wisteria

Date	Owner	Permit Type
09-30-1992	Los Alisos Water District	Construct vehicle maintenance shop
10-05-1992	Los Alisos Water District	Plumbing permit
10-07-1992	Los Alisos Water District	HVAC permit
10-08-1992	Los Alisos Water District	Electrical permit
03-28-1993	Los Alisos Water District	Construct Warehouse

4.4.8 Other Historical Sources

Additional resources were not researched as a part of this assessment.

4.4.9 Prior Assessment Usage

No prior assessments were reviewed as part of this study.

4.4.10 Summary of Historical Land Use

Based on historical records, the northern portion of the subject property (proposed residential area) appeared to have consisted of vacant land that may have been used for agricultural purposes prior to 1990. Portions of the Baker Filtration Plant (IRWD Facility) to the south of the proposed residential structures on the subject property appeared to have been constructed by at least 1977. The proposed park area of the subject property appeared to have a pond located on it in 1977 and the pump features appeared to have been constructed by at least 1989. The IRWD administration building was constructed in the west-central portion of the subject property in 1990.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

On April 1, 2998, a representative of Leighton, Ms. Meredith Church, a licensed Professional Geologist, conducted a reconnaissance–level assessment of the subject property. The site reconnaissance consisted of the observation and documentation of existing subject property conditions and nature of the neighboring property development within 0.25-miles of the subject property. Photographs of the subject property are presented in the Photo Document (Photo Nos. 1-16), Appendix B, and their view directions and items observed during the site reconnaissance are noted on the Site Plan, Figure 2.

5.2 General Site Setting

The subject property consists of approximately 44 acres located south of Commerce Centre Drive and Biscayne Bay Drive (Figure 1). A former IRWD administrative office building is located at the southwestern portion of the subject property. The remainder of the site consists primarily of vacant vegetated land, with the exception of pump structures located at the southern corner of the subject property and the IRWD facility property. The subject property slopes towards the south with a maximum topographic relief of approximately 100 feet.

The adjacent properties to the northwest are occupied by office parks and to the north by office/warehouse business parks. Sunstate Equipment Company is located to the east of the subject property, at the eastern terminus of Indian Ocean Drive. Between the proposed residential and public facilities (City Hall) portion of the subject property to the north and the proposed park to the south, there exists two large water UST reservoirs, two water ASTS, and IRWD support structures (warehouses and former maintenance yard). The remaining adjacent sites consist of vacant land and residential dwellings.

5.3 Exterior and Interior Observations

5.3.1 Hazardous Substances, Drums, and Other Chemical Containers

No hazardous substances, drums, or chemical containers were observed on or around the subject property.

5.3.2 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

No USTs or ASTs were observed on the subject property. Two sixteen million gallon water USTs and two large water ASTs were observed adjacent to the south of the subject property (Figure 2); they are reservoirs operated by the IRWD. In addition, a propane AST was observed at the IRWD facility (21082 Wisteria).

5.3.3 Polychlorinated Biphenyls (PCBs)

PCBs were once used as industrial chemicals whose high stability contributed to both their commercial usefulness and their long-term deleterious environmental and health effects. PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic systems, and other similar equipment. In 1979, the USEPA generally prohibited the domestic use of PCBs in electrical capacitors, electrical transformers, vacuum pumps, hydraulic pumps, and gas turbines.

Two pad-mounted transformers were observed at the subject property. One was located to the south of the former administrative building (Photo No. 6) and the other was located to the north of a pump house located at the southern corner of the subject property (Photo No. 12). No staining or cracking of the concrete was observed around the transformers. Based on the date of construction of the former administrative building in 1990, the transformer is not expected to have used PCB containing oil. The transformer and the pump house at the southern portion of the property is reported to remain in operation by the IRWD.

5.3.4 Waste Disposal

A trash bin enclosure was observed to the south of the former administrative building; however, it did not contain a trash receptacle at the time of the site reconnaissance (Photo No. 6). No staining cracking of the concrete was observed in the vicinity of the trash enclosure.

A waste bin was observed to the east of the former administrative building and was filled with asphalt debris from the preliminary demolition activities.

5.3.5 Dumping

Evidence of dumping was not observed on the subject property.

5.3.6 Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

Numerous concrete lined and unlined storm water drainage channels and storm drains were observed at the subject property (Photo Nos. 6 and 12). Two pump houses were observed at the southern corner of the subject property (Photo Nos. 12 and 13).

5.3.7 Pesticide Use

Pesticide use was not observed on the subject property.

5.3.8 Staining, Discolored Soils and/or Corrosion

No stained, discolored, or corroded soils or surfaces were observed on the subject property.

5.3.9 Stressed Vegetation

Stressed vegetation was not observed on the subject property.

5.3.10 Unusual Odors

Unusual odors were not detected on the property.

5.3.11 Onsite Wells

Oil, gas production, or groundwater monitoring wells were not observed or reported at the subject property.

5.3.12 Other Observations

No other items were observed on the subject property.

6.0 INTERVIEWS

Leighton conducted interviews with persons having knowledge of current or past subject property usage. Interviews are conducted either orally or in the form of a written questionnaire.

6.1 Interview with Owner

On April 23, 2008, Mr. Rob Jacobson, the Assistant Treasurer with the IRWD was interviewed via telephone conversation regarding the subject property. According to Mr. Jacobson, the Baker Filtration Plant facility located at 21082 Wisteria is not part of the property transaction to Lewis Homes. Mr. Jacobson stated that the pump house facilities located at the southern portion of the IRWD facility property, in the area of the proposed park redevelopment, will remain as is, and that a portion of that area may be dedicated to the city; however, negotiations are ongoing. Mr. Jacobson was not aware of any environmental concerns associated with the subject property (areas to be redeveloped for residential or public facility usage); however, he stated that he was not familiar with the operations aspect of the Baker Filtration Plant, and requested another individual to call Leighton; however, an additional call was never received. Mr. Terry Lumas, Treasurer with the IRWD agreed with the statements made by Mr. Jacobson.

On April 1, 2008, Mr. Chris Lum, an electrical instrumentation technician with the IRWD was orally interviewed regarding the subject property and the IRWD facility property. Mr. Lum was not aware of any hazardous materials, USTs, or any environmental concerns associated with the property proposed for redevelopment, and that the administrative offices had not been used for any other purposes to his knowledge. Mr. Lum indicated that sodium hypochlorite (strong bleach) was added to the two sixteen million gallon water UST reservoirs for purification purposes. Mr. Lum stated that the facility at 21802 Wisteria had a former maintenance facility and that hazardous materials may have been used there but he was unfamiliar with the former uses of that area.

6.2 Interview with Site/Property Manager

See Section 6.1.

6.3 Interviews with Occupants

See Section 6.1.

6.4 Interviews with Local Government Officials

Leighton did not interview employees with local government agencies to request information regarding historic and current uses of the subject property with the exception of those noted in Section 4.2.

6.5 Interviews with Others

Leighton Consulting did not conduct other interviews for this Phase I ESA with the exception of the User Interview described in Section 3.0.

7.0 FINDINGS

Leighton and Associates, Inc. (Leighton) performed a Phase I Environmental Site Assessment (ESA) of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California (Figure 1).

7.1 Onsite

Based on historical records, the northern portion of the subject property (proposed residential area) appeared to have consisted of vacant land that may have been used for agricultural purposes prior to 1990. Portions of the Baker Filtration Plant (IRWD Facility) to the south of the proposed residential structures on the subject property appeared to have been constructed by at least 1977. The proposed park area of the subject property appeared to have a pond located on it in 1977 and the pump features appeared to have been constructed by at least 1989. The IRWD administration building was constructed in the west-central portion of the subject property in 1990.

A search of selected government databases was conducted by Leighton using the EDR® Radius Report and the subject property was identified in the report. Los Alisos Water District, 20996 Marin, was listed on the Haznet database that records facility and manifest data. The waste category was listed as oil/water separation sludge, waste oil and mixed oil, aqueous solution with less than 10% total organic residues, unspecified oil-containing waste, paint sludge, other organic solids, alkaline solution without metals (pH > 12.5), off-specification, aged, or surplus inorganics, other inorganic solid waste, unspecified solvent mixture waste, and laboratory waste chemicals. Based on the site usage of 20996 Marin as an IRWD administrative office, it is likely that these wastes were associated with the IRWD Baker Filtration Plant located on the property at 21082 Wisteria. The waste manifests reviewed for 21082 Wisteria at the Orange County Health Care Agency (OCHCA) are consistent with the wastes listed above as reported in the EDR® Radius Report. Based on the interviews stating that no hazardous materials were known to have been used on the subject property, the site history, and the files reviewed, this listing is considered to have low potential to negatively impact the subject property.

7.2 Offsite

The adjacent properties to the northwest are occupied by office parks and to the north by office/warehouse business parks. Sunstate Equipment Company is located to the east of the subject property, at the eastern terminus of Indian Ocean Drive. Between the proposed residential and public facilities (City Hall) portion of the subject property to the north and

the proposed park to the south, there exists two large water UST reservoirs, two water ASTS, and IRWD support structures (warehouses and former maintenance yard). The remaining adjacent sites consist of vacant land and residential dwellings.

A LUST was listed in the EDR® Radius Report and Geotracker for Los Alisos Water District, 21082 Wisteria, located approximately 500 feet south of the planned residential development. A release was discovered on August 30, 1989 during tank closure activities and was reportedly diesel fuel oil and additives that affected soil only. The case was closed on February 28, 1990. Based on the location, the closed status of the UST, and that it affected soils only, it is expected to have low potential to negatively impact the subject property.

The V.P. Baker Filtration Plant, Palmwood North of Peachwood, was listed as operating three USTs. Two of the USTs were reported to have been 1,000 gallons in capacity and installed in 1980, one containing unleaded fuel and the other premium fuel. The installation date of the third UST was not reported and it was listed as a 1,000 gallon UST containing diesel fuel. The removal dates for the USTs were not listed.

The IRWD did not provide any information regarding present or former USTs located on the subject property or at the maintenance facility located at 21082 Wisteria. There was no information regarding these USTs on file with the OCHCA. The OCHCA only had records pertaining to a 600 gallon waste water UST that was removed from the Baker Filtration Plant located at 21082 Wisteria in 2002. In addition, the previous LUST listing indicated that a diesel UST was removed in 1989, soils were impacted, and the case was closed in 1990. No information was available regarding soil testing when the three USTs were removed; however, it appears that the former USTs were likely located at 21082 Wisteria, the IRWD (former Baker Filtration Plant) maintenance area. It is unlikely that these USTs were located on the subject property and they are expected to have a low probability to adversely affect the subject property.

7.3 Data Gaps

ASTM E 1527-05 requires review of standard historical sources (SHS) at approximate five-year intervals from at least 1940 to the present, or the earliest development of the site. The availability of extensive historical information varies significantly between locations and it is common to have gaps in the data for one or more of the periods where historical property uses are unknown or uncertain. There is also a potential for unidentified uses to have occurred between data points, or prior to the earliest acquired data. The earliest data acquired for the subject property indicating past property usage was from 1938. There were

intermittent gaps throughout the data collected, where historical property uses are unknown or uncertain.

There are data gaps regarding USTs at the maintenance facility of the Baker Filtration Plant located at 21082 Wisteria. At least two former USTs were located at the maintenance facility, a water tank and a diesel UST that had a release to soil but has obtained regulatory closure. The EDR® Radius Report listed three USTs operating at the V.P. Baker Filtration Plant, Palmwood North of Peachwood. The exact location, removal dates, and soil sample status is unknown regarding these USTs. However, an individual's contact information has not been provided to Leighton that was familiar with the maintenance facility and may have knowledge of former USTs, and a call or an owner interview form has not been received from the IRWD with information regarding the USTs documented at the Baker Filtration Plant. Based on the historical review of the subject property, it is considered low probability that these USTs were located on the subject property or that they have the potential to adversely impact the subject property; however, it is considered a significant data gap.

A User Interview Form has not been received. Lewis Investment Homes have not indicated knowledge of any environmental concerns associated with the subject property and this data gap is not expected to alter the conclusions or recommendations of this report; although, any specialized knowledge or known valuation reduction for environmental concerns that would alter the conclusions or recommendations of this report should be reported to Leighton, and an addendum issued.

It appears that the subject property has been used previously for agricultural purposes and that pesticides may have been used. Lewis Investment Homes indicated that the IRWD may have information regarding previous agricultural usage, such as whether or not pesticides were used and the location and type of crops. No additional information was provided to Leighton; however, if there is information of this nature it may limit the areas recommended for pesticide sampling.

8.0 OPINION

8.1 Onsite

It is Leighton's opinion that no items have been identified onsite that would adversely impact the subject property with the exception of past site usage for agricultural purposes with possible pesticide use in the areas of proposed residential development.

8.2 Offsite

It is Leighton's opinion that no offsite locations were identified that would adversely impact the subject property.

9.0 CONCLUSIONS

Leighton has performed a Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 of the proposed residential development, public facilities, and park at the former Irvine Ranch Water District (IRWD), Lake Forest, California, the subject property. No data gaps that are expected to alter the conclusions or recommendations of this report were identified by Leighton. Exceptions to, or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs in connection with the property with the exception of the following:

- The historical agricultural use of the subject property indicates possible pesticide use.

Based upon the findings of this Phase I ESA, Leighton recommends:

- Perform sampling of near surface soils to determine if agricultural use has impacted the subsurface soil.

In general, observations should be made during any future development activities for features of concern or areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, soil staining or odorous soils. Further investigation and analysis may be necessary, should such materials be encountered.

10.0 DEVIATIONS

Leighton did not deviate from or alter the scope of work, as defined in Section 1.3 of this report.

11.0 ADDITIONAL SERVICES

Leighton did not perform any work outside the scope of work as defined in Section 1.3 of this report.

12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

12.1 Corporate

Leighton, Inc. is a California corporation, providing geotechnical and environmental consulting services throughout California. We are solely a consulting firm without interests in real property other than our eight offices in Southern California. We provide professional environmental consulting services including application of science and engineering to environmental compliance, hazardous materials/waste assessment and cleanup, and management of hazardous, solid and industrial waste. Phase I Environmental Site Assessments are a part of this practice area and have been conducted by us.

12.2 Individual

The qualifications of the Project Manager and the other Leighton environmental professionals involved in this Phase I ESA meet the Leighton corporate requirements for performing Phase I ESAs as specified by ASTM 1527-05. In addition, Ms. Meredith Church is a Professional Geologist.

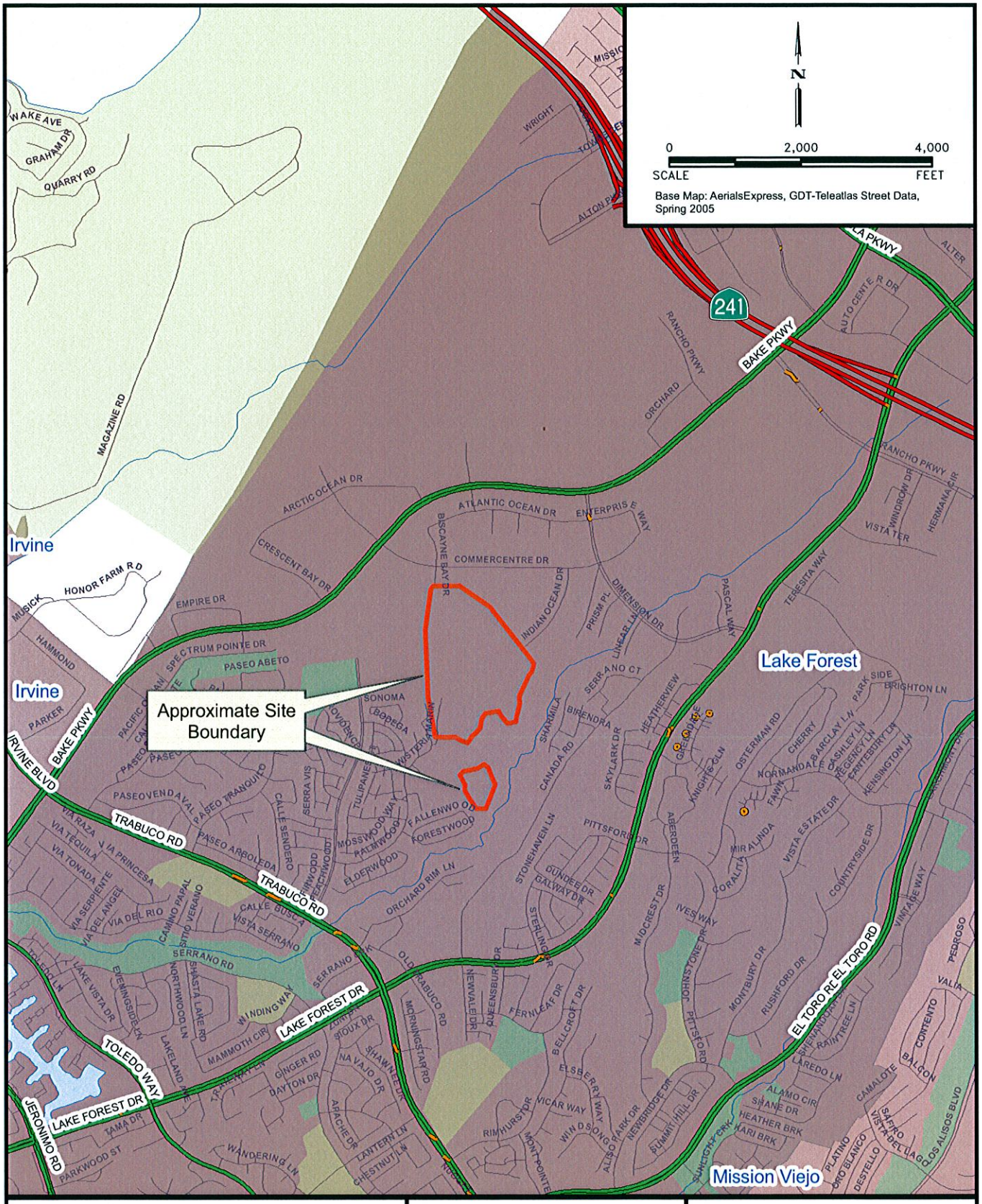
12.3 Environmental Professional Statement

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental professional as defined by §312.10 of 40 CFR Part 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Meredith Church

Meredith Church, P.G.
Project Geologist



Former IRWD Site
Lake Forest, California

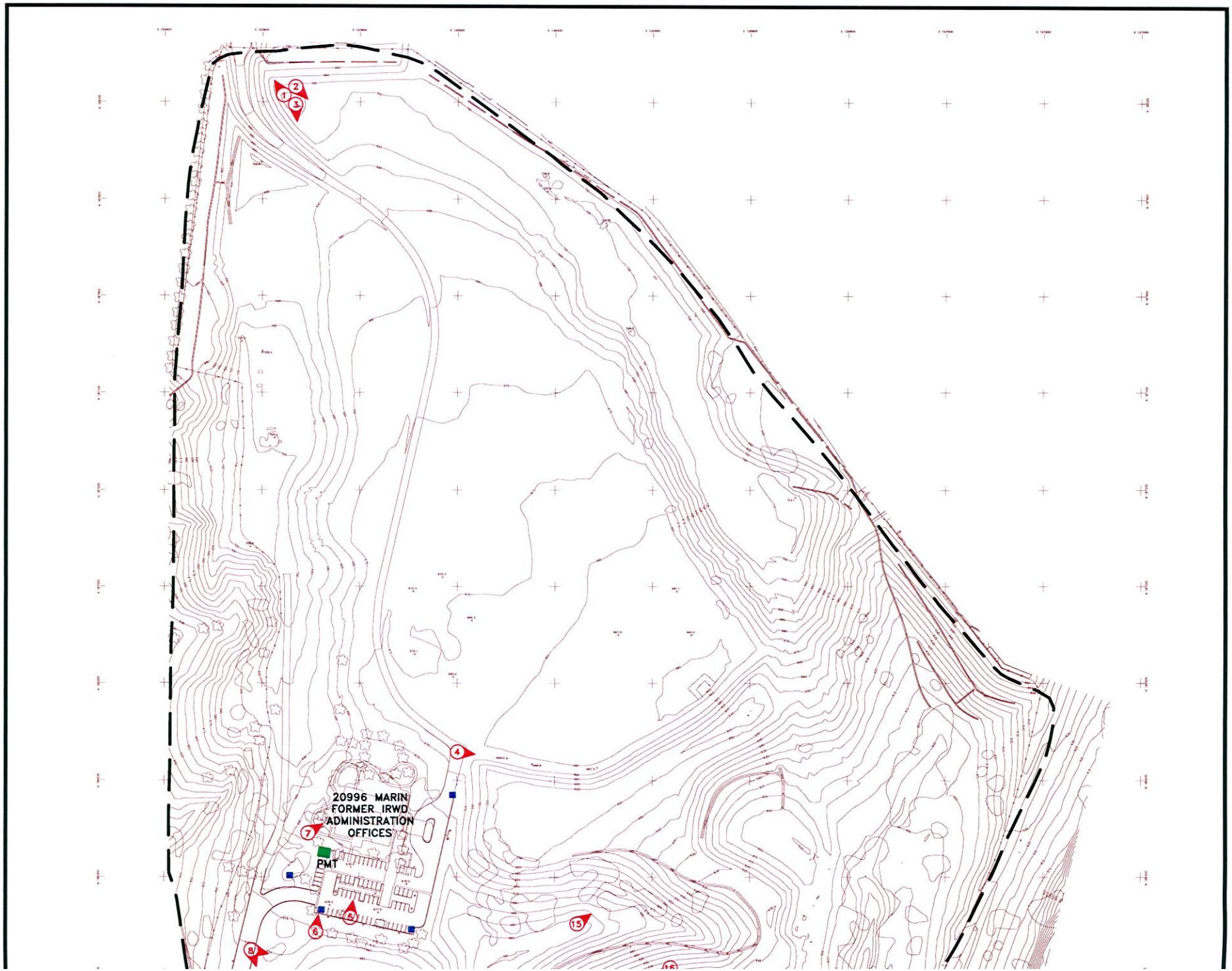
SITE LOCATION MAP

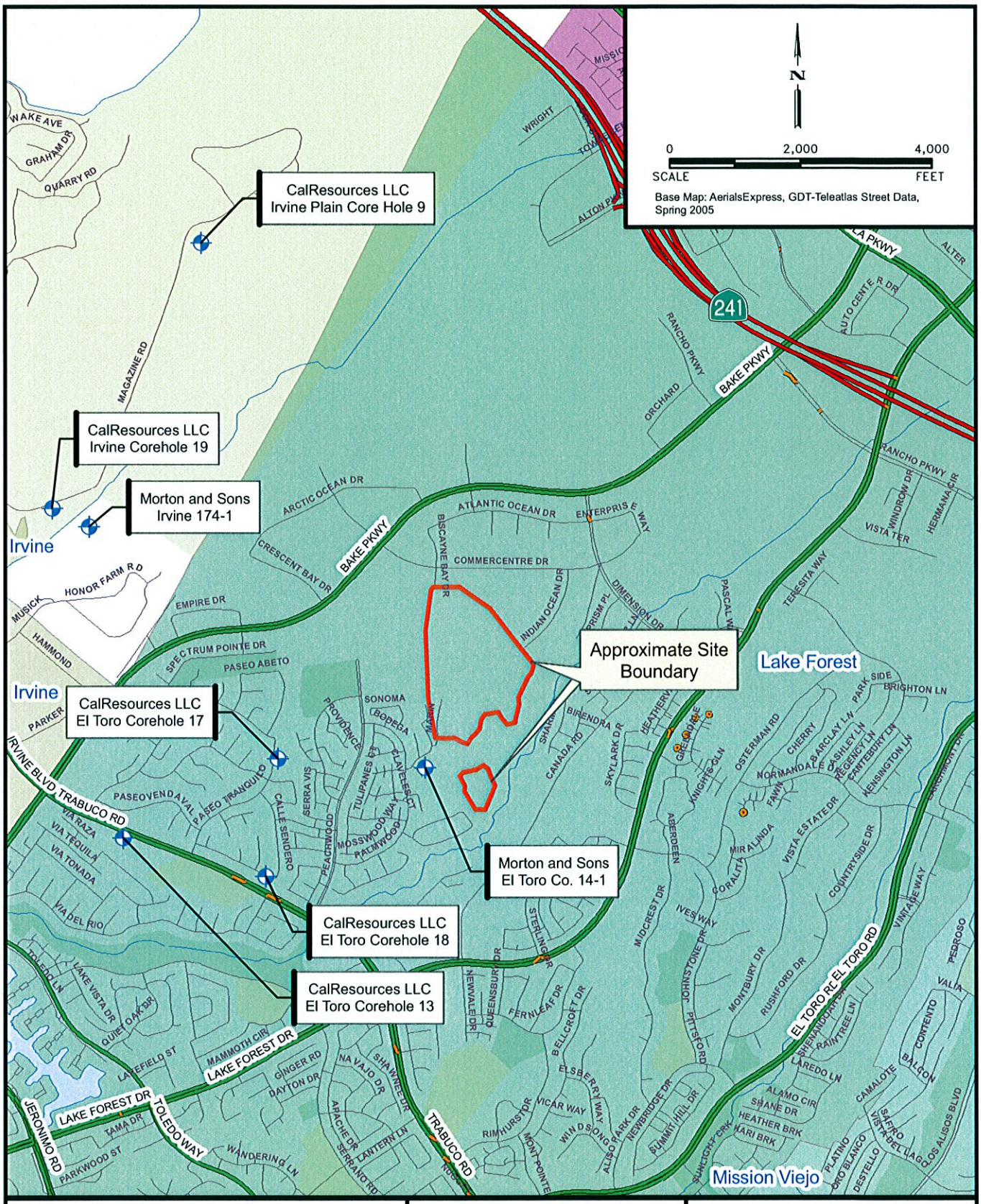
Project No.
011797-003

Date
April 2008

Figure 1

\\GIS\Drafting\011797\003\Fig1SiteLocationMap.mxd


20996 MARIN
FORMER IRWD
ADMINISTRATION
OFFICES
PMT
1
2
3
4
6
7
8
15
16



Former IRWD Site
Lake Forest, California

OIL WELL LOCATION MAP

Project No.
011797-003

Date
April 2008

Figure 3

\\GIS\Drafting\011797\003\Fig1SiteLocationMap.mxd

A

APPENDIX A

References

American Society for Testing and Materials, ASTM, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-05, dated November 1, 2005.

California Department of Health Services (DHS) Radon Program, Statewide Radon Database, http://www.dhs.ca.gov/radon/default.htm, updated July 9, 2007.

California Division of Mines and Geology, 2001, Seismic Hazard Zones Report for the El Toro 7.5-Minute Quadrangle, Orange County, California, Seismic Hazard Zone Report 047.

Division of Oil, Gas, and Geothermal Resources (DOGGR), Regional Wildcat Map 1-4, ftp://ftp.consrv.ca.gov/pub/oil/maps/dist1/w1-4/Mapw1-4.pdf, dated February 22, 2004.

EDR® Aerial Photo Decade Package, dated March 31, 2008:

Date	Scale	Source
1938	1" : 555'	EDR® / Laval
1946	1" : 655'	EDR® / Jack Ammann
1953	1" : 555'	EDR® / Pacific Air
1968	1" : 480'	EDR® / Teledyne
1977	1" : 666'	EDR® / Teledyne
1989	1" : 666'	EDR® / USGS
1994	1" : 666'	EDR® / USGS
2002	1" : 666'	EDR® / USGS

EDR® City Directory Abstract, dated April 8, 2008.

APPENDIX A (Continued)

References

EDR® Historical Topographic Map Report, dated March 31, 2008.

Date	Scale	Series	Series & Target Quadrangle
1901	1" : 125,000"	60'	Southern Californian Sheet 1
1902	1" : 125,000"	30'	Corona
1968	1" : 24,000"	7.5'	El Toro
1978 Photorevised 1968	1" : 24,000"	7.5'	El Toro
1981 Photorevised 1968	1" : 24,000"	7.5'	El Toro
1982 Photorevised 1968	1" : 24,000"	7.5'	El Toro
1997	1" : 24,000"	7.5'	El Toro

EDR® Radius Map with GeoCheck®, dated March 28, 2002.

EDR® Site Reports, dated April 2, 2008.

Leighton and Associates, 2008, Preliminary Geotechnical Exploration Report for the Proposed Residential Development, Civic Center, and Park at IRWD Site, City of Lake Forest, California, dated May 7, 2008.

NETR®, 2007, Assessor's Parcel Map and Property Profile Report, dated March 28, 2008.

Southern California Air Quality Management District (SCAQMD), Find Information Detail (FIND), http://www.aqmd.gov/webappl/fim/default.htm, dated April 4, 2008.

Yerkes, R.F., McCulloh, T.H., Schoellhamer, J.E. and Vedder, J.G., 1965, Geology of the Los Angeles Basin, California -- An Introduction: U. S. Geological Survey Professional Paper 420-A, 57 p.

B

SITE PHOTOS

PHOTO NO. 1:

View of the subject property gate entrance, facing northwest, at Biscayne Bay Drive and the adjacent business parks.

PHOTO NO. 2:

View of the northern property boundary facing southeast. The commercial warehouse structures are located adjacent to the north of the subject property. Note the drill rig, part of a geotechnical exploration, at the right of the photo.

SITE PHOTOS

PHOTO NO. 3:

View of the western border of the subject property. Note the former administrative building at the far center of the photograph.

PHOTO NO. 4:

View of a discarded table along a gravel ridge located east of the former administrative building.

SITE PHOTOS

PHOTO NO. 5:
View of the former administrative building and parking lot, facing north-northeast.

PHOTO NO. 6:
View of a storm drain, pad-mounted transformer, and trash enclosure located south of the former administrative building.

PHOTO NO. 7:

View of a utility box and a fan/cooling system, located to the west of the former administrative building.

PHOTO NO. 8:

View of the valley located to the south of the former administrative building. Note the water ASTs located near the right of the photograph.

SITE PHOTOS

PHOTO NO. 9:
View of entrance to the Irvine Ranch Water District (IRWD) Facility (offiste).

PHOTO NO. 10:
View of the two large water ASTs located south of the subject property (offsite).

PHOTO NO. 11:

View of power cables being laid at the southern portion of the subject property.

PHOTO NO. 12:

View of the pump house and turnout building located at the southern corner of the subject property. Note the sewer rising, storm drain and the pad-mounted transformer.

SITE PHOTOS

PHOTO NO. 13:

View of the Zone B pump house located at the southern corner of the subject property.

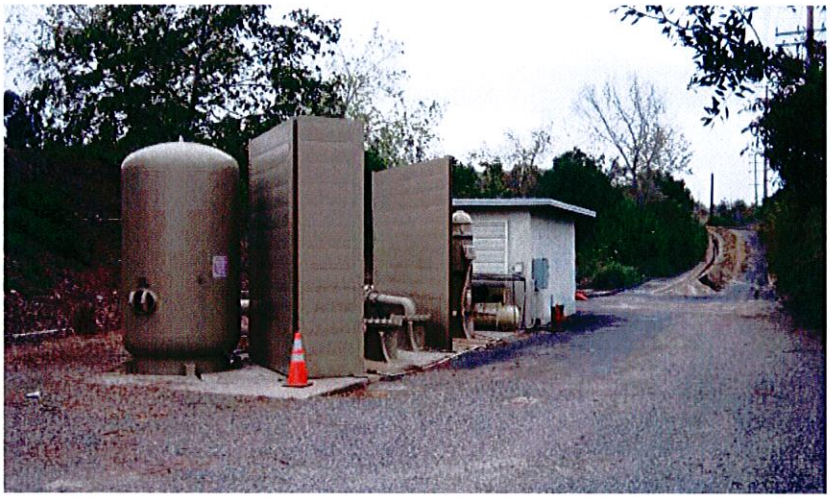


PHOTO NO. 14:

View of the subject property, facing north-northwest, from the central-eastern border of the property.

SITE PHOTOS

PHOTO NO. 15:

View of the subject property facing east-northeast, from near the central portion of the subject property.

PHOTO NO. 16:

View of the two underground water reservoirs and their associated support features (offiste).

C

IIS MAP WAS PREPARED FOR ORANGE
OUNTY ASSESSOR DEPT. PURPOSES ONLY.
HE ASSESSOR MAKES NO GUARANTEE AS TO
TS ACCURACY NOR ASSUMES ANY LIABILITY
OR OTHER USES. NOT TO BE REPRODUCED.
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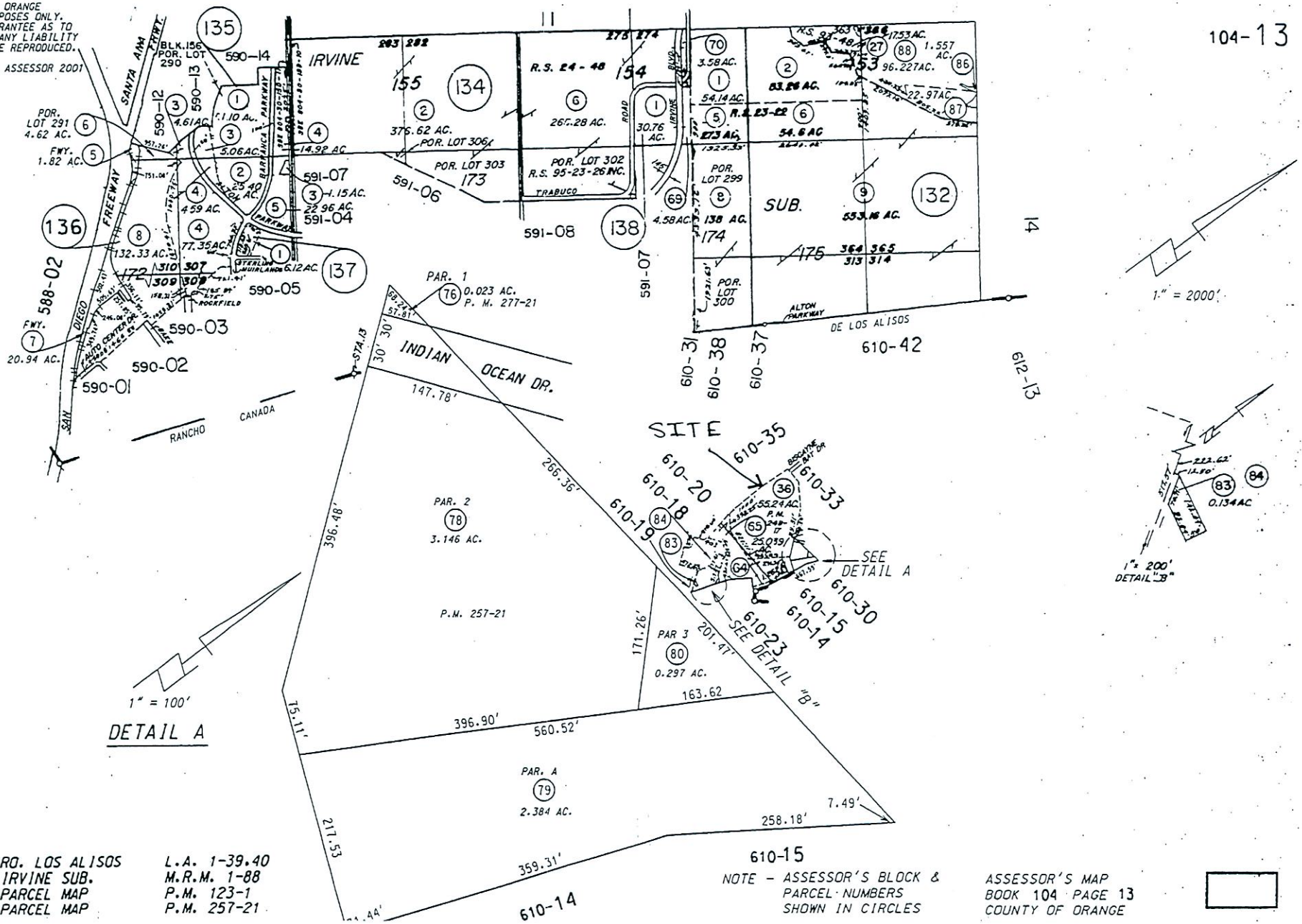
COPYRIGHT ORANGE COUNTY ASSESSOR 2001



MARCH 1951

RO. LOS ALISOS
IRVINE SUB.
PARCEL MAP
PARCEL MAP

L.A. 1-39.40
M.R.M. 1-88
P.M. 123-1
P.M. 257-21

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP
BOOK 104 PAGE 13
COUNTY OF ORANGE

NETRonline

PROPERTY DETAIL REPORT

Prepared Exclusively for Meredith Church

Created: 3/28/2008
Expires: 4/27/2008

TARGET PROPERTY

Site Address:	20996 MARIN LAKE FOREST, CA 92630
Mailing Address:	PO BOX 595 LAKE FOREST, CA 92609
Primary Owner:	LOS ALISOS WATER DIST
Secondary Owner:	
Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671
APN:	10413236

Use Code	MGOV (Click for description)	**Lot Size:**	
Number Of Units:	0	**Fireplace:**	Unknown
Square Feet:		**Pool:**	Unknown
Total Rooms:	0	**Views:**	Unknown
Bedrooms:	0	**Year Built:**	Unknown
Bathrooms:	0.00	**Zoning:**	
Parking Structure:	Garage	**Housing Tract:**	671
Parking Spaces:	Unknown	**Census Tract:**	0524.25

Transfer Date:	1975-08-04T00:00:00	**First Loan Amount:**	
Transfer Amount:		**First Loan Type:**	Unknown
Document Number:		**Lender:**	
Last Transaction:	Unknown	**Cost Per Sq. Ft.**	
Last Document:	0114741712		

Assessed Value:	$1,726,268	**Tax Amount:**	
Land Value:	$666,319	**Tax Status:**	Current
Improvement Value:	$1,059,949	**Owner Exemption:**	
% Improvement:	61%	**Tax Rate Area:**	Unknown

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NETRonline

PROPERTY DETAIL REPORT

Prepared Exclusively for Meredith Church

Created: 3/28/2008
Expires: 4/27/2008

TARGET PROPERTY

Site Address:	, CA
Mailing Address:	1535 E 17TH ST J SANTA ANA, CA 92705
Primary Owner:	AUTUMNWOOD HOMEOWNERS ASSN
Secondary Owner:	
Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671
APN:	10413264

Use Code	AMSC (Click for description)	Lot Size:	54,973 Sq. Ft.
Number Of Units:	1	Fireplace:	Unknown
Square Feet:		Pool:	Unknown
Total Rooms:	0	Views:	Unknown
Bedrooms:	0	Year Built:	Unknown
Bathrooms:	0.00	Zoning:	
Parking Structure:	Garage	Housing Tract:	671
Parking Spaces:	Unknown	Census Tract:	

Transfer Date:	1981-09-22T00:00:00	First Loan Amount:	
Transfer Amount:		First Loan Type:	Unknown
Document Number:		Lender:	
Last Transaction:	Unknown	Cost Per Sq. Ft.	
Last Document:	0142271342		

Assessed Value:		Tax Amount:	
Land Value:		Tax Status:	Current
Improvement Value:		Owner Exemption:	
% Improvement:		Tax Rate Area:	Unknown

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PROPERTY DETAIL REPORT

Prepared Exclusively for Meredith Church

Created: 3/28/2008
Expires: 4/27/2008

TARGET PROPERTY

Site Address:	, CA
Mailing Address:	PO BOX 699 LAKE FOREST, CA 92609
Primary Owner:	LOS ALISOS WATER DIST
Secondary Owner:	
Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671
APN:	10413265

Use Code	MGOV (Click for description)	**Lot Size:**	
Number Of Units:	0	**Fireplace:**	Unknown
Square Feet:		**Pool:**	Unknown
Total Rooms:	0	**Views:**	Unknown
Bedrooms:	0	**Year Built:**	Unknown
Bathrooms:	0.00	**Zoning:**	
Parking Structure:	Garage	**Housing Tract:**	671
Parking Spaces:	Unknown	**Census Tract:**	0524.16

Transfer Date:		**First Loan Amount:**	
Transfer Amount:		**First Loan Type:**	Unknown
Document Number:		**Lender:**	
Last Transaction:	Unknown	**Cost Per Sq. Ft.**	
Last Document:			

Assessed Value:	$198,240	**Tax Amount:**	
Land Value:	$198,240	**Tax Status:**	Current
Improvement Value:		**Owner Exemption:**	
% Improvement:		**Tax Rate Area:**	Unknown

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PROPERTY DETAIL REPORT

Prepared Exclusively for Meredith Church

Created: 3/28/2008
Expires: 4/27/2008

TARGET PROPERTY

Site Address:	, CA
Mailing Address:	PO BOX 54153 LOS ANGELES, CA 90054
Primary Owner:	METROPOLITAN WATER DIST
Secondary Owner:	OF SO CAL
Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671
APN:	10413283

Use Code	MGOV (Click for description)	**Lot Size:**	
Number Of Units:	0	**Fireplace:**	Unknown
Square Feet:		**Pool:**	Unknown
Total Rooms:	0	**Views:**	Unknown
Bedrooms:	0	**Year Built:**	Unknown
Bathrooms:	0.00	**Zoning:**	
Parking Structure:	Garage	**Housing Tract:**	671
Parking Spaces:	Unknown	**Census Tract:**	

Transfer Date:	1997-07-14T00:00:00	**First Loan Amount:**	
Transfer Amount:		**First Loan Type:**	Unknown
Document Number:		**Lender:**	
Last Transaction:	Unknown	**Cost Per Sq. Ft.**	
Last Document:	0000331787		

Assessed Value:	$26,216	**Tax Amount:**	
Land Value:	$26,216	**Tax Status:**	Current
Improvement Value:		**Owner Exemption:**	
% Improvement:		**Tax Rate Area:**	Unknown

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NETRonline

PROPERTY DETAIL REPORT

Prepared Exclusively for Meredith Church

Created: 3/28/2008
Expires: 4/27/2008

TARGET PROPERTY

Site Address:	, CA
Mailing Address:	PO BOX 595 LAKE FOREST, CA 92609
Primary Owner:	LOS ALISOS WATER DIST
Secondary Owner:	
Legal Description:	RO CANADA DE LOS ALISOS L OT 10 POR OF LOT TR 671
APN:	10413284

Use Code	MGOV (Click for description)	Lot Size:	
Number Of Units:	0	Fireplace:	Unknown
Square Feet:		Pool:	Unknown
Total Rooms:	0	Views:	Unknown
Bedrooms:	0	Year Built:	Unknown
Bathrooms:	0.00	Zoning:	
Parking Structure:	Garage	Housing Tract:	671
Parking Spaces:	Unknown	Census Tract:	

Transfer Date:		First Loan Amount:	
Transfer Amount:		First Loan Type:	Unknown
Document Number:		Lender:	
Last Transaction:	Unknown	Cost Per Sq. Ft.	
Last Document:			

Assessed Value:	$255,791	Tax Amount:	
Land Value:	$255,791	Tax Status:	Current
Improvement Value:		Owner Exemption:	
% Improvement:		Tax Rate Area:	Unknown

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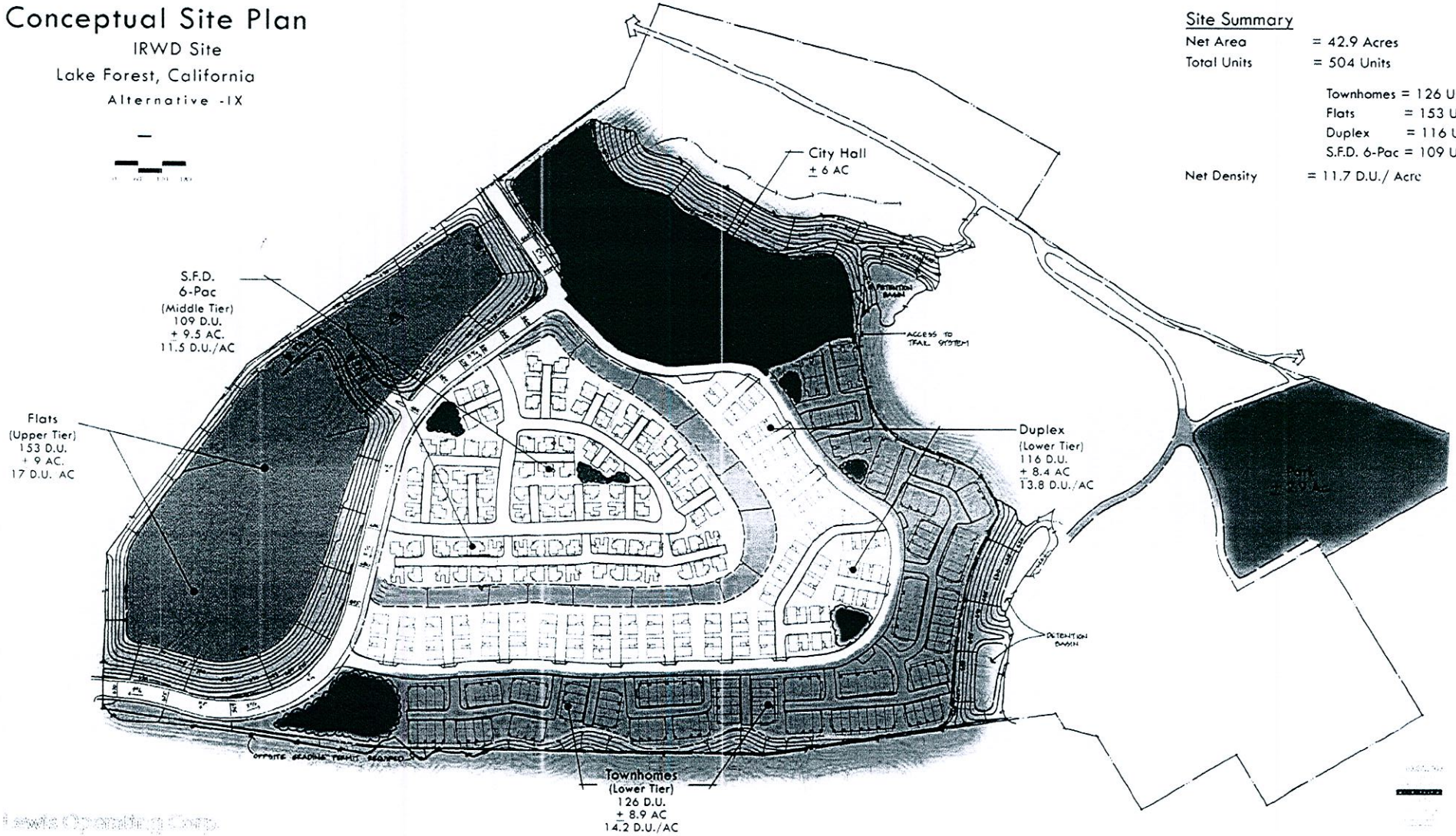
D

Conceptual Site Plan

IRWD Site

Lake Forest, California

Alternative -IX



Site Summary

Net Area	= 42.9 Acres
Total Units	= 504 Units
Townhomes	= 126 Units
Flats	= 153 Units
Duplex	= 116 Units
S.F.D. 6-Pac	= 109 Units
Net Density	= 11.7 D.U./ Acre

Lewis Operating Corp.

E

Completed forms were not returned.

Leighton and Associates, Inc.
A LEIGHTON GROUP COMPANY

Phase I ESA Owner/Site Contact Interview Form

Interviewee Name: _____ Title: _____

Address: _____ Phone: _____

Relationship to Property: _____

Name and Address of Owner of the Property: _____

Date of Ownership: _____ Site Name: _____

Property Address: _____

Previous Street Names/Numbers: _____

General Business Type/Present Property Use: _____

Assessor Parcel Number: _____ Total # of Buildings: _____

Grand Total Square Footage: _____ Date Built: _____

Past Property Uses (include dates): _____

Source of Potable Water Supply (municipal/groundwater wells): _____

Sewage Disposal (municipal/septic) (provide name of utility): _____

Means of Heating/Cooling (gas, electric, heating oil, etc.): _____

Fuel Source for Heating/Air Conditioning (provide name of utility): _____

Neighboring Property Types (commercial/industrial/residential): _____

Current Uses of Adjoining Properties: North: _____

South: _____

East: _____

West: _____

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ONSITE OR ON ADJACENT PROPERTIES:

ITEM	YES	NO	UNK	ADJACENT PROPERTY
• Hazardous Materials				
• Hazardous Waste				
• MSDS Sheets				
• Underground Storage Tanks				
• Aboveground Storage Tanks				
• Vent Pipes, fill pipes, or access ways indicating a fill pipe to an underground storage area				
• Odors				
• Drums				
• Electrical or hydraulic equipment known to contain PCBs				
• Stained soil or surfaces				
• Drains				
• Sumps				
• Clarifier				
• Pits, ponds, or lagoons				
• Stressed vegetation				
• Areas for dumping solid waste (landfill)				
• Wastewater				
• Wells (oil or gas)				
• Septic Systems				
• Fill Material (if fill material is on site, please state source of fill)				

ADDITIONAL QUESTIONS:	YES	NO	UNK	REMARKS
Has the Site been used as any of the following: gas station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? If so, state which type of facility.				
Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase I Environmental Site Assessments, or Phase II Environmental Site Assessments, or soil sampling reports prepared for the Site?				
Do you know of any notices or correspondence from any government agency relating to past or current violations of environmental laws with respect to the Site or relating to environmental liens encumbering the Site?				
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on or from the Site?				
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?				
Do you know of any environmental concerns associated with the Site? If so please state in remarks column.				
Do you know of any environmental concerns associated with any adjacent or nearby properties? If so please state in remarks column.				

Current Property Owner's Time Period of Ownership: .....

.....

Property Utilization During Ownership:.....

.....

Name and Address of Past Owners:.....

.....

Additional Comments: .....

.....

Preparer presents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature

Date

Leighton

Phase I ESA Users Questionnaire

Project Name:

Project Address or APN:

Client (or user of the Phase I Environmental Site Assessment): **Name/Title:**

Client Phone:

Reason Phase I is required:

Type of property:

Type of property transaction (e.g., Sale, purchase, exchange):

Complete and Correct Address of the property and APN(s):

Any scope of services beyond the ASTM Practice E 1527:

All Parties that will rely on the Phase I report:

Name and Contact Information for Site Contact:

Any special terms or conditions:

Any other pertinent knowledge or experience with the property (e.g., prior reports, documents, correspondence concerning the environmental conditions of the property):

(1). Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? ☐ Yes | ☐ No

If Yes, Describe:

(2). Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? ☐ Yes | ☐ No

If Yes, Describe:

(3). Specialized knowledge or experience of the person seeking to qualify for the Landowners Liability Protections (LLP) (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐ Yes | ☐ No

If Yes, Describe:

(4). Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 DRF 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? ☐ Yes | ☐ No

If Yes, Describe:

(5). Commonly known or reasonable ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property? ☐ Yes | ☐ No

(b.) Do you know of specific chemicals that are present or once were present at the property? ☐ Yes | ☐ No

(c.) Do you know of spills or other chemical releases that have taken place at the property? ☐ Yes | ☐ No

(d.) Do you know of any environmental cleanups that have taken place at the property? ☐ Yes | ☐ No

If Yes, Describe:

(6). The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user of this ESA,* based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property?* ☐ Yes | ☐ No

If Yes, Describe:

F

EDR Historical Topographic Map Report

Former IRWD Site
Commercentre Drive/Biscayne Parkway Drive

Lake Forest, CA 92630

Inquiry Number: 2181254.4

March 31, 2008

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Rd
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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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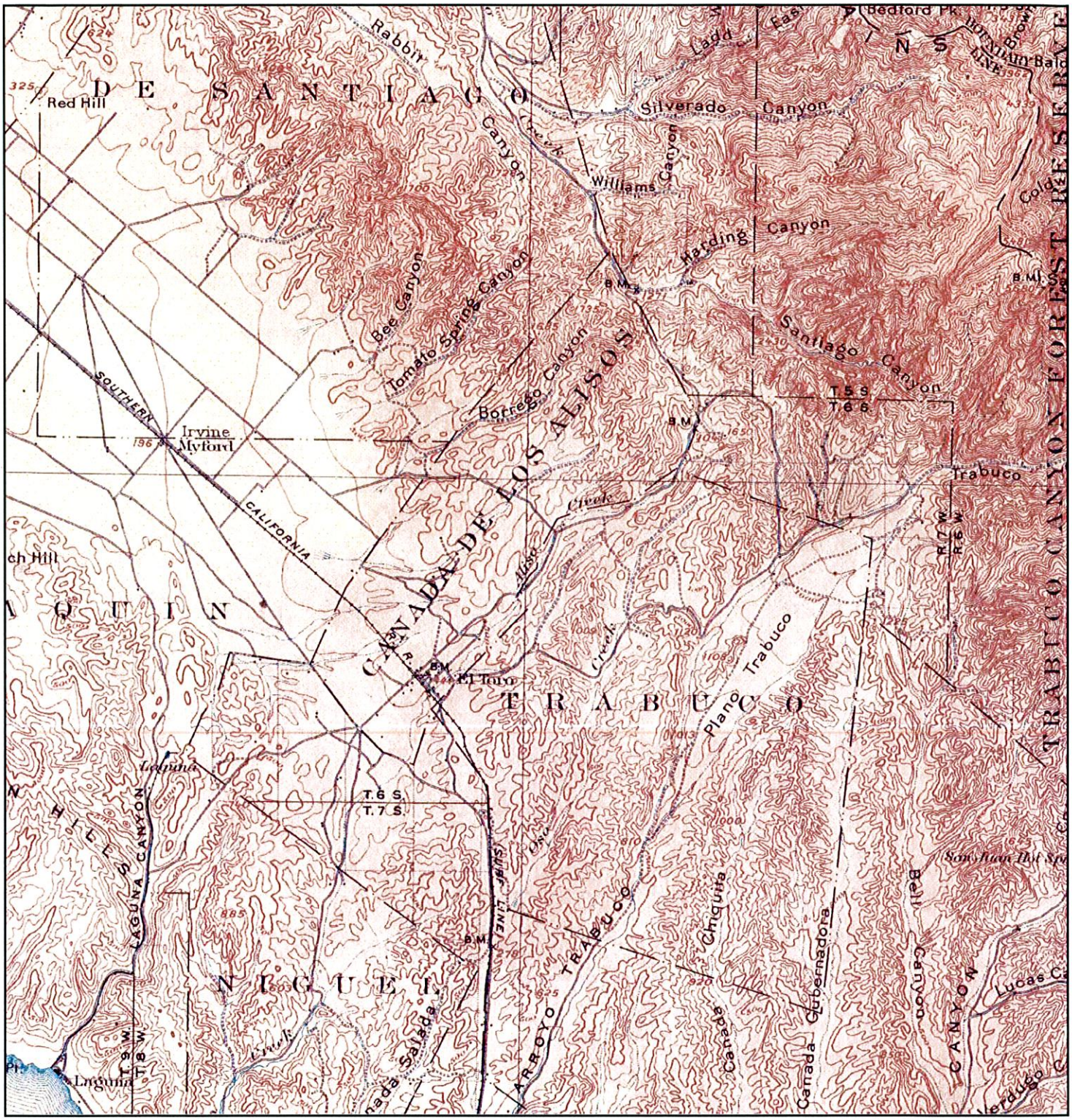
Historical Topographic Map

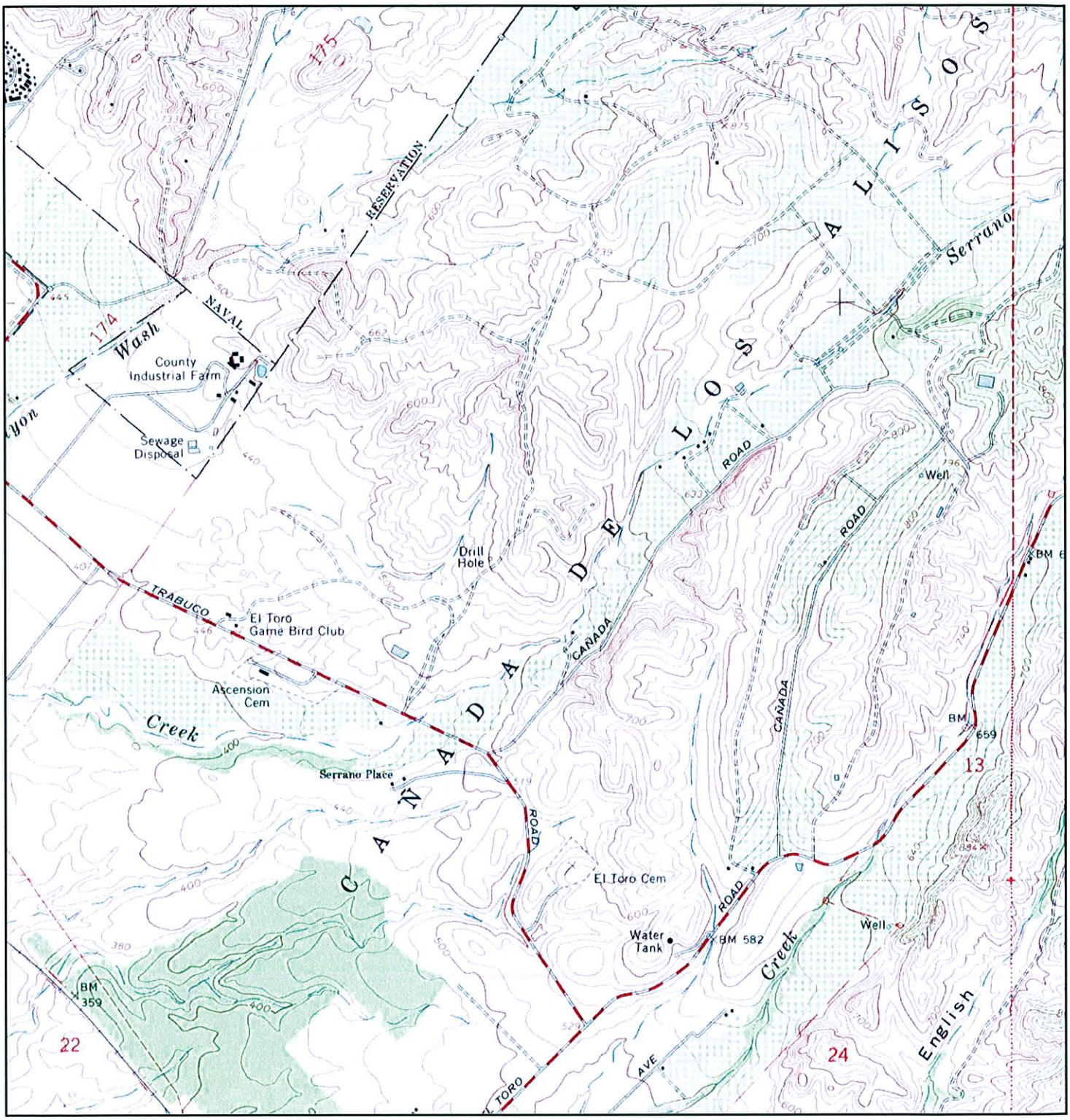
N	TARGET QUAD NAME: SOUTHERN CA SHEET 1 MAP YEAR: 1901 SERIES: 60 SCALE: 1:250000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

Historical Topographic Map



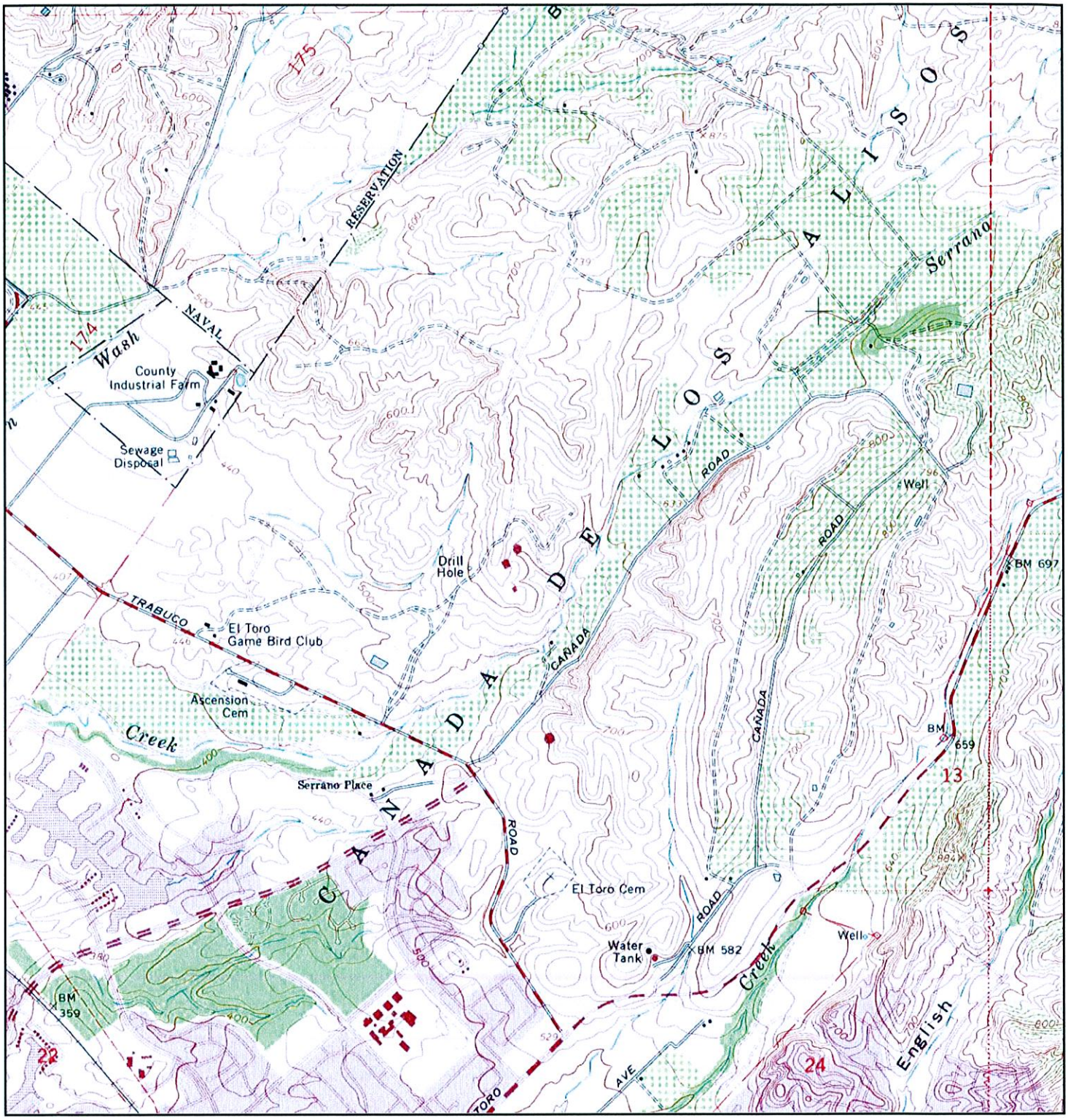
N	TARGET QUAD NAME: CORONA MAP YEAR: 1902 SERIES: 30 SCALE: 1:125000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

Historical Topographic Map



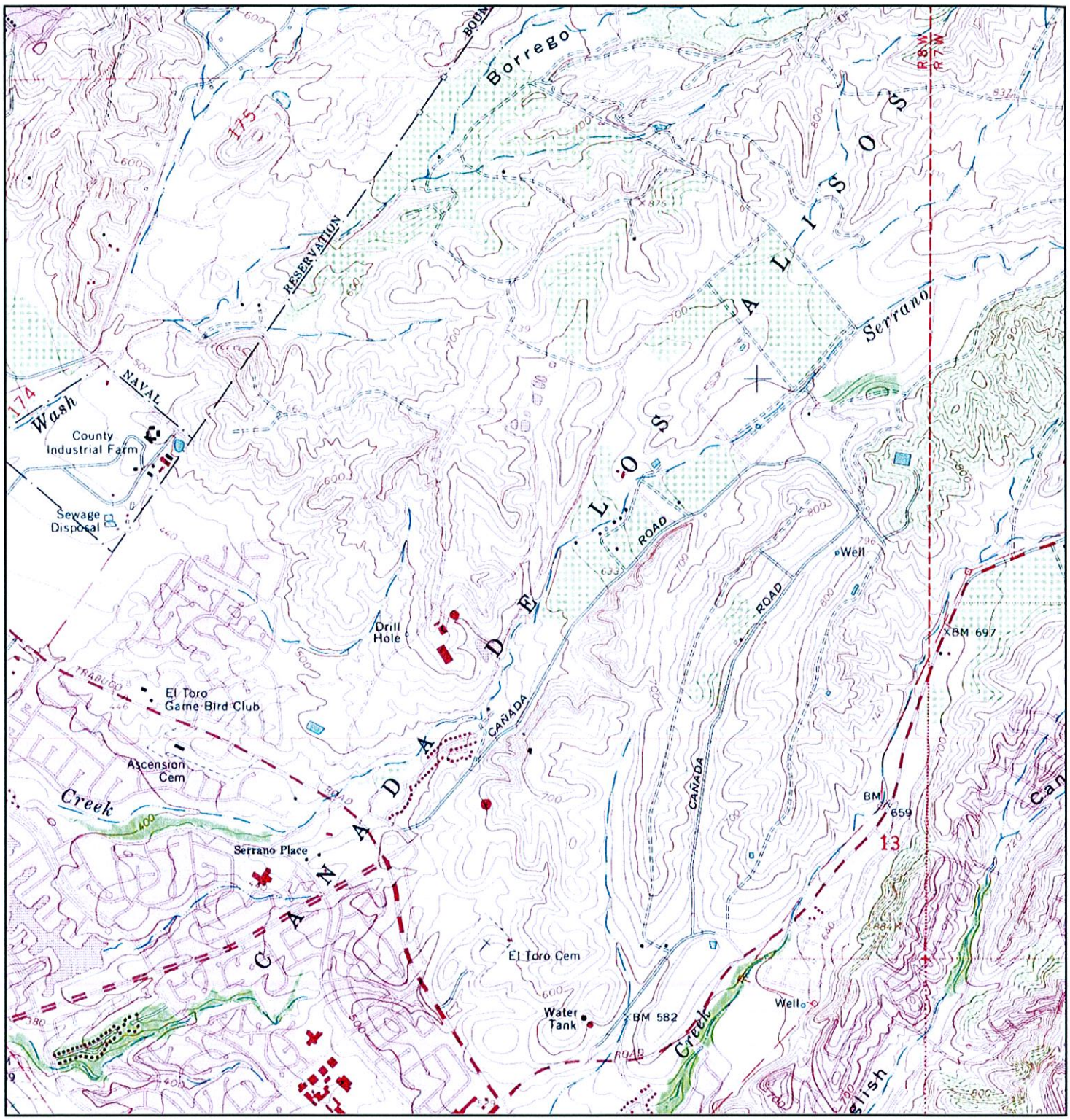
N	TARGET QUAD NAME: EL TORO MAP YEAR: 1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

Historical Topographic Map



N	TARGET QUAD NAME: EL TORO MAP YEAR: 1978 PHOTOREVISED FROM:1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

Historical Topographic Map

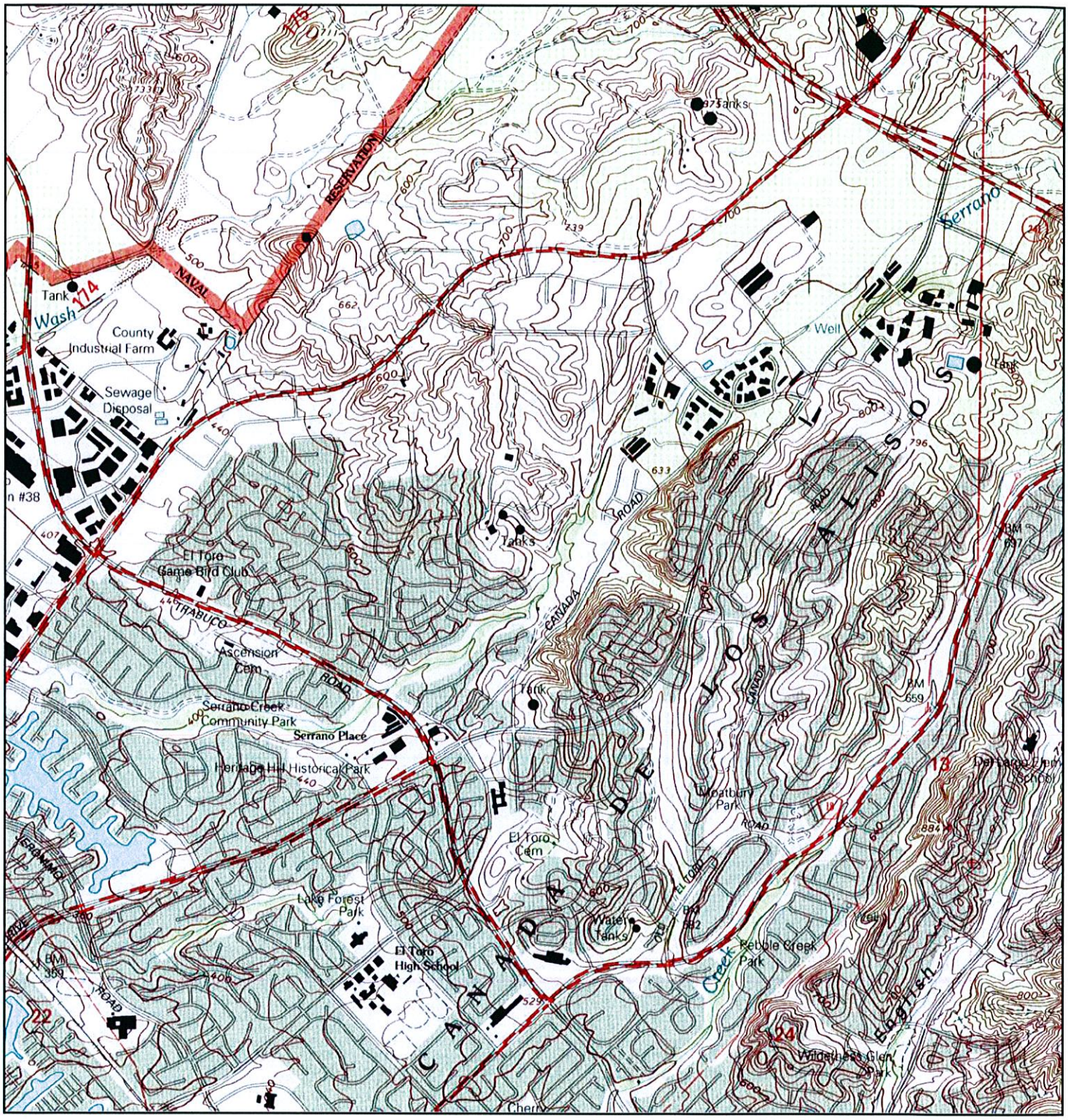


N	TARGET QUAD NAME: EL TORO MAP YEAR: 1981 PHOTOREVISED FROM:1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

Historical Topographic Map

N	TARGET QUAD NAME: EL TORO MAP YEAR: 1982 PHOTOREVISED FROM:1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

Historical Topographic Map



N	TARGET QUAD NAME: EL TORO MAP YEAR: 1997 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest, CA 92630 LAT/LONG: 33.6601 / 117.683	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY#: 2181254.4 RESEARCH DATE: 03/31/2008

G

EDR Site Report™

LOS ALISOS WATER DISTRICT
20996 MARIN
LAKE FOREST, CA 92630

Inquiry Number:

April 2, 2008

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of over 4 million government records from more than 600 federal, state and local environmental databases. The report is divided into three sections:

Section 1: Facility Summary . . . . . **Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports . . . . . **Page 4**

All available detailed information from databases where sites are identified.

Section 3: Databases Searched and Update Information. . . . . . **Page 9**

Name, source, update dates, contact phone number and description of each of the databases searched for this report.

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

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 LOS ALISOS WATER DISTRICT 20996 MARIN LAKE FOREST, CA 92630 EDR ID #S103641173
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	**YES - p4**
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

LOS ALISOS WATER DISTRICT
20996 MARIN
LAKE FOREST, CA 92630
EDR ID #S103641173

HAZNET:

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Oil/water separation sludge
Disposal Method:	Recycler
Tons:	4.5870
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT080011059
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	2.5854
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT080011059
TSD County:	Los Angeles
Waste Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Recycler
Tons:	.2085
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	1.25
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported

TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Transfer Station
Tons:	0.04
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Treatment, Tank
Tons:	0.22
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAD028409019
TSD County:	Los Angeles
Waste Category:	Paint sludge
Disposal Method:	Transfer Station
Tons:	.0208
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAD028409019
TSD County:	Los Angeles
Waste Category:	Other organic solids
Disposal Method:	Transfer Station
Tons:	.0208
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Alkaline solution without metals (pH > 12.5)
Disposal Method:	Transfer Station
Tons:	0.02
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Off-specification, aged, or surplus inorganics
Disposal Method:	Transfer Station
Tons:	0.02
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported

Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Other inorganic solid waste
Disposal Method:	Not reported
Tons:	0.01
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Other inorganic solid waste
Disposal Method:	Transfer Station
Tons:	0.00
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture Waste
Disposal Method:	Not reported
Tons:	0.02
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Unspecified solvent mixture Waste
Disposal Method:	Transfer Station
Tons:	0.05
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Not reported
Tons:	0.01
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Other organic solids
Disposal Method:	Not reported
Tons:	0.01
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Laboratory waste chemicals
Disposal Method:	Not reported
Tons:	0.00
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	DEBBI L CLARK-LABORATORY SUPVR
Telephone:	9494535871
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 57000
Mailing City,St,Zip:	IRVINE, CA 926192000
Gen County:	Orange
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Recycler
Tons:	0.12
Facility County:	Not reported

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT000613893
TSD County:	Los Angeles
Waste Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Transfer Station
Tons:	0.1167
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Oil/water separation sludge
Disposal Method:	Recycler
Tons:	2.0850
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Oil/water separation sludge
Disposal Method:	Recycler
Tons:	1.6680
Facility County:	Orange

Gepaid:	CAD983601691
Contact:	LOS ALISOS WATER DISTRICT
Telephone:	7148300580
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 699
Mailing City,St,Zip:	LAKE FOREST, CA 926300699
Gen County:	Orange
TSD EPA ID:	CAT000613893

SECTION 2: FACILITY DETAIL REPORTS

...Continued...

TSD County:	Los Angeles
Waste Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Transfer Station
Tons:	.2584
Facility County:	Orange

EDR Site Report™

BAKER (LAWD)
21082 WISTERIA
LAKE FOREST, CA 92630

Inquiry Number:

April 2, 2008

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Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 BAKER (LAWD) 21082 WISTERIA LAKE FOREST, CA 92630 EDR ID #U003659599
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	**YES - p4**
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility manages registered underground storage tanks

DATABASE: Petroleum Storage Tank Database (UST)

BAKER (LAWD)
21082 WISTERIA
LAKE FOREST, CA 92630
EDR ID #U003659599

UST:
Local Agency: 30000
Facility ID: 8234

EDR Site Report™

LOS ALISO WATER DISTRICT
21082 WISTERIA
EL TORO, CA 92630

Inquiry Number:

April 2, 2008

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440 Wheelers Farms Road
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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 LOS ALISO WATER DISTRICT 21082 WISTERIA EL TORO, CA 92630 EDR ID #1000596206 EPA #CAD983601691
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	**YES - p4**
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	**YES - p5**
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	2

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility generates hazardous waste

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

LOS ALISO WATER DISTRICT
21082 WISTERIA
EL TORO, CA 92630
EDR ID #1000596206

RCRA-SQG:

Date form received by agency:	08/13/1991
Facility name:	LOS ALISO WATER DISTRICT
Facility address:	21082 WISTERIA EL TORO, CA 92630
EPA ID:	CAD983601691
Mailing address:	PO BOX 699 EL TORO, CA 92630
Contact:	LEE CARTWRIGHT
Contact address:	PO BOX 699 EL TORO, CA 92630
Contact country:	US
Contact telephone:	(714) 830-0580
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

Owner/Operator Summary:

Owner/operator name:	LOS ALISOS WATER DISTRICT
Owner/operator address:	PO BOX 699 EL TORO, CA 92630
Owner/operator country:	Not reported
Owner/operator telephone:	(714) 830-0580
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	Unknown
Mixed waste (haz. and radioactive):	Unknown
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	Unknown
Furnace exemption:	Unknown
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
Off-site waste receiver:	Commercial status unknown

Violation Status: No violations found

MULTIMEDIA

Facility is listed in EPA's index system

DATABASE: Facility Index System (FINDS)

LOS ALISO WATER DISTRICT
21082 WISTERIA
EL TORO, CA 92630
EDR ID #1000596206

This site is listed in the Federal FINDS database. The FINDS database may contain references to records from government databases included elsewhere in the report.
Please note: the FINDS database may also contain references to out of date records formerly associated with the site.

Registry ID:	110002858042
Facility Name:	LOS ALISO WATER DISTRICT
Facility Address:	21082 WISTERIA EL TORO, CA 92630
Facility County:	ORANGE
EPA Region:	09
Fed. Gov. Facility:	Not reported
Indian Tribal Land:	No

EPA Records Indicate Facility Is Listed In

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.

Prg. Sys. ID:	CAD983601691
Supplemental Interest:	Not reported
Facility SIC Codes:	Not reported
Facility NAICS Codes:	Not reported

EDR Site Report™

LOS ALISOS WATER DISTRICT
21802 WISTERIA
EL TORO, CA 92630

Inquiry Number:

April 2, 2008

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Milford, Connecticut 06461

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 LOS ALISOS WATER DISTRICT 21802 WISTERIA EL TORO, CA 92630 EDR ID #S105023648
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	YES - p4
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	YES - p5
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	2

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility has reported leaking underground storage tank incidents

DATABASE: Leaking Petroleum Storage Tank Database (LUST)

LOS ALISOS WATER DISTRICT
21802 WISTERIA
EL TORO, CA 92630
EDR ID #S105023648

LUST:

Region:	ORANGE
Facility Id:	89UT157
Case Type:	Soil Only
Current Status:	Certification (Case Closed)
Released Substance:	Diesel fuel oil and additives, Nos.1-D, 2-D, 2-4
Date Closed:	02/28/1990
Record ID:	RO0002861

MULTIMEDIA

Facility is listed in a county/local unique database

DATABASE: State/County (LOCAL)

LOS ALISOS WATER DISTRICT
21802 WISTERIA
EL TORO, CA 92630
EDR ID #S105023648

Cortese:

Region:	CORTESE
Facility Addr2:	Not reported

EDR Site Report™

LOS ALISOS WATER DISTRICT
21802 WISTERIA
LAKE FOREST, CA 92630

Inquiry Number:

April 2, 2008

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SECTION 1: FACILITY SUMMARY

FACILITY AREA	FACILITY 1 LOS ALISOS WATER DISTRICT 21802 WISTERIA LAKE FOREST, CA 92630 EDR ID #S105774118
WASTE MANAGEMENT Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	**YES - p4**
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
WASTE DISPOSAL Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (CERCLIS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
MULTIMEDIA Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	NO
Facility is listed in a county/local unique database (LOCAL)	NO
POTENTIAL SUPERFUND LIABILITY Facility has a list of potentially responsible parties PRP	NO
TOTAL (YES)	1

SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility has reported leaking underground storage tank incidents

DATABASE: Leaking Petroleum Storage Tank Database (LUST)

LOS ALISOS WATER DISTRICT
21802 WISTERIA
LAKE FOREST, CA 92630
EDR ID #S105774118

LUST:

Region:	STATE
Case Type:	Soil only
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global Id:	T0605901013
Stop Date:	9999-09-09 00:00:00
Confirm Leak:	Not reported
Workplan:	Not reported
Prelim Assess:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Close Date:	1990-02-28 00:00:00
Discover Date:	1989-08-30 00:00:00
Enforcement Dt:	Not reported
Release Date:	1989-08-30 00:00:00
Review Date:	Not reported
Enter Date:	Not reported
MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Max MTBE GW ppb:	Not reported
Max MTBE Soil ppb:	Not reported
County:	30
Org Name:	Not reported
Reg Board:	Santa Ana Region
Status:	Case Closed
Chemical:	Diesel
Contact Person:	Not reported
Responsible Party:	KEN PETERSON
RP Address:	P O BOX 699
Interim:	Not reported
Oversight Prgm:	LUST
MTBE Class:	*
MTBE Conc:	0
MTBE Fuel:	0
MTBE Tested:	Not Required to be Tested.
Staff:	NOM
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
Local Case #:	89UT157
Case Number:	083001324T
Qty Leaked:	0
Abate Method:	Not reported
Operator:	Not reported
Water System Name:	Not reported
Well Name:	Not reported
Distance To Lust:	0
Waste Discharge Global ID:	Not reported
Waste Disch Assigned Name:	Not reported
Summary:	Not reported

LUST:

Region:	8
Case Type:	Soil only
Cross Street:	Not reported

Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Tank Closure
How Stopped:	Close Tank
Leak Cause:	Unknown
Leak Source:	Unknown
Global ID:	T0605901013
How Stopped Date:	9/9/9999
Review Date:	Not reported
Workplan:	Not reported
Prelim Assess:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Close Date:	2/28/1990
Discover Date:	8/30/1989
Enforcement Date:	Not reported
Review Date:	Not reported
Enter Date:	Not reported
MTBE Date:	Not reported
GW Qualifies:	Not reported
Soil Qualifies:	Not reported
Max MTBE GW:	Not reported
Max MTBE Soil:	Not reported
County:	Orange
Operator:	Not reported
Regional Board:	08
Facility Status:	Case Closed
Substance:	12034
Facility Contact:	Not reported
Interim:	Not reported
Oversite Program:	LUST
Latitude:	33.6561764
Longitude:	-117.6846135
MTBE Concentration:	0
MTBE Fuel:	0
MTBE Tested:	NRQ
Staff:	NOM
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
Local Case Num:	89UT157
Case Number:	083001324T
Qty Leaked:	0
Abate Method:	Not reported
MTBE Class:	*

Summary: Not reported

The EDR Radius Map
with GeoCheck®

Former IRWD Site
Commercentre Drive/Biscayne Parkway Drive
Lake Forest, CA 92630

Inquiry Number: 2181254.2s

March 28, 2008

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The Standard in Environmental Risk Information

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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

COMMERCENTRE DRIVE/BISCAYNE PARKWAY DRIVE
LAKE FOREST, CA 92630

COORDINATES

Latitude (North):	33.660100 - 33' 39' 36.4"
Longitude (West):	117.682690 - 117' 40' 57.7"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	436703.1
UTM Y (Meters):	3724485.2
Elevation:	695 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

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

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

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:

FEDERAL RECORDS

Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL LIENS..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
LIENS 2..... CERCLA Lien Information
RCRA-TSDF..... RCRA - Transporters, Storage and Disposal
RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator
RCRA-NonGen..... RCRA - Non Generators

EXECUTIVE SUMMARY

US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
DOT OPS	Incident and Accident Data
US CDL	Clandestine Drug Labs
US BROWNFIELDS	A Listing of Brownfields Sites
FUDS	Formerly Used Defense Sites
LUCIS	Land Use Control Information System
CONSENT	Superfund (CERCLA) Consent Decrees
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
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

STATE AND LOCAL RECORDS

HIST Cal-Sites	Historical Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
SCH	School Property Evaluation Program
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
CA WDS	Waste Discharge System
Cortese	"Cortese" Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Geotracker's Leaking Underground Fuel Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
LIENS	Environmental Liens Listing
CHMIRS	California Hazardous Material Incident Report System
Notify 65	Proposition 65 Records
Orange Co. Industrial Site	List of Industrial Site Cleanups
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
RESPONSE	State Response Sites
HAZNET	Facility and Manifest Data
AIRS	Emissions Inventory Data
HAULERS	Registered Waste Tire Haulers Listing
ENVIROSTOR	EnviroStor Database

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations

EXECUTIVE SUMMARY

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
INDIAN UST..... Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto StationsEDR 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.

FEDERAL RECORDS

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 01/31/2008 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
USMC AIR STATION EL TORO	*LAT 33 40 19 LONG 117*	*1/2 - 1 NW*	*0*	*6*

CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

A review of the CORRACTS list, as provided by EDR, and dated 12/12/2007 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
USMC AIR STATION EL TORO	*LAT 33 40 19 LONG 117*	*1/2 - 1 NW*	*0*	*6*

EXECUTIVE SUMMARY

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 09/11/2007 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
ARB INC	*20602 INDIAN OCEAN*	*1/8 - 1/4 NE*	*7*	*63*

Lower Elevation	Address	Dist / Dir	Map ID	Page
THE YOUNG ENGINEERS INC	*25841 COMMERCENTRE DR*	*0 - 1/8 NE*	*4*	*54*
DYNACAST INC	*25952 COMMERCENTRE DR*	*1/8 - 1/4 NE*	*5*	*57*

DOD: 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.

A review of the DOD list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 DOD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
EL TORO MARINE CORPS AIR STATI		1/2 - 1 NW	0	6

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

A review of the ROD list, as provided by EDR, and dated 01/14/2008 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
USMC AIR STATION EL TORO	*LAT 33 40 19 LONG 117*	*1/2 - 1 NW*	*0*	*6*

STATE AND LOCAL RECORDS

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
GREENWASTE COMPOSTING	20712 INDIAN OCEAN DR	0 - 1/8 NE	3	53

EXECUTIVE SUMMARY

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 01/07/2008 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
ARB INC	*20602 INDIAN OCEAN*	*1/8 - 1/4 NE*	*7*	*63*

Lower Elevation	Address	Dist / Dir	Map ID	Page
CONWAY EXPRESS	*20697 PRISM PL*	*1/8 - 1/4 E*	*6*	*62*

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
V.P. BAKER FILTRATION PLANT	PALMWOOD NORTH OF PEACH	0 - 1/8	1	52

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 11/01/2007 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
SUNSTATE EQUIP LLC LAKE FOREST	20772 INDIAN OCEAN DR	0 - 1/8 NE	2	53

SWEEPS UST: 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.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
CONWAY EXPRESS	*20697 PRISM PL*	*1/8 - 1/4 E*	*6*	*62*

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
LOS ALISOS WATER DISTRICT	LUST, Cortese
LOS ALISOS WATER DISTRICT	LUST
BAKER (LAWD)	UST
LOS ALISO WATER DISTRICT	RCRA-SQG, FINDS
CONSTRUCTION SITE BET CREEK & EL TORRO	ERNS
SITE 1 / EXPLOSIVE ORDINANCE DISPOSAL	FINDS

OVERVIEW MAP - 2181254.2s

0 1/4 1/2 1 Miles

- 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
- 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: Former IRWD Site ADDRESS: Commercentre Drive/Biscayne Parkway Drive Lake Forest CA 92630 LAT/LONG: 33.6601 / 117.6827	CLIENT: Leighton and Associates, Inc. CONTACT: Meredith Church INQUIRY #: 2181254.2s DATE: March 28, 2008 5:31 pm

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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
CA WDS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	1	0	0	NR	NR	1
Cortese		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
CA FID UST		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	0	0	NR	NR	0
UST		0.250	0	2	NR	NR	NR	2
HIST UST		0.250	1	0	NR	NR	NR	1
AST		0.250	1	0	NR	NR	NR	1
LIENS		TP	NR	NR	NR	NR	NR	0
SWEEPS UST		0.250	0	1	NR	NR	NR	1
CHMIRS		TP	NR	NR	NR	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
Orange Co. Industrial Site		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
RESPONSE		1.000	0	0	0	0	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
HAULERS		TP	NR	NR	NR	NR	NR	0
ENVIROSTOR		1.000	0	0	0	0	NR	0
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
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

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	Site	Database(s)	EDR ID Number EPA ID Number
DOD **Region** **NW** **1/2-1** **3403 ft.**	**EL TORO MARINE CORPS AIR STATION (CLOSED)** **EL TORO MARINE CORPS AIR (County), CA**	**DOD**	**CUSA143948** **N/A**

DOD:

Feature 1:	Marine Corps DOD
Feature 2:	Not reported
Feature 3:	Not reported
URL:	Not reported
Name 1:	El Toro Marine Corps Air Station (Closed)
Name 2:	Not reported
Name 3:	Not reported
State:	CA
DOD Site:	Yes
Tile name:	CAORANGE

NPL **Region** **NW** **1/2-1** **3213 ft.**	**USMC AIR STATION EL TORO** **LAT 33 40 19 LONG 117 43 43** **NEAR EL TORO, CA 92709**	**PADS** **CERCLIS** **RCRA-SQG** **FINDS** **NPL** **RCRA-TSDF** **RAATS** **CORRACTS** **ROD** **US ENG CONTROLS** **US INST CONTROL**	**1000417911** **CA6170023208**

CERCLIS:

Site ID:	0902770
Federal Facility:	Federal Facility
NPL Status:	Currently on the Final NPL
Non NPL Status:	Not reported

CERCLIS Site Contact Name(s):

Contact Name:	Richard Muza
Contact Tel:	(415) 972-3349
Contact Title:	Remedial Project Manager (RPM)
Contact Name:	Nuria Muniz
Contact Tel:	(415) 972-3811
Contact Title:	Site Assessment Manager (SAM)

CERCLIS Site Alias Name(s):

Alias Name:	MARINE CORPS AIR STA EL TORO
Alias Address:	Not reported SANTA ANA, CA
Alias Name:	EL TORO MARINE CORPS AIR STATION
Alias Address:	EL TORO MARINE CORPS AIR STA SANTA ANA, CA 92709
Alias Name:	EL TORO MARINE CORPS AIR STATION
Alias Address:	EL TORO MARINE CORPS AIR STA EL TORO, CA 92709
Alias Name:	FORMER MCAS EL TORO
Alias Address:	EEPB FAC MGMT DEPT SANTA ANA, CA 91702

Site Description: MCAS El Toro was commissioned in 1943 as a Marine Corps pilot fleet operation

USMC AIR STATION EL TORO (Continued) **1000417911**

training facility. In 1950, the Station was selected for development as a master jet station and permanent center for Marine Corps aviation on the west coast. The Station mission has involved the operation and maintenance of military aircraft and ground-support equipment. These activities generated oils, solvents, paint residues, hydraulic fluid, used batteries, and other wastes. Wastes were placed in unlined on-Station landfills, and burned or covered with soil.Environmental remediation activities at MCAS El Toro are performed under the Installation Restoration Program (IRP). The IRP was developed in 1980 by the United States Department of Defense (DoD) to comply with federal guidelines to manage and control past hazardous waste disposal actions. The first indication of contamination at the Station occurred during routine water-quality monitoring in 1985, when the Orange County Water District discovered trichloroethene (TCE) in groundwater at an irrigation well located approximately 3,000 feet downgradient of MCAS El Toro.In 1985, the DON began to work on an Initial Assessment Study (IAS) to locate potentially contaminated sites on the Station. This work was conducted for the Naval Facilities Engineering Command under the Navy Assessment and Control of Installation Pollutants Program, which was the DON version of the DoD IRP at that time. The IAS report identified 17 sites as potential sources of contamination. The identification of potentially contaminated sites was based on the results of record searches and employee interviews. The report recommended sampling locations and sample analytical parameters to confirm the suspected contamination at the sites.In 1987, the Marine Corps contracted for a review of the IAS to produce a Site Inspection Plan of Action (SIPOA). In July 1987, while the SIPOA study was underway, (California) Regional Water Quality Control Board(RWQCB) Santa Ana Region issued a cleanup and abatement order to the Marine Corps. This order required the Station to initiate a perimeter groundwater volatile organic compound (VOC) investigation and submit a draft report. The Site Inspection Plan of Action (SIPOA) released in August 1988 included a recommendation of 19 sites for study and amended the site sampling plans proposed in the IAS report. This SIPOA report served as the basis for the Sampling and Analysis Plan for the RI/Feasibility Study (FS) sites.In June 1988, the United States Environmental Protection Agency (U.S. EPA) recommended adding MCAS El Toro to the National Priorities List (NPL) of the Superfund Program due to VOC groundwater contamination at the Station boundaryand in the agricultural wells west of the Station. MCAS El Toro was added to the National Priorities List (NPL) on 15 February 1990. In October 1990, the Marine Corps/DON signed a Federal Facilities Agreement (FFA) with U.S. EPA Region IX, California Department of Health Services, and the RWQCB Santa Ana Region. The FFA is a cooperative agreement that: 1) assures environmental impacts are investigated and appropriate response actions are taken to protect human health and the environment; 2) establishes a procedural framework and schedule for developing, implementing, and monitoring appropriate response actions; 3) facilities cooperation, exchange of information, and participation of the parties; and 4) assures adequate assessment, prompt notification, and coordination between federal and state agencies.The implementation of the FFA is included as one of the responsibilities of the Base Realignment and Closure (BRAC) Cleanup Team (BCT). The BCT consists of representatives from the DON Southwest Division Naval Facilities Engineering Command (SWDIV), U.S. EPA, DTSC, and RWQCB Santa Ana Region. The team was established to manage and coordinate environmental restoration and compliance programs related to the operational closure of MCAS El Toro by July 1999. In addition, the MCAS El Toro BCT has specified in its mission and vision statements that: 1) fast-track remediation of sites is necessary to expedite reuse; and 2) restoration and reuse is to be maximized by 1999.In December 1989, the DON began to prepare a Phase I RI Work Plan and associated documents for MCAS El Toro. The DON reviewed the available reports and other documents pertinent to past disposal

USMC AIR STATION EL TORO (Continued) **1000417911**

practices at the Station and concluded that 22 IRP sites would be investigated. These sites were grouped into three OU's. OU-1 comprised the regional VOC groundwater investigation (Site 18), which was conducted both on and off the Station. OU-2 included the four landfill sites (Sites 2, 3, 5, and 17) and Site 10, the Petroleum Disposal Area (this site was later moved to OU-3). The remaining 16 sites were grouped together as OU-3. These sites were considered to be potential sources for a variety of contaminants. The principal objectives of the Phase I RI were to evaluate the source(s) of contamination in regional groundwater west of the Station and determine whether contamination exists and is affecting the environment at sites in OU-2 and OU-3.The results of the Phase I RI were documented in a draft Technical Memorandum issued in July 1993, a draft RI report for OU-1 issued in July 1994, a final Soil Gas Survey Technical Memorandum issued in October 1994 and a draft final interim RI/FS Report for OU-1 issued in August 1996. A variety of contaminants in the groundwater, soil, surface water, and sediment at MCAS El Toro was identified during the Phase I RI. Contaminants in the soil and sediment consisted primarily of low concentrations of semi-volatile organic compounds (SVOCs), petroleum hydrocarbons, pesticides, herbicides, and polychlorinated biphenyls. It was also concluded during the Phase I RI that the source of contamination for regional groundwater is in the southwest quadrant of the Station, but no specific source was identified. The sampling events yielded sufficient information to warrant conducting a preliminary risk assessment of contaminants at the sites for both groundwater and soil contamination. The results of the Phase I RI provided the primary data for the Phase II RI/FS.In March 1993, MCAS El Toro was placed on the BRAC III list of military facilities considered for closure. Under the terms of the FFA, Station closure would not affect the DON's obligation to conduct the RI/FS andto comply with the other requirements of the FFA.Concurrent with the Phase I RI, the DON conducted a Resource Conservation and Recovery Act (RCRA) Facilities Assessment (RFA) at MCAS El Toro. The purpose of the RFA was to evaluate whether an additional 140 sites at MCAS El Toro would require further investigation under the Phase II RI/FS program. The final RFA report was submitted in July 1993. Base on an evaluation of the sampling results, 25 solid waste management units (SWMU's)/areas of concern (AOC's) were recommended for further action. Site 23 (Wastewater Treatment Plant Sewer Lines) was evaluated in the RFA and was recommended for no further action. The sewer lines are located within Site 24, which was added to the Phase II RI scope.Interviews with active and retired personnel form the Fuel Operations Division and Facility Management Department were held in July 1994 at MCAS El Toro. The objectives of the meeting were to confirm and supplement information obtained from past interviews and field investigations, to obtain a better understanding of current and historical operations at MCAS El Toro, and to identify new areas of potential environmental concern at MCAS El Toro. Those interviewed had knowledge of operations and procedures for storage and disposal of hazardous materials and waste.In July 1995, a final Work Plan for the Phase II RI/FS was issued. This Work Plan presented an approach to conduct the Phase II RI at 24 IRP sites including 2new sites, Site 24 and Site 25. The objectives of the plan were to present a data quality objective-based sampling strategy to establish confidence that inferences made from the data are correct, and, ultimately, to collect sufficient information to support risk management decisions. The Phase II RI was conducted in 195 and 1996. During the same time period, DON performed an evaluation of background concentrations of metals in soils and reference levels for pesticides and herbicides in soils. This enabled site-specific analytical results of soil sampling to be compared with background and reference levels during the RI to identify potential releases.Subsequent to the Phase II RI, an evaluation of metals in groundwater was performed. The purpose of this evaluation was to determine whether the

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reported concentrations of metals in groundwater at MCAS El Toro reflect ambient conditions or are the result of anthropogenic sources associated with historical Station activities.From 1998 through 1999, the DON conducted a historical radiological assessment (HRA) of MCAS El Toro. The assessment was performed as part of the base closure process, for the release of the Station for reuse. A draft final HRA report summarizing the resultsof the assessments was issued in November 1999.Former Marine Corps Air Station (MCAS) El Toro lies in a semi-urban agricultural area of southern California, approximately 8 miles southeast of Santa Ana and 12 miles northeast of the city of Laguna Beach. Land northwest of the Station is used for agriculture, whereas the land to the south and northeast is used mainly for commercial, light industrial and residential purposes. Residential areas in the vicinity of Former MCAS El Toro include the cities of Lake Forest, Irvine, and Laguna Hills. Former MCAS El Toro is bordered on the south and west by the city of Irvine and on the north and east by unincorporated lands. Former MCAS El Toro was commissioned in 1943 as a Marine Corps pilot fleet operation training facility. In 1950, the Stationwas selected for development as a master jet station and permanent center for Marine Corps aviation on the west coast. The Station mission has involved the operation and maintenance of military aircraft and ground-support equipment. Historical activities on the Station included aircraft maintenance and repair. These activities generated oils, solvents, paint residues, hydraulic fluid, used batteries, and other wastes. Waste were placed in unlined landfills and burned or covered with soil. In some cases, wastes were released to the ground directly as the result of spills or dust-suppression activities.To support the Station's mission, facility operations were expanded over the years to include runways, aircraft maintenance and training facilities, housing, shopping facilities, and other support facilities. Former MCAS El Toro occupies 4,738 acres of land, including 580 acres that are leased for commercial farming. Approximately 1,000 acres are designated as outleased lands that are not available for development because of airfield safety clearances. The outleased lands are along the perimeter of the Station and are used for agricultural purposes, including landscape nurseries, livestock grazing, and crop production. The adjacent/surrounding land uses around Former MCAS El Toro include residential, commercial, industrial, and recreational.During operations, land use on Former MCAS El Toro consisted of a few general types. General Station land uses are described below for the following four quadrants, as defined by the bisecting north-south and east-west runways.- The northwestern quadrant consisted of the Former MCAS El Toro headquarters, administrative services, family and bachelor housing, and community support services.- The northeastern quadrant consisted of Marine Aircraft Group activities (e.g., training, maintenance, supply and storage, and airfield operations), family housing, community support services, and ordnance storage in areas isolated by topographic relief and distance from other developments.- The southeastern quadrant consisted of administrative services, maintenance facilities, ordnance storage, and the golf course.- The southwestern quadrant consisted of aircraft maintenance facilities, supply and storage facilities, and limited administrative services.Past operations and practices at Former MCAS El Toro have contributed to soil and groundwater volatile organic compound (VOC) contamination. Former MCAS El Toro was closed on 02 July 1999. Environmental compliance and restoration activities have continued since Station closure, and a caretaker staff will remain at the Station until property transfer is complete. A community reuse plan was prepared and submitted to the Department of the Navy (DON) in 1996. The reuse plan proposed to use Former MCAS El Toro for a commercial airport as well as for other public uses including schools, parks, wildlife refuges, golf courses, homeless services, and commercial/light-industrial uses. The 1996 plan was refined by the 1999 Airport System Master Plan, which incorporated airport planning

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activities that resulted in some land use areas being redefined. The DON and the Federal Aviation Administration are evaluating this proposed reuse of Former MCAS El Toro and other alternatives in their joint environmental impact statement.Former MCAS El Toro lies within the Irvine Forebay I Groundwater Subbasin (Irvine Subbasin), which has been designated by the California Regional Water Quality Control Board (RWQCB) Santa Ana Region as a public water supply source. The regional aquifer at Sites 18 and 24 is not currently a source of municipal drinking water because of widespread elevated concentrations of totaldissolved solids (TDS) and nitrates that exceed water quality standards; however, groundwater near the Station is used for agriculture. On-Station irrigation well 18_TIC055, at the western end of the east-west runway, is connected to the regional irrigation distribution system. Eight other irrigation wells are located in the vicinity of the Station. Well 18JTIC055 is screened in the principal aquifer upgradient of the principal aquifer VOC plume and, because of its upgradient location, does notextract groundwater from the principal aquifer VOC plume. Well 18_ET1 extracts water from an area within the TCE plume. Although a risk assessment performed by the Orange County Water District (OCWD) in 1986 showed that the water from this well doesnot represent an unacceptable human health risk, the extracted groundwater is treated using air stripping to remove VOCs before it is discharged for irrigation.The nearest drinking-water well (Tustin Walnut Well) is located at the intersection of Redhill and Walnut, approximately 2.5 miles from the leading edge of the TCE plume; however, the well is not hydraulically downgradient of the plume. The nearest downgradient drinking-water well (Dyer Road Well #3) is 3.2 miles from the leading edge ofthe plume. In addition, the Irvine Ranch Water District (IRWD) plans to acquire well 18JTIC106, located approximately 1 mile from the leading edge of the plume, as a drinking-water well.Environmental remediation activities at Former MCASEI Toro are performed under the Installation Restoration Program (IRP). The IRP was developed in 1980 by the Department of Defense (DoD) to comply with federal guidelines to manage and control contamination from past hazardous waste disposal actions.The first indication of contamination at the Station occurred during routine water quality monitoring in 1985, when OCWD discovered TCE in groundwater at an irrigation well approximately 3,000 feet downgradient of Former MCAS El Toro. In 1985, the DON began to work on an initial assessment study (IAS) to locate potentially contaminated sites on the Station. This work was conducted for the Naval Facilities Engineering Command under the Navy Assessment and Control of Installation Pollutants Program, which was the DON version of the Department of Defense (DoD) IRP at that time. The IAS report identified 17 sites as potential sources of contamination. The report also identified potentially contaminated sites based on the results of record searches and employee interviews and recommended sampling locations and analytical parameters to assess the suspected contamination.In 1987, the Marine Corps contracted for a review of the LAS to produce a site inspection plan of action (SIPOA). The SIPOA, released in August 1988, recommended 19 sites for study and amended the site sampling plans proposed in the IAS report. This SIPOA report was the basis for a sampling and analysis plan for the remedial investigation (RI)/feasibility study (FS) sites.In July 1987, while the SIPOA study was under way, RWQCB Santa Ana Region issued a Cleanup and Abatement Order (CAO) to the Marine Corps requiring the Station to initiate a perimeter groundwater VOC investigation and submit a draft report. Becausethe investigation revealed VOCs in the shallow groundwater unit near the Station boundary, an interim groundwater pump and treatment system was installed at this boundary. Between June 1989 and September 1993, the system pumped and treated groundwater from three extraction wells at approximately 30 gallons per minute (gpm). Over the life of the system, reported concentrations of TCE in the influent were about 10 to 160 micrograms per liter (ug/L) and reported concentrations of PCE were 25 to 100

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ug/L. The extracted groundwater was treated with a granular activated carbon (GAC) treatment system and used to irrigate the Station golf course. On 13 April 1993, RWQCB rescinded the CAO, because the required actions were complete and because the DON had entered into a Federal Facilities Agreement (FFA) to investigate and remediate environmental impacts associated with past and present activities at Former MCAS El Toro. In September 1993, the pump and treatment system was shut down.In June 1988, U.S. EPA recommended adding Former MCAS El Toro to the National Priorities List (NPL) because of VOC contamination at the Station boundary and in the agricultural wells west of the Station. Former MCAS El Toro was added to the NPL on 15 February 1990. In October 1990, the Marine Corps/DON signed an FFA with U.S. EPA Region 9, California Department of Health Services (now referred to as the DTSC), and RWQCB Santa Ana Region.The Base Realignment and Closure (BRAC) Cleanup Team (BCT) is responsible for implementing the FFA. The BCT consists of representatives from the DON Southwest Division Naval Facilities Engineering Command (SWDIV), U.S. EPA, DTSC, and RWQCB Santa Ana Region. The team was established to manage and coordinateenvironmental restoration and compliance programs related to the closure and disposal of Former MCAS El Toro by July 1999.EPA OU-01: Basewide GroundwaterSite 18, the regional groundwater volatile organic compound (VOC) plume, is defined as the area where TCE concentrations are greater than 5 ug/L in the principal aquifer. Site 18 is downgradient of Site 24 and is located entirely off-Station. The contaminated groundwater of Site 18 originates in the shallow aquifer at Site 24, migrates into the principal aquifer near the southwestern Station boundary, and extends into the principal aquifer off-Station approximately 3 miles to the west beneath the city of Irvine. The average width of the off-Station VOC plume is approximately 1/2 mile. VOC contamination reaches depths of 450 feet bgs in some areas.Land above the Site 18 groundwater plume has historically been used for agricultural activities. However, recently the land use has changed to mixed-use with agricultural, residential, and commercial areas. The agricultural land use has likely contributed to the reportedly elevated concentrations of total dissolved solids (TDS) and nitrate that is found throughout the basin, but it is not responsible for the extensive VOC contamination that originated at Site 24.Groundwater from Site 18 is also used to supply two artificial surface water bodies, North Lake and South Lakes, and the childrens' wading pools associated with each lake. The lakes are used for recreation,including boating, sailing, fishing, and wading. Site 24 is located in the southwestern quadrant of Former MCAS El Toro. The site is highly industrialized and contains two large aircraft hangars (Buildings 296 and 297) and several smaller buildings that were used for aircraft and vehicle maintenance and repair. The Site 24 surface cover consists of unpaved open ground, asphalt, and concrete. Most of the site (170 acres) is paved. Asphalt-covered areas were used primarily for access roads and parking lots for military and personal vehicles. Concrete covers the areas where most of the industrial activities at Site 24 have been conducted, including slabs for Buildings 296 and 297 (the two aircraft hangars), Building 295 (the helicopter hangar), and Building 324 (the former engine test facility). A network of storm drains collects rainwater from the paved surfaces of Site 24. When industrial activities were conducted at Site 24, wastewater generated from the concrete-pavedareas would also have been transported via this network. The network discharges to Agua Chinon Wash on the eastern portion of the site and Bee Canyon Wash on the western portion, near the Station boundaries in these locations.Industrial activities at Site 24, such as dust suppression with waste liquids, paint stripping, degreasing, vehicle and aircraft washing, and waste disposal practices, involved the use of solvents containing VOCs such as trichloroethylene (TCE) and tetrachloroethene (PCE).Waste solvents may have reached the surface or subsurface through leakage, runoff, storm drains, or direct application to the soil and are believed to be the source of VOCs in the

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regional groundwater. The precise origin, nature, and use of TCE released at the site and the circumstances and quantities of individual releases are not documented. TCE usage at Former MCAS El Toro is believed to have been discontinued in the mid-1970s.The shallow groundwater plume associated with Site 24 originates at this site and extends off-Station approximately to Sand Canyon Avenue. Calculations performed during the Phase II remedial investigation (RI) showed that the concentrations of VOCs present in deeper subsurface soil at Site 24 were high enough to contaminate groundwater to levels above drinking water standards. Groundwater contamination, where present beneath Sites 7, 8, 9, 10, 11, 12, 22, and 25, has its origin at Site 24.The Irvine Desalter Project (IDP) is a local project prompted by a 1984regional groundwater study that showed inorganic constituents, mainly TDS and nitrates were migrating from the Irvine area toward the main portion of the Orange County groundwater basin. The Irvine area's relatively poor quality of groundwater is mostly attributable to local geology and agricultural practices. After later studies identified VOCs, primarily TCE, in area groundwater, the IDP was modified to address VOCs in addition to TDS and nitrates.The IDP is being designed to meet all federal and state drinking-water standards. The OCWD and IRWD have entered into an agreement that covers design, construction, operation, and funding of the project. The OCWD is responsible for the planning, right-of-way acquisition, design,and construction of project facilities, with full participation by IRWD. IRWD will operate the project facilities.In June 2001, the DON and the Department of Justice (DOJ), on behalf of the Marine Corps, OCWD, and IRWD reached an agreement on how the IDP could fulfill the DON's obligation to remediate VOCs while achieving the OCWD and IRWD objectives of treating groundwater containing high concentrations of TDS and nitrates to provide a drinking- and reclaimed-water supply from the principal aquifer. A settlement agreement apportioning costs for the IDP components was signed by the OCWD on 13 June 2001, by IRWD on 19 June 2001, by the DON on 18 July 2001, and by DOJ on 07 September 2001. A Record of Decision (ROD) addressing groundwater contamination at Sites 18 and 24 was signed in June 2002. The DON's selected remedy uses the IDP as the key component of the groundwater treatment system for VOC removal at Sites 18 and 24.The Orange County Water District (OCWD), Irvine Ranch Water District (IRWD), and the Settling Federal Agencies (SFA) comprised of the U.S. Department of Justice (DOJ) and the Department of Navy (DON) reached a Settlement Agreement regarding the Modified Irvine Desalter Project (IDP) to accept and treat groundwater from Site 24 and the PA for VOC removal. Treatment of extracted groundwater contaminated with VOCs is considered the CERCLA Component of the Modified IDP. Groundwater extracted from the SGU will be conveyed by DON to a point of connection to be located at the MCAS El Toro boundary. At the point of connection, IRWD will accept the water and transport it to the Modified IDP for treatment.This Settlement Agreement was incorporated as part of the Final Groundwater ROD. The agreement provides that the United States will bear the VOC treatment costs, and OCWD and IRWD will continue to bear the costs associated with reclaimed water supply treatment requirements, including those for total dissolved solids and nitrates. The agreement specifies the quantity and quality of contaminated water that can be treated by the Modified IDP.An Explanation of Significant Differences addressing Operable Unit 1 was completed in March 2006.EPA OU-02: Site 24 Soil VOC Source AreaSite 24 is located in the southwest quadrant of Former MCAS El Toro. Industrial activities at Site 24, such as dust suppression with waste liquids, paint stripping, degreasing, vehicle and aircraft washing, and waste disposal practices involved the use of solvents containing VOCs such as trichloroethene (TCE) and tetrachloroethene (PCE). Waste solvents may have reached the surface or subsurface through leakage, runoff, storm drain flow, or direct application to the soil. The precise origin, nature, and use of TCE released at the site and the

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circumstances and quantities of individual releases are not documented. TCE usage at Former MCAS El Toro is believed to have been discontinued in the mid-1970s.Site 24 encompasses approximately 200 acres. The site slopes to the west from an elevation of about 320 feet above mean sea level (MSL) at the intersection of the east-west and north south runways to approximately 240 feet above MSL near the end of the east-west runway. The site is largely industrialized and contains two large aircraft hangars (Buildings 296 and 297) and several smaller buildings that were used for aircraft and vehicle maintenance and repair. Maintenance activities (e.g., degreasing) that occurred within these buildings may have contributed to the VOC contamination present at the site.On the basis of current local zoning, the future use of Site 24 is designated as recreational and institutional. Former MCAS El Toro lies within the Irvine Groundwater Management Zone, which has been designated by Santa Ana RWQCB as a public water supply source. The regional aquifer beneath Former MCAS El Toro is not currently a source of municipal drinking water because of widespread elevated concentrations of total dissolved solids and nitrates that exceed water quality standards; however, groundwater in the vicinity of the Station is used for agricultural purposes.The horizontal and vertical extent of VOCs in the vadose zone was characterized using Phase I and Phase II soil and soil gas analytical results. The results confirmed that, at the time of the RI, a primary TCE source area was present beneath Buildings 296 and 297. This source area extended vertically to groundwater directly beneath those buildings, with the highest concentrations near the water table. The trend of increasing concentration with depth suggested a depleting source at the surface, which is consistent with the end of TCE usage in approximately 1975.The maximum concentration of TCE reported in soil during the Phase II RI was 190 micrograms per kilogram (ug/kg), compared with a concentration of 400 ug/kg during the Phase I investigation. TCE in soil gas was reported at concentrations up to 6,120 ug/L. This exceeds the concentration in equilibrium with TCE-contaminated groundwater and indicates that an active mechanism existed to transfer TCE in the vadose zone to groundwater.In addition to TCE, other chlorinated VOCs, such as PCE, carbon tetrachloride, and related organic chemicals, were also reported in soil at Site 24, but with less frequency and at much lower concentrations. 1,1,2-Trichloro-1,2,2-trifluoroethane (Freon 113) had a soil gas volume nearly as large as that of TCE, but was not considered a threat to groundwater due to relatively low concentrations and toxicity.Soil Vapor Extraction (SVE) was selected for vadose zone remediation in an interim ROD that was finalized in September 1997. Transfer and installation of the SVE system used at Norton AFB was completed in 1998. In January 1999, the remedial design for the SVE system was completed and operational testing of the central treatment system remediation equipment began. Actual remedial action started in March 1999 with the use of portable SVE systems to extract VOCs from existing SVE wells. The central treatment system operation and installation of the initial phase of additional SVE wells and the associated vapor conveyance piping began in May 1999.By the end of 1999, significant progress had been made in remediating the vadose zone, and vapor concentrations in all the SVE wells were below the soil gas cleanup (threshold) levels. Rebound testing of existing SVE wells and installation of supplemental SVE wells (to confirm that soil gas cleanup goals had been achieved throughout the soil gas plume) were completed in April 2000. In June 2001, a draft closure report for soil at Site 24 was issued. This report is expected to be finalized in spring 2002. Remediation of soil at Site 24 will be discussed further in the final ROD for the Site 24 vadose zone.At the time that the SVE system was shut down, TCE and PCE concentrations in the vadose zone source area were reduced to below the final soil gas threshold concentrations set forth in the Interim ROD. Additionally, attainment of closure goals was confirmed by closure sampling conducted 7 months after shutdown. Between the start of pilot scale testing (April 1995)

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through September 2000, approximately 2,000 pounds of VOCs was extracted and treated at Site 24.A Record of Decision addressing OU 2 was completed in March 2006.EPA OU-03: Soil at Site 8, 11, and 12Sites 8 and 12 are currently being evaluated.Site 11 is located in the southwest quadrant of the MCAS El Toro and is comprised of three units. Unit 1 is a concrete pad that is about 30 feet by 30 feet in size with a strip of ground adjacent to it. Unit 2 is an asphalt lined drainage ditch, while Unit 3 is the remainder of the unpaved fenced storage yard behind Building 369. A Record of Decision was completed for Site 11 in September 1999.EPA OU-04: Sites 2 & 17 LandfillsSites 2 and 17 are located in undeveloped areas, in the foothills of the Santa Ana Mountains, in theeastern portion of MCAS El Toro. Site 2 occupies approximately 27 acres and is situated between Borrego Canyon Wash and one of its tributaries. The site is situated at an elevation approximately 500 feet above mean sea level and is bisected by a man-made drainage channel that trends in a northeast-southwest direction. Site 2 is bounded on the west by Magazine Road and a dirt road runs along the southern and eastern boundary. The operational landfill was used from the late 1950s until about 1980. Until recently, unauthorized disposal has occurred on an intermittent basis in Areas C1, C2, and D2.During the 1970's, all solid waste from MCAS El Toro and some waste from MCAS Tustin were disposed in the Site 2 operational landfill. The suspected types of waste include construction debris, municipal waste, batteries, waste oils, hydraulic fluids, paint residues, transformers, and waste solvents. It is also possible that equipment painted with radium paint, or other low-level radiological materials consistent with Station operations, could have been disposed into the Site 2 landfill. The landfill is not being used currently and has become overgrown with shrubs and grasses, including a few individual plants of coastal sage scrub, which serves as habitat for the California gnatcatcher, a federally listed threatened species. A fill cover of unknown thickness has been placed over the landfill.Site 17 occupies approximately 11 acres in a canyon west of the Magazine Road Landfill. The site is located in a small canyon and extends beyond the canyon mouth onto a flat, weed-covered field formerly used for agriculture. At its lower end, the landfill elevation is about 440 feet above mean sea level; at its upperend in the canyon, the elevation is about 570 feet above mean sea level. The landfill is covered with sparse vegetation and varying amounts of fill. At the time of the Phase II remedial investigation (RI), refuse was visible at several locations and the former wash in the canyon was largely obscured by refuse and soil from the excavation of an adjacent hilltop.The Site 17 landfill was actively used from 1981 to 1983 as a Stationwide disposal facility. The site boundaries represent the operational area of the landfill. Aerial photographs indicate that landfilling activities were under way as early as 1970 and continued through 1986. Suspected waste types disposed at the site include domestic waste and rubble, cooking grease, oils and fuels from sumps, and empty drums. Reportedly, any type of waste generated at MCAS El Toro may have been disposed at the landfill. It is also possible that equipment painted with radium paint, or other low-level radiological materials consistent with Station operations, could have been disposed into the Site 17 landfill.From 1996 to 1997, removal actions were undertaken at Sites 2 and 17. Actions included fencing the sites, removing drums and other debris from the surface of the landfill, and constructing drainage features to reduce the erosion that had been occurring at both sides.Sites 2 and 17 were addressed in an interim ROD that was signed in July 2000. The ROD was interim because it presented the selected remedial action for only vadose zone soil at Site 2 and for vadose zone soil and groundwater at Site 17. Remediation of groundwater at Site 2 will be addressed in the final ROD. A radiological survey was conducted at Sites 2 and 17 in August through October 2001. The final RODwill also summarize the results of the survey and address radiological contamination, if any, at both Sites 2 and 17. EPA OU-05:

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Sites 3 & 5 LandfillsSites 3 and 5 will be addressed in an OU-2C ROD that is expected to be issued to the public in 2002.EPA OU-6: No Further Action SitesSites 4, 6, 9, 10, 13, 15, 19, 20, 21, and 22 were investigated, found to contain no unacceptable risks to human health or the environment, and recommended for no action. These sites were addressed along with Site 25 in the signed no action ROD, dated September 1997. EPA OU-07: Sites 7 & 14 - No Further ActionSites 7 and 14 were addressed in a no action ROD that was signed in June 2001.EPA OU-08: Site 1 EOD RangeSite 1 is a former explosiveordnance disposal (EOD) range. A site-specific perchlorate investigation at this site showed that perchlorate was present above state and federal provisional action levels (PALs) at only one well, located in approximately the center of the site. Perchlorate was also present in 4 of 42 soil samples. However, none of the reported concentrations exceeded residential or industrial preliminary remediation goals. The evaluation of radionuclides confirmed that the radionuclides in groundwater at Former MCAS El Toro are naturally occurring and are not due to historical activities conducted at the Station.EPA OU-09: Site 16 Burn PitsSite 16, Crash Crew Training Pit No. 2, is located in the northwest quadrant of Former MCAS El Toro. The site consists of three units. Unit 1, Pits Perimeter Area is an approximately 320- by 260-foot oval-shaped area comprising a buffer zone surrounding three pits that were used for firefighter training exercises. During the operational life of Site 16, this area was regularly tilled as a fire-control measure.Unit 2, Main Fire-Fighting Pits, consists of three unlined earthen pits situated within the boundary of Unit 1. The largest pit, which was used for most of the training exercises and is still present at the site, is roughly circular (approximately 67 feet in diameter), and 2 to 3 feet deep. The residual fluids pit, located about 40 feet south of the main pit and connected to it by a buried pipe, is approximately 12 feet wide, 35 feet long, and 4 to 5 feet deep. The smaller third pit, roughly 10 feet by 3 feet, was used for training with handheld fire extinguishers. The pits have not been used since 1985, and the residual fluids and handheld fire-fightingtraining pits have been filled to the surrounding grade.Unit 3, Drainage Channel, is a low drainage swale located northwest of the pits. It slopes toward and terminates at a storm drain inlet near the intersection of El Toro Boulevard and closed Runway 21. This unit was recommended for no further action in the RI Report for Site 16.The ground surface at Site 16 consists of bare soil with partial vegetation cover in the area surrounding the main burn pit and along the drainage ditch. The bottom of the burn pit itself is bare soil, discolored as a result of the historical activities at this site. The former residual fluids pit has been partially covered by the asphalt pavement surrounding the current concrete-lined crash crew training pits located immediately south of Site 16. Surface drainage from the site appears to flow northwest to a storm drain, which eventually discharges into Bee Canyon Wash. The regional aquifer beneath Former MCAS El Toro is not currently a source of municipal drinking water because of widespread elevated concentrations of total dissolved solids (TDS) and nitrates that exceed water quality standards; however, groundwater in the vicinity of the Station is used for agricultural purposes.Between 1972 and 1985, Site 16 was used by Former MCAS El Toro crash crews as a training area for firefighters. Contamination at the site originated from residual fuels and combustible fluids that were placed in fire-fighting pits, ignited, and extinguished using water or fire extinguishers during fire-fighting practice sessions. Contaminants within the unlined pits have infiltrated the soil and, eventually, migrated into the groundwater.The primary medium of concern at Site 16 is groundwater, which is found at approximately 160 feet below ground surface (bgs). The only chemical of concern in groundwater is trichloroethene (TCE). TCE is present at concentrations above drinking water standards in a plume extending from approximately 200 feet upgradient of the main pit to approximately 330 feet downgradient of the main pit. Although petroleum

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hydrocarbons are present at Site 16, evaluation and cleanup of these contaminants is not addressed in this Record of Decision (ROD). Petroleum hydrocarbons from fuels and oils burned and released at the site will be addressed in the Petroleum Corrective Action Program.Investigations conducted at Site 16 include aerial photographic surveys, employee interviews, Phase I and Phase II RIs, pre-FS reportsampling, and an MPE pilot test conducted in support of the FFS. Data collected during the Site 16 RIs included results of shallow and deeper subsurface soils investigations, groundwater investigations, aerial photograph reviews, and interviews withFormer MCAS El Toro personnel.Following closure of the base, the Department of Navy (DON) finalized an Environmental Impact Report/Environmental Impact Study in March 2002 to evaluate several alternatives for the reuse of the Station. The DON is currently working with the local community to determine an appropriate alternative for the Station. At this time, the most likely reuse of Site 16 is recreational (park).A ROD addressing Unit 3 of OU 9 was completed in August 2003.

CERCLIS Assessment History:

Action:	DISCOVERY
Date Started:	Not reported
Date Completed:	08/01/1986
Priority Level:	Not reported
Action:	PRELIMINARY ASSESSMENT
Date Started:	Not reported
Date Completed:	10/01/1986
Priority Level:	High
Action:	SITE INSPECTION
Date Started:	Not reported
Date Completed:	06/01/1987
Priority Level:	High
Action:	HAZARD RANKING SYSTEM PACKAGE
Date Started:	Not reported
Date Completed:	06/01/1987
Priority Level:	Not reported
Action:	PROPOSAL TO NATIONAL PRIORITIES LIST
Date Started:	Not reported
Date Completed:	06/24/1988
Priority Level:	Not reported
Action:	FINAL LISTING ON NATIONAL PRIORITIES LIST
Date Started:	Not reported
Date Completed:	02/21/1990
Priority Level:	Not reported
Action:	Notice Letters Issued
Date Started:	Not reported
Date Completed:	05/21/1990
Priority Level:	Not reported
Action:	INTERAGENCY AGREEMENT NEGOTIATIONS
Date Started:	07/01/1989
Date Completed:	09/28/1990
Priority Level:	Not reported

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Action: FEDERAL INTERAGENCY AGREEMENT
Date Started: 09/28/1990
Date Completed: 09/28/1990
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION
Date Started: 09/28/1990
Date Completed: 12/17/1993
Priority Level: Not reported

Action: Restoration Advisory Board
Date Started: 04/01/1994
Date Completed: Not reported
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/28/1990
Date Completed: 09/29/1997
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/28/1990
Date Completed: 09/29/1997
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 09/29/1997
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 09/29/1997
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 01/06/1998
Date Completed: 01/20/1999
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION
Date Started: 09/30/1997
Date Completed: 09/07/1999
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 09/30/1999
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/28/1990
Date Completed: 07/12/2000
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported

USMC AIR STATION EL TORO (Continued) 1000417911

Date Completed: 07/12/2000
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 06/06/2001
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 03/01/2002
Date Completed: Not reported
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/28/1990
Date Completed: 06/27/2002
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 06/27/2002
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL ACTION
Date Started: 05/17/1999
Date Completed: 06/30/2002
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/28/1990
Date Completed: 06/30/2002
Priority Level: Not reported

Action: TREATABILITY STUDY
Date Started: 08/28/2000
Date Completed: 08/28/2002
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 04/30/1994
Date Completed: 08/30/2002
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 08/16/2003
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/28/1990
Date Completed: 03/07/2005
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL ACTION
Date Started: 03/21/2005
Date Completed: Not reported
Priority Level: Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 01/13/2000
Date Completed: 03/31/2005
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 03/01/2003
Date Completed: 05/31/2005
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL ACTION
Date Started: 08/25/2005
Date Completed: Not reported
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 07/12/2000
Date Completed: 11/22/2005
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 12/06/2005
Date Completed: Not reported
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 10/25/2004
Date Completed: 12/19/2005
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 07/22/2005
Date Completed: 01/20/2006
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL ACTION
Date Started: 03/24/2005
Date Completed: 02/03/2006
Priority Level: Final RA Report

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 03/14/2006
Priority Level: Not reported

Action: Explanation Of Significant Differences
Date Started: Not reported
Date Completed: 03/14/2006
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL INVESTIGATION
Date Started: 06/03/2005
Date Completed: 12/29/2006
Priority Level: Not reported

Action: FEDERAL FACILITY FEASIBILITY STUDY
Date Started: 01/29/2007

USMC AIR STATION EL TORO (Continued) **1000417911**

Date Completed: Not reported
Priority Level: Not reported

Action: FEDERAL FACILITY FEASIBILITY STUDY
Date Started: 01/29/2007
Date Completed: Not reported
Priority Level: Not reported

Action: RECORD OF DECISION
Date Started: Not reported
Date Completed: 05/08/2007
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL DESIGN
Date Started: 09/12/2007
Date Completed: Not reported
Priority Level: Not reported

Action: FEDERAL FACILITY REMEDIAL ACTION
Date Started: 01/20/2006
Date Completed: 10/09/2007
Priority Level: Interim RA Report

RCRA-SQG:
Date form received by agency: 01/29/2002
Facility name: MARINE CORPS AIR STATION, EL TORO
Facility address: MCAS EL TORO
EL TORO, CA 92709
EPA ID: CA6170023208
Mailing address: CARETAKER SITE OFFICE
PO BOX 444
EAST IRVINE, CA 92650
Contact: EDWARD L NUNN
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (619) 572-1404
Contact email: Not reported
EPA Region: 09
Land type: Federal
Classification: TSDF
Description: Handler is engaged in the treatment, storage or disposal of hazardous waste
TSD commencement date: Not reported

Owner/Operator Summary:
Owner/operator name: U.S. MARINE CORPS
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Federal
Owner/Operator Type: Owner
Owner/Op start date: 03/17/1943
Owner/Op end date: Not reported

USMC AIR STATION EL TORO (Continued) 1000417911

Handler Activities Summary:

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

Universal Waste Summary:

Waste type:	Batteries
Accumulated waste on-site:	Unknown
Generated waste on-site:	Unknown
Waste type:	Lamps
Accumulated waste on-site:	Unknown
Generated waste on-site:	Unknown
Waste type:	Pesticides
Accumulated waste on-site:	Unknown
Generated waste on-site:	Unknown
Waste type:	Thermostats
Accumulated waste on-site:	Unknown
Generated waste on-site:	Unknown

Historical Generators:

Date form received by agency:	01/29/2002
Facility name:	MARINE CORPS AIR STATION, EL TORO
Classification:	Small Quantity Generator
Date form received by agency:	10/12/2000
Facility name:	MARINE CORPS AIR STATION, EL TORO
Site name:	MCAS EL TORO
Classification:	Large Quantity Generator
Date form received by agency:	04/15/1999
Facility name:	MARINE CORPS AIR STATION, EL TORO
Site name:	MCAS EL TORO
Classification:	Large Quantity Generator
Date form received by agency:	09/01/1996
Facility name:	MARINE CORPS AIR STATION, EL TORO
Site name:	USMC AIR STATION EL TORO
Classification:	Large Quantity Generator
Date form received by agency:	01/31/1996

USMC AIR STATION EL TORO (Continued) 1000417911

Facility name: MARINE CORPS AIR STATION, EL TORO
Site name: USMC MCAS EL TORO
Classification: Large Quantity Generator

Date form received by agency: 03/30/1994
Facility name: MARINE CORPS AIR STATION, EL TORO
Site name: USMC MCAS EL TORO
Classification: Large Quantity Generator

Date form received by agency: 10/26/1993
Facility name: MARINE CORPS AIR STATION, EL TORO
Site name: USMC AIR STATION EL TORO
Classification: Large Quantity Generator

Date form received by agency: 02/29/1992
Facility name: MARINE CORPS AIR STATION, EL TORO
Site name: MCAS EL TORO FMD 1JG B.368
Classification: Large Quantity Generator

Hazardous Waste Summary:
Waste code: D040
Waste name: TRICHLOROETHYLENE

Corrective Action Summary:
Event date: 10/01/1986
Event: CA049PA

Event date: 10/01/1986
Event: CA029SF

Event date: 06/01/1987
Event: CA049SI

Event date: 10/24/1990
Event: CMS Imposition

Event date: 10/24/1990
Event: RFI Imposition

Event date: 04/20/1991
Event: CA Prioritization, Facility or area was assigned a medium corrective action priority.

Event date: 01/01/1996
Event: CA Responsibility Referred To A Non-RCRA Federal Authority, Corrective Action at the facility or area referred to CERCLA.

Event date: 05/01/1996
Event: RFA Completed, Assessment was an RFA.

Event date: 01/23/1997
Event: RFI Workplan Approved

Event date: 01/23/1997
Event: RFI Approved

USMC AIR STATION EL TORO (Continued) **1000417911**

Event date: 01/23/1997
Event: CMS Approved

Event date: 01/23/1997
Event: CMS Workplan Approved

Event date: 09/30/1997
Event: Date For Remedy Selection (CM Imposed)

Event date: 06/17/1998
Event: Stabilization Measures Evaluation,This facility is amenable to stabilization activity based on the status of corrective action work at the facility, technical factors, the degree of risk, timing considerations and administrative considerations.

Event date: 06/17/1998
Event: Current Human Exposures under Control, Current human exposures are NOT under control.

Event date: 06/17/1998
Event: CA210SM

Event date: 06/17/1998
Event: Igration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected.

Event date: 07/23/2004
Event: Corrective Action Process Terminated

Event date: 08/29/2005
Event: Corrective Action Process Terminated

Facility Has Received Notices of Violations:
Regulation violated: FR - 264.10-18.B
Area of violation: TSD - General
Date violation determined: 05/20/1997
Date achieved compliance: 01/14/1998
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/20/1997
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60
Area of violation: Generators - General
Date violation determined: 05/20/1997
Date achieved compliance: 01/14/1998
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/20/1997
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State

USMC AIR STATION EL TORO (Continued) **1000417911**

Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.30-34.C
Area of violation: Generators - General
Date violation determined: 05/20/1997
Date achieved compliance: 01/14/1998
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/20/1997
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.170-177.I
Area of violation: TSD - General
Date violation determined: 05/20/1997
Date achieved compliance: 01/14/1998
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 05/20/1997
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: F - 261.5
Area of violation: Generators - General
Date violation determined: 03/27/1996
Date achieved compliance: 09/27/1996
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/27/1996
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: F - 262.50-60
Area of violation: Generators - General
Date violation determined: 03/27/1996
Date achieved compliance: 09/27/1996
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/27/1996
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	F - 262.20-23.B
Area of violation:	Generators - General
Date violation determined:	03/27/1996
Date achieved compliance:	09/27/1996
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	03/27/1996
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	F - 262.40-43.D
Area of violation:	Generators - General
Date violation determined:	03/27/1996
Date achieved compliance:	09/27/1996
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	03/27/1996
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	F - 262.30-34.C
Area of violation:	Generators - General
Date violation determined:	03/26/1996
Date achieved compliance:	09/27/1996
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	03/27/1996
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.10-18.B
Area of violation:	TSD - General
Date violation determined:	04/19/1995
Date achieved compliance:	05/01/1995
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	04/19/1995
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Paid penalty amount: Not reported

Regulation violated: FR - 264.50-56.D
Area of violation: TSD - General
Date violation determined: 04/19/1995
Date achieved compliance: 05/01/1995
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 04/19/1995
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.170-177.I
Area of violation: TSD - General
Date violation determined: 04/19/1995
Date achieved compliance: 05/01/1995
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 04/19/1995
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.30-37.C
Area of violation: TSD - General
Date violation determined: 04/19/1995
Date achieved compliance: 05/01/1995
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 04/19/1995
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.30-37.C
Area of violation: TSD - General
Date violation determined: 12/28/1993
Date achieved compliance: 01/17/1994
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 12/28/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Regulation violated:	FR - 268 ALL
Area of violation:	LDR - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	INITIAL 3008(A) COMPLIANCE
Enforcement action date:	03/10/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	80500
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 264.70-77.E
Area of violation:	TSD - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date:	04/26/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	42000
Paid penalty amount:	42000

Regulation violated:	FR - 264.70-77.E
Area of violation:	TSD - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	12/09/1992
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date:	04/26/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	42000
Paid penalty amount:	42000

Regulation violated:	FR - 264.10-18.B

USMC AIR STATION EL TORO (Continued) **1000417911**

Area of violation: TSD - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 12/09/1992
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.10-18.B
Area of violation: TSD - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 03/10/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 80500
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.40-43.D
Area of violation: Generators - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 03/10/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 80500
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.40-43.D
Area of violation: Generators - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 12/09/1992
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.30-37.C
Area of violation: TSD - General

USMC AIR STATION EL TORO (Continued) **1000417911**

Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date:	04/26/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	42000
Paid penalty amount:	42000

Regulation violated:	FR - 264.70-77.E
Area of violation:	TSD - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	INITIAL 3008(A) COMPLIANCE
Enforcement action date:	03/10/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	80500
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 262.40-43.D
Area of violation:	Generators - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date:	04/26/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	42000
Paid penalty amount:	42000

Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	12/09/1992
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 268 ALL
Area of violation:	LDR - General
Date violation determined:	12/09/1992

USMC AIR STATION EL TORO (Continued) **1000417911**

Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 04/26/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 42000
Paid penalty amount: 42000

Regulation violated: FR - 264.30-37.C
Area of violation: TSD - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 03/10/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 80500
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.10-18.B
Area of violation: TSD - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 04/26/1993
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 42000
Paid penalty amount: 42000

Regulation violated: FR - 264.30-37.C
Area of violation: TSD - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 12/09/1992
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 12/09/1992
Date achieved compliance: 09/26/1994

USMC AIR STATION EL TORO (Continued) **1000417911**

Violation lead agency:	State
Enforcement action:	INITIAL 3008(A) COMPLIANCE
Enforcement action date:	03/10/1993
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	80500
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 268 ALL
Area of violation:	LDR - General
Date violation determined:	12/09/1992
Date achieved compliance:	09/26/1994
Violation lead agency:	State
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	12/09/1992
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	State
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.170-177.I
Area of violation:	TSD - General
Date violation determined:	10/05/1992
Date achieved compliance:	12/09/1992
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	10/09/1992
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	10/05/1992
Date achieved compliance:	12/09/1992
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	10/09/1992
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.10-18.B
Area of violation:	TSD - General
Date violation determined:	09/30/1991
Date achieved compliance:	11/25/1991
Violation lead agency:	EPA

USMC AIR STATION EL TORO (Continued) **1000417911**

Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	10/21/1991
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 262.20-23.B
Area of violation:	Generators - General
Date violation determined:	09/30/1991
Date achieved compliance:	11/25/1991
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	10/21/1991
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 264.30-37.C
Area of violation:	TSD - General
Date violation determined:	09/30/1991
Date achieved compliance:	11/25/1991
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	10/21/1991
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 262.30-34.C
Area of violation:	Generators - General
Date violation determined:	09/30/1991
Date achieved compliance:	11/25/1991
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	10/21/1991
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	09/30/1991
Date achieved compliance:	11/25/1991
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL

USMC AIR STATION EL TORO (Continued) **1000417911**

Enforcement action date: 10/21/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.170-177.I
Area of violation: TSD - General
Date violation determined: 09/30/1991
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/21/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.40-43.D
Area of violation: Generators - General
Date violation determined: 09/30/1991
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/21/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 262.50-60
Area of violation: Generators - General
Date violation determined: 09/30/1991
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 10/21/1991
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 06/13/1990
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 08/06/1990

USMC AIR STATION EL TORO (Continued) 1000417911

Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 06/13/1990
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 09/28/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 07/11/1989
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date: 08/17/1989
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/17/1989
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 08/06/1990
Enf. disposition status: Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 264.110-120.G
Area of violation:	TSD - Closure/Post-Closure
Date violation determined:	07/11/1989
Date achieved compliance:	06/13/1990
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	08/17/1989
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 264.110-120.G
Area of violation:	TSD - Closure/Post-Closure
Date violation determined:	07/11/1989
Date achieved compliance:	06/13/1990
Violation lead agency:	EPA
Enforcement action:	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date:	08/17/1989
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 268 ALL
Area of violation:	LDR - General
Date violation determined:	07/11/1989
Date achieved compliance:	06/13/1990
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	08/17/1989
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 268 ALL
Area of violation:	LDR - General
Date violation determined:	07/11/1989
Date achieved compliance:	06/13/1990
Violation lead agency:	EPA
Enforcement action:	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date:	08/17/1989
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 09/28/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL
Area of violation: LDR - General
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 08/06/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 08/06/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 07/11/1989
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 08/17/1989
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA

USMC AIR STATION EL TORO (Continued) **1000417911**

Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 270
Area of violation: TSD - General
Date violation determined: 07/11/1989
Date achieved compliance: 11/25/1991
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 09/28/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 264.110-120.G
Area of violation: TSD - Closure/Post-Closure
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 09/28/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268.7
Area of violation: LDR - General
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date: 08/17/1989
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: FR - 268 ALL
Area of violation: LDR - General
Date violation determined: 07/11/1989
Date achieved compliance: 06/13/1990
Violation lead agency: EPA
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 09/28/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: EPA
Proposed penalty amount: Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	07/11/1989
Date achieved compliance:	11/25/1991
Violation lead agency:	EPA
Enforcement action:	INITIAL 3008(A) COMPLIANCE
Enforcement action date:	08/06/1990
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.110-120.G
Area of violation:	TSD - Closure/Post-Closure
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date:	11/17/1988
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	INITIAL 3008(A) COMPLIANCE
Enforcement action date:	08/06/1990
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.110-120.G
Area of violation:	TSD - Closure/Post-Closure
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	INITIAL 3008(A) COMPLIANCE
Enforcement action date:	08/06/1990
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Paid penalty amount:	Not reported
Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date:	11/17/1988
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date:	09/28/1990
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.110-120.G
Area of violation:	TSD - Closure/Post-Closure
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	11/17/1988
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported
Regulation violated:	FR - 264.110-120.G
Area of violation:	TSD - Closure/Post-Closure
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date:	09/28/1990
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	08/17/1988
Date achieved compliance:	07/11/1989
Violation lead agency:	EPA
Enforcement action:	WRITTEN INFORMAL
Enforcement action date:	11/17/1988
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 270
Area of violation:	TSD - General
Date violation determined:	03/05/1987
Date achieved compliance:	08/17/1988
Violation lead agency:	EPA
Enforcement action:	EPA TO STATE ADMINISTRATIVE REFERRAL
Enforcement action date:	10/30/1987
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	EPA
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 268 ALL
Area of violation:	LDR - General
Date violation determined:	03/05/1987
Date achieved compliance:	08/17/1988
Violation lead agency:	EPA
Enforcement action:	Not reported
Enforcement action date:	Not reported
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	Not reported
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

Regulation violated:	FR - 268.7
Area of violation:	LDR - General
Date violation determined:	03/05/1987
Date achieved compliance:	08/17/1988
Violation lead agency:	EPA
Enforcement action:	Not reported
Enforcement action date:	Not reported
Enf. disposition status:	Not reported
Enf. disp. status date:	Not reported
Enforcement lead agency:	Not reported
Proposed penalty amount:	Not reported
Final penalty amount:	Not reported
Paid penalty amount:	Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

Evaluation Action Summary:

Evaluation date:	01/14/1998
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	State
Evaluation date:	05/20/1997
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	TSD - General
Date achieved compliance:	01/14/1998
Evaluation lead agency:	State
Evaluation date:	05/20/1997
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Generators - General
Date achieved compliance:	01/14/1998
Evaluation lead agency:	State
Evaluation date:	03/26/1996
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Generators - General
Date achieved compliance:	09/27/1996
Evaluation lead agency:	State
Evaluation date:	03/30/1995
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	TSD - General
Date achieved compliance:	05/01/1995
Evaluation lead agency:	State
Evaluation date:	11/17/1993
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	TSD - General
Date achieved compliance:	01/17/1994
Evaluation lead agency:	State
Evaluation date:	10/26/1992
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	TSD - General
Date achieved compliance:	09/26/1994
Evaluation lead agency:	State
Evaluation date:	10/26/1992
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Generators - General
Date achieved compliance:	09/26/1994
Evaluation lead agency:	State
Evaluation date:	10/26/1992
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	LDR - General
Date achieved compliance:	09/26/1994
Evaluation lead agency:	State
Evaluation date:	09/17/1992
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE

USMC AIR STATION EL TORO (Continued) **1000417911**

Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: EPA

Evaluation date: 06/17/1992
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 12/09/1992
Evaluation lead agency: EPA Contractor/Grantee

Evaluation date: 06/17/1991
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 11/25/1991
Evaluation lead agency: EPA

Evaluation date: 06/17/1991
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 11/25/1991
Evaluation lead agency: EPA

Evaluation date: 06/13/1990
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 11/25/1991
Evaluation lead agency: EPA

Evaluation date: 07/11/1989
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Closure/Post-Closure
Date achieved compliance: 06/13/1990
Evaluation lead agency: EPA

Evaluation date: 07/11/1989
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: LDR - General
Date achieved compliance: 06/13/1990
Evaluation lead agency: EPA

Evaluation date: 07/11/1989
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 11/25/1991
Evaluation lead agency: EPA

Evaluation date: 08/17/1988
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General
Date achieved compliance: 07/11/1989
Evaluation lead agency: EPA

Evaluation date: 08/17/1988
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Closure/Post-Closure
Date achieved compliance: 07/11/1989
Evaluation lead agency: EPA

USMC AIR STATION EL TORO (Continued) **1000417911**

Evaluation date:	03/05/1987
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	LDR - General
Date achieved compliance:	08/17/1988
Evaluation lead agency:	EPA

Evaluation date:	03/05/1987
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	TSD - General
Date achieved compliance:	08/17/1988
Evaluation lead agency:	EPA

FINDS:

Other Pertinent Environmental Activity Identified at Site

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

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.

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database that is used to support management in all phases of the Superfund program. The system contains information on all aspects of hazardous waste sites, including an inventory of sites, planned and actual site activities, and financial information.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and its Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

NPL:

EPA ID:	CA6170023208
EPA Region:	09
Federal:	Y
Final Date:	02/21/1990

USMC AIR STATION EL TORO (Continued) **1000417911**

Category Details:

NPL Status:	Currently on the Final NPL
Category Description:	Depth To Aquifer-> 50 And <= 100 Feet
Category Value:	100

NPL Status:	Currently on the Final NPL
Category Description:	Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value:	10

Site Details:

Site Name:	EL TORO MARINE CORPS AIR STATION
Site Status:	Final
Site Zip:	92709
Site City:	EL TORO
Site State:	CA
Federal Site:	Yes
Site County:	ORANGE
EPA Region:	09
Date Proposed:	06/24/88
Date Deleted:	Not reported
Date Finalized:	02/21/90

Substance Details:

NPL Status:	Currently on the Final NPL
Substance ID:	Not reported
Substance:	Not reported
CAS #:	Not reported
Pathway:	Not reported
Scoring:	Not reported

NPL Status:	Currently on the Final NPL
Substance ID:	A046
Substance:	POLYCHLORINATED BIPHENYLS
CAS #:	1336-36-3
Pathway:	NO PATHWAY INDICATED
Scoring:	1

NPL Status:	Currently on the Final NPL
Substance ID:	D008
Substance:	LEAD (PB)
CAS #:	7439-92-1
Pathway:	GROUND WATER PATHWAY
Scoring:	3

NPL Status:	Currently on the Final NPL
Substance ID:	U044
Substance:	CHLOROFORM
CAS #:	67-66-3
Pathway:	GROUND WATER PATHWAY
Scoring:	4

NPL Status:	Currently on the Final NPL
Substance ID:	U210
Substance:	TETRACHLOROETHENE
CAS #:	127-18-4
Pathway:	GROUND WATER PATHWAY

USMC AIR STATION EL TORO (Continued) **1000417911**

Scoring: 2

NPL Status: Currently on the Final NPL
Substance ID: U211
Substance: CARBON TETRACHLORIDE
CAS #: 56-23-5
Pathway: GROUND WATER PATHWAY
Scoring: 4

NPL Status: Currently on the Final NPL
Substance ID: U228
Substance: TRICHLOROETHYLENE (TCE)
CAS #: 79-01-6
Pathway: NO PATHWAY INDICATED
Scoring: 1

Summary Details:

Conditions at proposal June 24, 1988): The El Toro Marine Corps Air Station covers approximately 4,700 acres southeast of Santa Ana in El Toro, Orange County, California. Commissioned in 1943, it supports the Fleet Marine Forces in the Pacific Ocean. The surrounding area, once primarily agricultural, is urbani ing rapidly. Station El Toro is participating in the Installation Restoration Program IRP), established in 1978. Under the program, the Department of Defense seeksto identify, investigate, and clean up contamination from ha ardous materials. As part of IRP, the Navy identified 21 problem areas at the station, including three landfills containing both ha ardous and solid waste; buried drums of explosivesand low-level radioactive waste; and areas where PCBs, battery acids, leaded fuels, and other ha ardous substances were dumped or spilled. In tests conducted early in 1987, the Orange County Water District found trichloroethylene and tetrachloroethylene in shallow irrigation wells on and downgradient of the site. An estimated 1,100 acres of land are irrigated by wells within 3 miles of the site. Status February 21, 1990): In April 1989, Station El Toro prepared a Perimeter Investigation Interim Report which focused on four contaminated areas. Further studies are continuing to determine the extent and sources of contamination.

Site Status Details:
NPL Status: Final
Proposed Date: 06/24/1988
Final Date: 02/21/1990
Deleted Date: Not reported

Narratives Details:
NPL Name: EL TORO MARINE CORPS AIR STATION
City: EL TORO
State: CA

CORRACTS:

EPA ID: CA6170023208
EPA Region: 9
Area Name: ENTIRE FACILITY
Actual Date: 1/1/1996
Action: CA210SF - CA Responsibility Referred To A Non-RCRA Federal Authority,

USMC AIR STATION EL TORO (Continued) **1000417911**

Corrective Action at the facility or area referred to CERCLA
NAICS Code(s): 92811
National Security
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CA6170023208
EPA Region: 9
Area Name: OU2A - VADOSE ZONE SOILS
Actual Date: 1/23/1997
Action: CA200 - RFI Approved
NAICS Code(s): 92811
National Security
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CA6170023208
EPA Region: 9
Area Name: OU2A - VADOSE ZONE SOILS
Actual Date: 1/23/1997
Action: CA150 - RFI Workplan Approved
NAICS Code(s): 92811
National Security
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CA6170023208
EPA Region: 9
Area Name: OU2A - VADOSE ZONE SOILS
Actual Date: 1/23/1997
Action: CA350 - CMS Approved
NAICS Code(s): 92811
National Security
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CA6170023208
EPA Region: 9
Area Name: OU2A - VADOSE ZONE SOILS
Actual Date: 1/23/1997
Action: CA300 - CMS Workplan Approved
NAICS Code(s): 92811
National Security
Original schedule date: Not reported
Schedule end date: Not reported

EPA ID: CA6170023208
EPA Region: 9
Area Name: ENTIRE FACILITY
Actual Date: 4/20/1991
Action: CA075ME - CA Prioritization, Facility or area was assigned a medium corrective action priority
NAICS Code(s): 92811
National Security
Original schedule date: Not reported
Schedule end date: Not reported

USMC AIR STATION EL TORO (Continued) **1000417911**

EPA ID:	CA6170023208
EPA Region:	9
Area Name:	ENTIRE FACILITY
Actual Date:	6/17/1998
Action:	CA725NO - Current Human Exposures Under Control, Current human exposures are NOT under control
NAICS Code(s):	92811 National Security
Original schedule date:	Not reported
Schedule end date:	Not reported

EPA ID:	CA6170023208
EPA Region:	9
Area Name:	ENTIRE FACILITY
Actual Date:	6/17/1998
Action:	CA225YE - Stabilization Measures Evaluation, This facility ,is amenable to stabilization activity based on the, status of corrective action work at the facility, technical factors, the degree of risk, timing considerations and administrative considerations
NAICS Code(s):	92811 National Security
Original schedule date:	Not reported
Schedule end date:	Not reported

EPA ID:	CA6170023208
EPA Region:	9
Area Name:	ENTIRE FACILITY
Actual Date:	6/17/1998
Action:	CA750NO - Migration of Contaminated Groundwater under Control, Unacceptable migration of contaminated groundwater is observed or expected
NAICS Code(s):	92811 National Security
Original schedule date:	Not reported
Schedule end date:	Not reported

EPA ID:	CA6170023208
EPA Region:	9
Area Name:	OU2A - VADOSE ZONE SOILS
Actual Date:	9/30/1997
Action:	CA400 - Date For Remedy Selection (CM Imposed)
NAICS Code(s):	92811 National Security
Original schedule date:	Not reported
Schedule end date:	Not reported

EPA ID:	CA6170023208
EPA Region:	9
Area Name:	ENTIRE FACILITY
Actual Date:	10/24/1990
Action:	CA100 - RFI Imposition
NAICS Code(s):	92811 National Security
Original schedule date:	Not reported
Schedule end date:	Not reported

USMC AIR STATION EL TORO (Continued) 1000417911

ROD:

Full-text of USEPA Record of Decision(s) is available from EDR.

US ENG CONTROLS:

EPA ID:	CA6170023208
Site ID:	0902770
Name:	EL TORO MARINE CORPS AIR STATION
Address:	EL TORO MARINE CORPS AIR STA EL TORO M C A S EL TORO, CA 92709
EPA Region:	09
County:	ORANGE
Event Code:	Not reported
Actual Date:	Not reported

Action ID:	001
Action Name:	Explanation Of Significant Differences
Action Completion date:	03/14/2006
Planned Complet. date:	Not reported
Operable Unit:	01
Contaminated Media :	Groundwater
Engineering Control:	Discharge

Action ID:	001
Action Name:	Explanation Of Significant Differences
Action Completion date:	03/14/2006
Planned Complet. date:	Not reported
Operable Unit:	01
Contaminated Media :	Groundwater
Engineering Control:	Reinjection

Action ID:	001
Action Name:	RECORD OF DECISION
Action Completion date:	06/27/2002
Planned Complet. date:	Not reported
Operable Unit:	01
Contaminated Media :	Groundwater
Engineering Control:	Air Stripping

Action ID:	001
Action Name:	RECORD OF DECISION
Action Completion date:	06/27/2002
Planned Complet. date:	Not reported
Operable Unit:	01
Contaminated Media :	Groundwater
Engineering Control:	Carbon Adsorption

Action ID:	001
Action Name:	RECORD OF DECISION
Action Completion date:	06/27/2002
Planned Complet. date:	Not reported
Operable Unit:	01
Contaminated Media :	Groundwater
Engineering Control:	Extraction

Action ID: 001

USMC AIR STATION EL TORO (Continued) **1000417911**

Action Name: RECORD OF DECISION
Action Completion date: 06/27/2002
Planned Complet. date: Not reported
Operable Unit: 01
Contaminated Media : Groundwater
Engineering Control: Monitoring

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 09/29/1997
Planned Complet. date: Not reported
Operable Unit: 02
Contaminated Media : Soil
Engineering Control: Carbon Adsorption

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 09/29/1997
Planned Complet. date: Not reported
Operable Unit: 02
Contaminated Media : Soil
Engineering Control: Monitoring

Action ID: 002
Action Name: RECORD OF DECISION
Action Completion date: 09/29/1997
Planned Complet. date: Not reported
Operable Unit: 02
Contaminated Media : Soil
Engineering Control: Soil Vapor Extraction (SVE)

Action ID: 003
Action Name: RECORD OF DECISION
Action Completion date: 07/12/2000
Planned Complet. date: Not reported
Operable Unit: 04
Contaminated Media : Groundwater
Engineering Control: Leachate Control

Action ID: 003
Action Name: RECORD OF DECISION
Action Completion date: 07/12/2000
Planned Complet. date: Not reported
Operable Unit: 04
Contaminated Media : Groundwater
Engineering Control: Monitoring

Action ID: 003
Action Name: RECORD OF DECISION
Action Completion date: 07/12/2000
Planned Complet. date: Not reported
Operable Unit: 04
Contaminated Media : Soil
Engineering Control: Cap

Action ID: 006
Action Name: RECORD OF DECISION

USMC AIR STATION EL TORO (Continued) 1000417911

Action Completion date: 09/29/1997
Planned Complet. date: Not reported
Operable Unit: 06
Contaminated Media : Sediment
Engineering Control: No Action

Action ID: 006
Action Name: RECORD OF DECISION
Action Completion date: 09/29/1997
Planned Complet. date: Not reported
Operable Unit: 06
Contaminated Media : Soil
Engineering Control: No Action

Action ID: 006
Action Name: RECORD OF DECISION
Action Completion date: 09/29/1997
Planned Complet. date: Not reported
Operable Unit: 06
Contaminated Media : Surface Water
Engineering Control: No Action

Action ID: 007
Action Name: RECORD OF DECISION
Action Completion date: 06/06/2001
Planned Complet. date: Not reported
Operable Unit: 07
Contaminated Media : Soil
Engineering Control: No Action

Action ID: 011
Action Name: RECORD OF DECISION
Action Completion date: 08/16/2003
Planned Complet. date: Not reported
Operable Unit: 09
Contaminated Media : Groundwater
Engineering Control: Liquid Phase Carbon Adsorption

Action ID: 011
Action Name: RECORD OF DECISION
Action Completion date: 08/16/2003
Planned Complet. date: Not reported
Operable Unit: 09
Contaminated Media : Groundwater
Engineering Control: Monitoring

Action ID: 011
Action Name: RECORD OF DECISION
Action Completion date: 08/16/2003
Planned Complet. date: Not reported
Operable Unit: 09
Contaminated Media : Groundwater
Engineering Control: Natural Attenuation

Action ID: 011
Action Name: RECORD OF DECISION
Action Completion date: 08/16/2003

USMC AIR STATION EL TORO (Continued) **1000417911**

Planned Complet. date: Not reported
Operable Unit: 09
Contaminated Media : Soil
Engineering Control: Monitoring

Action ID: 011
Action Name: RECORD OF DECISION
Action Completion date: 08/16/2003
Planned Complet. date: Not reported
Operable Unit: 09
Contaminated Media : Soil
Engineering Control: Surface Drainage Control

Action ID: 013
Action Name: RECORD OF DECISION
Action Completion date: 03/14/2006
Planned Complet. date: Not reported
Operable Unit: 02
Contaminated Media : Soil
Engineering Control: No Further Action

US INST CONTROL:
EPA ID: CA6170023208
Site ID: 0902770
Name: EL TORO MARINE CORPS AIR STATION
Action Name: RECORD OF DECISION
Address: EL TORO MARINE CORPS AIR STA
EL TORO, CA 92709
EPA Region: 09
County: ORANGE
Event Code: Not reported
Inst. Control: Covenant
Actual Date: Not reported
Complet. Date: 06/27/2002
Operable Unit: 01
Contaminated Media : Groundwater

EPA ID: CA6170023208
Site ID: 0902770
Name: EL TORO MARINE CORPS AIR STATION
Action Name: RECORD OF DECISION
Address: EL TORO MARINE CORPS AIR STA
EL TORO, CA 92709
EPA Region: 09
County: ORANGE
Event Code: Not reported
Inst. Control: Institutional Controls, (N.O.S.)
Actual Date: Not reported
Complet. Date: 07/12/2000
Operable Unit: 04
Contaminated Media : Groundwater

EPA ID: CA6170023208
Site ID: 0902770
Name: EL TORO MARINE CORPS AIR STATION
Action Name: RECORD OF DECISION

USMC AIR STATION EL TORO (Continued) **1000417911**

Address:	EL TORO MARINE CORPS AIR STA EL TORO, CA 92709
EPA Region:	09
County:	ORANGE
Event Code:	Not reported
Inst. Control:	Land Use Restriction
Actual Date:	Not reported
Complet. Date:	07/12/2000
Operable Unit:	04
Contaminated Media :	Soil

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1 **V.P. BAKER FILTRATION PLANT** **HIST UST** **U001576954**
PALMWOOD NORTH OF PEACHWOOD **N/A**
< 1/8 **EL TORO, CA 92630**
1 ft.

Relative:
Lower

Actual:
674 ft.

HIST UST:

Region:	STATE
Facility ID:	00000024474
Facility Type:	Other
Other Type:	FILTRATION PLANT
Total Tanks:	0003
Contact Name:	LEE CARTWRIGHT
Telephone:	7148300580
Owner Name:	LOS ALISOS WATER DISTRICT
Owner Address:	22312 MUIRLANDS BLVD.
Owner City,St,Zip:	EL TORO, CA 92630

Tank Num:	001
Container Num:	004
Year Installed:	1980
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Tank Construction:	Not reported
Leak Detection:	Visual, Stock Inventor

Tank Num:	002
Container Num:	005K
Year Installed:	1980
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Tank Construction:	Not reported
Leak Detection:	Stock Inventor

Tank Num:	003
Container Num:	006
Year Installed:	Not reported
Tank Capacity:	00001000
Tank Used for:	PRODUCT
Type of Fuel:	DIESEL
Tank Construction:	Not reported
Leak Detection:	Stock Inventor

2
NE
< 1/8
0.030 mi.
160 ft.

SUNSTATE EQUIP LLC LAKE FOREST — **AST** — **A100184607**
20772 INDIAN OCEAN DR — **N/A**
LAKE FOREST, CA 92630

Relative:
Lower

Actual:
636 ft.

AST:
Owner: SUNSTATE EQUIPMENT
Total Gallons: 2000

3
NE
< 1/8
0.110 mi.
581 ft.

GREENWASTE COMPOSTING — **WMUDS/SWAT** — **S104384477**
20712 INDIAN OCEAN DR — **N/A**
LAKE FOREST CA, CA 92630

Relative:
Lower

Actual:
685 ft.

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Not reported
Primary Waste:	Solid Wastes
Primary Waste Type:	Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	Private
Agency Name:	PACIFIC WASTE MANAGEMENT
Agency Department:	Not reported
Agency Address:	20712 INDIAN OCEAN DR.
Agency City,St,Zip:	LAKE FOREST CA 92630
Agency Contact:	GARY PLUMLEY
Agency Telephone:	7145988181
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	Not reported
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	8
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Description:	Not reported
Facility Telephone:	Not reported
SWAT Facility Name:	Not reported
Primary SIC:	2875
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	True
Solid Waste Assessment Test Program:	False
Toxic Pits Cleanup Act Program:	False

GREENWASTE COMPOSTING (Continued) **S104384477**

Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Not reported
Sub Chapter 15:	True
Regional Board Project Officer:	JPL
Number of WMUDS at Facility:	0
Section Range:	Not reported
RCRA Facility:	No
Waste Discharge Requirements:	Historical - Any regulated facility for which the Regional Board has rescinded all WDRs or consciously allowed an NPDES permit to expire.
Self-Monitoring Rept. Frequency:	No Reporting Requirements
Waste Discharge System ID:	8 303062001
Solid Waste Information ID:	Not reported

4
NE
< 1/8
0.116 mi.
612 ft.

THE YOUNG ENGINEERS INC
25841 COMMERCENTRE DR
LAKE FOREST, CA 92630

RCRA-SQG **1001126700**
FINDS **CAR000017830**
HAZNET

Relative:
Lower

Actual:
680 ft.

RCRA-SQG:

Date form received by agency:	02/07/1997
Facility name:	THE YOUNG ENGINEERS INC
Facility address:	25841 COMMERCENTRE DR LAKE FOREST, CA 92630
EPA ID:	CAR000017830
Mailing address:	P O BOX 278 LAKE FOREST, CA 926300278
Contact:	PAT WELLS
Contact address:	P O BOX 278 LAKE FOREST, CA 926300278
Contact country:	US
Contact telephone:	(714) 581-9411
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

Owner/Operator Summary:

Owner/operator name:	THE YOUNG ENGINEERS INC
Owner/operator address:	P O BOX 278 LAKE FOREST, CA 92630
Owner/operator country:	Not reported
Owner/operator telephone:	(714) 581-9411
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	Unknown
Mixed waste (haz. and radioactive):	Unknown

THE YOUNG ENGINEERS INC (Continued) **1001126700**

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:	Unknown
Furnace exemption:	Unknown
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
Off-site waste receiver:	Commercial status unknown

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site

California - Hazardous Waste Tracking System - Datamart

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.

HAZNET:

Gepaid:	CAR000017830
Contact:	PAT W WELLS/VICE PRESIDENT
Telephone:	9495819411
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 278
Mailing City,St,Zip:	LAKE FOREST, CA 926090278
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Recycler
Tons:	0.45
Facility County:	Not reported

Gepaid:	CAR000017830
Contact:	PAT W WELLS/VICE PRESIDENT
Telephone:	9495819411
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	PO BOX 278
Mailing City,St,Zip:	LAKE FOREST, CA 926090278
Gen County:	Orange
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Aqueous solution with less than 10% total organic residues

THE YOUNG ENGINEERS INC (Continued) **1001126700**

Disposal Method: Recycler
Tons: 0.45
Facility County: Not reported

Gepaid: CAR000017830
Contact: PAT W WELLS/VICE PRESIDENT
Telephone: 9495819411
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 278
Mailing City,St,Zip: LAKE FOREST, CA 926090278
Gen County: Orange
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Waste oil and mixed oil
Disposal Method: H03
Tons: 0.22
Facility County: Orange

Gepaid: CAR000017830
Contact: PAT W WELLS/VICE PRESIDENT
Telephone: 9495819411
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 278
Mailing City,St,Zip: LAKE FOREST, CA 926090278
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Treatment, Tank
Tons: 0.45
Facility County: Not reported

Gepaid: CAR000017830
Contact: PAT W WELLS/VICE PRESIDENT
Telephone: 9495819411
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: PO BOX 278
Mailing City,St,Zip: LAKE FOREST, CA 926090278
Gen County: Orange
TSD EPA ID: Not reported
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Transfer Station
Tons: 0.45
Facility County: Not reported

Click this hyperlink while viewing on your computer to access
42 additional CA_HAZNET: record(s) in the EDR Site Report.

5 NE 1/8-1/4 0.198 mi. 1047 ft.

DYNACAST INC
25952 COMMERCENTRE DR
LAKE FOREST, CA 92630

RCRA-SQG 1001217495
FINDS CAR000035717
HAZNET
AIRS
CA WDS

Relative: Lower

Actual: 691 ft.

RCRA-SQG:

Date form received by agency:	01/26/1998
Facility name:	DYNACAST INC
Facility address:	25952 COMMERCENTRE DR LAKE FOREST, CA 92630
EPA ID:	CAR000035717
Contact:	RICK VANKIRK
Contact address:	25952 COMMERCENTRE DR LAKE FOREST, CA 92630
Contact country:	US
Contact telephone:	(714) 707-1211
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

Owner/Operator Summary:

Owner/operator name:	SECURITY CAPITAL INVESTMENT
Owner/operator address:	3621 S HARBOR BLVD SANTA ANA, CA 92704
Owner/operator country:	Not reported
Owner/operator telephone:	(714) 424-1800
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	Unknown
Mixed waste (haz. and radioactive):	Unknown
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:	Unknown
Furnace exemption:	Unknown
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
Off-site waste receiver:	Commercial status unknown

Historical Generators:

Date form received by agency:	01/26/1998
Facility name:	DYNACAST INC

DYNACAST INC (Continued) **1001217495**

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 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

FINDS:
Other Pertinent Environmental Activity Identified at Site

California - Hazardous Waste Tracking System - Datamart

TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

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.

HAZNET:

Gepaid:	CAR000035717
Contact:	KEVIN HARTNETT
Telephone:	9497071211
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	25952 COMMERCENTRE DR
Mailing City,St,Zip:	LAKE FOREST, CA 926300000
Gen County:	Orange
TSD EPA ID:	CAD088504881
TSD County:	Orange
Waste Category:	Other inorganic solid waste
Disposal Method:	Transfer Station
Tons:	26.25
Facility County:	Not reported

Gepaid:	CAC001353304
Contact:	RICH HAUPT
Telephone:	7147071211
Facility Addr2:	Not reported
Mailing Name:	Not reported

DYNACAST INC (Continued) **1001217495**

Mailing Address: 25952 COMMERCENTRE DR
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: Orange
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Not reported
Tons: 0.97
Facility County: Not reported

Gepaid: CAC001353304
Contact: DYNACAST INC
Telephone: 7147071211
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 25952 COMMERCENTRE DR
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: Orange
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Tons: 6.2213
Facility County: Orange

Gepaid: CAC001353304
Contact: RICH HAUPT
Telephone: 7147071211
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 25952 COMMERCENTRE DR
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: Orange
TSD EPA ID: CAT000613893
TSD County: Los Angeles
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Tons: 0.56
Facility County: Orange

Gepaid: CAR000035717
Contact: KEVIN HARTNETT
Telephone: 9497071211
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 25952 COMMERCENTRE DR
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: Orange
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Other inorganic solid waste
Disposal Method: Transfer Station
Tons: 1
Facility County: Orange

DYNACAST INC (Continued) **1001217495**

Click this hyperlink while viewing on your computer to access
22 additional CA_HAZNET: record(s) in the EDR Site Report.

EMI:

Year:	2001
Carbon Monoxide Emissions Tons/Yr:	30
Air Basin:	SC
Facility ID:	113251
Air District Name:	SC
SIC Code:	9999
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	2
NOX - Oxides of Nitrogen Tons/Yr:	13
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	2
Part. Matter 10 Micrometers & Smllr Tons/Yr:	2

Year:	2002
Carbon Monoxide Emissions Tons/Yr:	30
Air Basin:	SC
Facility ID:	113251
Air District Name:	SC
SIC Code:	3364
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:	18
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	4
Part. Matter 10 Micrometers & Smllr Tons/Yr:	4

Year:	2003
Carbon Monoxide Emissions Tons/Yr:	30
Air Basin:	SC
Facility ID:	113251
Air District Name:	SC
SIC Code:	3364
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:	18
Reactive Organic Gases Tons/Yr:	4
Carbon Monoxide Emissions Tons/Yr:	1
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	4
Part. Matter 10 Micrometers & Smllr Tons/Yr:	4

Year:	2004
Carbon Monoxide Emissions Tons/Yr:	30

DYNACAST INC (Continued) 1001217495

Air Basin:	SC
Facility ID:	113251
Air District Name:	SC
SIC Code:	3364
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Y
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	17.9039
Reactive Organic Gases Tons/Yr:	4.42
Carbon Monoxide Emissions Tons/Yr:	0.7245
NOX - Oxides of Nitrogen Tons/Yr:	2.1599
SOX - Oxides of Sulphur Tons/Yr:	0.01582
Particulate Matter Tons/Yr:	4.30502
Part. Matter 10 Micrometers & Smllr Tons/Yr:	3.58

Year:	2005
Carbon Monoxide Emissions Tons/Yr:	30
Air Basin:	SC
Facility ID:	113251
Air District Name:	SC
SIC Code:	3364
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:	.6083
Reactive Organic Gases Tons/Yr:	.30448386
Carbon Monoxide Emissions Tons/Yr:	.872
NOX - Oxides of Nitrogen Tons/Yr:	1.9885
SOX - Oxides of Sulphur Tons/Yr:	.01463
Particulate Matter Tons/Yr:	3.68764
Part. Matter 10 Micrometers & Smllr Tons/Yr:	3.0934852

CA WDS:

Facility ID:	San Diego 30I014348
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	9
Facility Telephone:	Not reported
Facility Contact:	Not reported
Agency Name:	DYNACAST INC
Agency Address:	Not reported
Agency City,St,Zip:	0
Agency Contact:	Not reported
Agency Telephone:	Not reported
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported

DYNACAST INC (Continued) **1001217495**

Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

6
East
1/8-1/4
0.210 mi.
1109 ft.

CONWAY EXPRESS
20697 PRISM PL
LAKE FOREST, CA 92630

UST **U003432928**
SWEEPS UST **N/A**

Relative:
Lower

Actual:
639 ft.

UST:
Region: ORANGE
Facility ID: FA0024234

SWEEPS UST:
Status: A
Comp Number: 11358
Number: 9
Board Of Equalization: Not reported
Ref Date: 09-30-92
Act Date: 09-15-92
Created Date: 02-29-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 30-000-011358-000001
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: 1

7
NE
1/8-1/4
0.231 mi.
1220 ft.

ARB INC
20602 INDIAN OCEAN
LAKE FOREST, CA 92630

RCRA-SQG
FINDS
HAZNET
UST

1004675755
CAR000076760

Relative:
Higher

Actual:
726 ft.

RCRA-SQG:

Date form received by agency:	03/03/2004
Facility name:	ARB INC
Facility address:	20602 INDIAN OCEAN LAKE FOREST, CA 92630
EPA ID:	CAR000076760
Contact:	JERRY J CLEGHORN
Contact address:	20602 INDIAN OCEAN LAKE FOREST, CA 92630
Contact country:	US
Contact telephone:	949-465-7302
Contact email:	JCLEGHORN@ARBINC.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:	JERRY CLEGHORN
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:	06/15/1998
Owner/Op end date:	Not reported

Owner/operator name:	ARB INC
Owner/operator address:	26000 COMMERCENTRE DRIVE LAKE FOREST, CA 92630
Owner/operator country:	US
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/01/1996
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

ARB INC (Continued) **1004675755**

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
Off-site waste receiver: Commercial status unknown

Historical Generators:
Date form received by agency: 02/17/2004
Facility name: ARB INC
Classification: Small Quantity Generator

Date form received by agency: 07/03/2000
Facility name: ARB INC
Site name: A R B INC
Classification: Small Quantity Generator

Hazardous Waste Summary:
Waste code: D039
Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

FINDS:
Other Pertinent Environmental Activity Identified at Site

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.

HAZNET:
Gepaid: CAR000076760
Contact: JERRY CLEGHORN SHOP FOREMAN
Telephone: 9494657302
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 26000 COMMERCENTRE DR
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: 00
TSD EPA ID: CAD982042475
TSD County: Solano
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 20.22
Facility County: Not reported

Gepaid: CAR000076760
Contact: JERRY CLEGHORN SHOP FOREMAN
Telephone: 9494657302
Facility Addr2: Not reported
Mailing Name: Not reported
Mailing Address: 26000 COMMERCENTRE DR

ARB INC (Continued) **1004675755**

Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: 00
TSD EPA ID: CAD982042475
TSD County: Solano
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 20.22
Facility County: Not reported

Gepaid: CAR000076760
Contact: JERRY CLEGHORN SHOP FOREMAN
Telephone: 9494657302
Facility Addr2: Not reported
Mailing Name: CLEGHORN JERRY
Mailing Address: 20602 INDIAN OCEAN
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: 00
TSD EPA ID: CAD982042475
TSD County: 00
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 85.96
Facility County: 0

Gepaid: CAR000076760
Contact: JERRY CLEGHORN SHOP FOREMAN
Telephone: 9494657302
Facility Addr2: Not reported
Mailing Name: CLEGHORN JERRY
Mailing Address: 20602 INDIAN OCEAN
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: 00
TSD EPA ID: CAL000153023
TSD County: 00
Waste Category: Asbestos-containing waste
Disposal Method: Not reported
Tons: 91.86
Facility County: 0

Gepaid: CAR000076760
Contact: JERRY CLEGHORN SHOP FOREMAN
Telephone: 9494657302
Facility Addr2: Not reported
Mailing Name: CLEGHORN JERRY
Mailing Address: 20602 INDIAN OCEAN
Mailing City,St,Zip: LAKE FOREST, CA 926300000
Gen County: 00
TSD EPA ID: CAD981382732
TSD County: 00
Waste Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Tons: 88.49
Facility County: 0

Click this hyperlink while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

ARB INC (Continued) **1004675755**

UST:
Region: ORANGE
Facility ID: FA0024287

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
EL TORO	1006836870	SITE 1 / EXPLOSIVE ORDINANCE DISPOSAL	N MAGAZINE RD	92630	FINDS
EL TORO	1000596206	LOS ALISO WATER DISTRICT	21082 WISTERIA	92630	RCRA-SQG, FINDS
EL TORO	S105023648	LOS ALISOS WATER DISTRICT	21802 WISTERIA	92630	LUST, Cortese
EL TORRO	90175921	CONSTRUCTION SITE BET CREEK & EL TORRO	CONSTRUCTION SITE BET CREEK & EL TORRO	92630	ERNS
LAKE FOREST	U003659599	BAKER (LAWD)	21082 WISTERIA	92630	UST
LAKE FOREST	S105774118	LOS ALISOS WATER DISTRICT	21802 WISTERIA	92630	LUST